



Public Safety Impact Fee Nexus Study

City of Tracy
Master Plan Area
July 2026

Prepared for:



Prepared by:



1401 Willow Pass Road, Suite 500
Concord, CA 94520
(925) 827-4900

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EXECUTIVE SUMMARY AND INTRODUCTORY SECTIONS

INTRODUCTION

The City of Tracy (City) is located in the Central Valley and is the second most populated city in San Joaquin County (County). The City spans an area of about 26 square miles within a triangle formed by Interstate 205 to the north, Interstate 580 to the southwest, and Interstate 5 to the east. The City is located near both fertile and infertile agricultural lands, due to a region of hills west of Tracy. The City is a railroad town that came from the mid-19th century construction.

The City was founded in 1878 and incorporated as a city in 1910. The City of Tracy grew rapidly and prospered as the center of an agricultural area, even when larger railroad operations began to decline in the 1950s. Competition with trucking and automobiles resulted in widespread railroad restructuring. The City has its origins associated with the Central Pacific Railroad, which ran from Sacramento through Stockton to the San Francisco Bay area. The City's ties to the agriculture industry allowed for steady growth in early to mid-20th century but growth accelerated starting in the 1980's as the City served as an extended bedroom community to the San Francisco, Oakland, and Silicon Valley metropolitan areas.

The City is part of the San Jose-San Francisco-Oakland, California Combined Statistical Area, an extension of the Bay Area. At the time of the 2020 U.S. Census, the City population was 93,000.

As the resident population and non-resident employment in the City increases, there exists a correlating rise in the demand for public infrastructure and services to support the increased demand on the City. California's Assembly Bill 1600 (AB 1600) adopted in 1987 and codified as California Government Code Section 66000 et seq., allows the City to impose Development Impact Fees on new development within the City. Development Impact Fees (DIFs) are one-time charges on new development that are collected and used by the City to cover the cost of capital facilities, vehicles, and equipment that are required to serve new growth.

In March 2013, the City adopted the Citywide Public Safety Master Plan completed by Indigo | Hammond & Playle Architects, LLP. Following the adoption of the Master Plan, the City hired Harris & Associates to calculate the Public Safety Impact Fee Program (May 2013). The Public Safety Impact Fees were adopted in January of 2014 along with other Master Plan Fees and established the fees for development in the new areas of the City that were not already covered in one of the City's existing fee programs. The Public Safety Fees were updated on September 16, 2014 to revise the public safety communication tower project. In May of 2017, the South County Fire Authority (SCFA) Standards of Cover Study (SOC Study) was completed and recommended that the City build two new fire stations and relocate two existing stations. The Public Safety Fee was updated in August 2019 to reflect revised cost estimates and service coverage areas for the

four proposed fire stations as well as to split the Public Safety Fee into four separate fee components: Fire, Police, Communication Facilities, and Program Administration. In the years since, the City has applied an annual Engineering News Record (ENR) Construction Cost Index (CCI) increase to the fees but has not completed a comprehensive update. While the ENR CCI provides a useful benchmark for tracking general construction cost trends, it does not capture localized labor conditions, contractor availability, regulatory requirements, or project-specific complexities that materially affect public infrastructure costs. Public facility construction has historically escalated at rates significantly higher than ENR CCI, and reliance on ENR alone can understate the true cost of delivering capital improvements. In addition, because the costs in this study are related to building costs, the CCI does not accurately reflect increases in costs associated with building construction.

The City hired Indigo | Hammond & Playle Architects, LLP to complete the Citywide Public Safety Master Plan Update (December 2023), (PSMP). The PSMP was adopted at City Council on April 16, 2024. The purpose of this Nexus Study is to incorporate the findings from the PSMP and update the Public Safety Impact Fee Program.

The goal of the City is to develop a fee program that achieves the funding objectives required to fund facilities identified in the master plans, balances fee levels with desired economic growth, and complies with the legal requirements of Assembly Bill 1600 (AB 1600) and Assembly Bill 602 (AB 602).

NEXUS STUDY REQUIREMENTS SUMMARY

AB 1600 was enacted by the State of California in 1987 creating the Mitigation Fee Act - Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified.
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this report is to demonstrate that the Public Safety Fees comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that

were used to establish the nexus between the fees and the development on which the fees will be charged are summarized in the subsequent section of this report.

In evaluating the City's development impact fee program, it is important to distinguish between revenues available to fund services for the existing population and those that may be used to serve new development. As future residents and workers occupy new development projects, they become part of the City's existing community and begin generating General Fund revenues through property taxes, sales taxes, and other locally collected revenues. These unrestricted General Fund revenues may be used for any lawful municipal purpose citywide, including ongoing operations, maintenance of public safety facilities, and police and fire protection services. In contrast, development impact fee revenues are legally restricted and may only be used to construct or expand public facilities needed to accommodate new development. State law also requires the City to track and report the use of these impact fees annually under AB 1600, ensuring that all expenditures are directly tied to growth-related facility needs. This distinction between unrestricted General Fund revenues and restricted impact fee revenues is a core component of the City's nexus analysis and fee methodology.

ASSEMBLY BILL 602

Assembly Bill (AB) 602, enacted by the State of California in 2021, amended Sections 65940.1 and 66019 of, and added Section 66016.5 to the Government Code. AB 602 requires that if a local agency conducts and adopts an impact fee nexus study after January 1, 2022, the local agency shall follow all of the following standards and practices:

1. Before the adoption of an associated development fee, an impact fee nexus study shall be adopted.
2. When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.
3. A nexus study shall include information that supports the local agency's actions, as required by subdivision (a) of Section 66001 of the Government Code.
4. If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.
5. A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development. A nexus study is not required to comply with the requirements to calculate a fee imposed on a housing development project proportionally to the square footage of the proposed units if the local agency makes the following findings:

- An explanation as to why square footage is not an appropriate metric to calculate fees imposed on housing development project.
 - An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
 - That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.
6. Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.
 7. All studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.
 8. Studies shall be updated at least every eight years, beginning on January 1, 2022.
 9. The local agency may use the impact fee nexus study template developed by the Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code.

This report demonstrates that all fee components comply with AB 602. The methodologies performed to calculate the updated fees ensure that the costs for facilities are allocated proportionately between existing and future users.

NEXUS STUDY

Purpose

As development occurs in the City, new backbone infrastructure and capital facilities are required to mitigate the increased demand created by new residents and workers. DIFs fund this required backbone infrastructure and capital facilities as well as the related administrative costs through the City's fee program. The Master Plan Fee Program Area contains separate fee categories for each type of infrastructure and capital facilities. This Nexus Study updates the Public Safety Impact Fee with information provided in the updated PSMP. The Public Safety Impact Fee Program funds the costs to mitigate the impacts of new development on the City's Public Safety facilities including police stations, fire stations, acquisition of additional vehicles and equipment, training facilities, and communications infrastructure.

This report is designed to satisfy AB 1600 Nexus requirements, AB 602 guidance, and provide the necessary technical analysis to support the adoption of the updated fees. The fees will be effective 60 days after the City's final action establishing and authorizing the collection of the fees.

Fee Program Costs

The PSMP identified \$109.9 million (2023\$) of Capital Improvement Program (CIP) construction projects that are needed to be built to serve the public safety needs of the City of Tracy. The costs were in 2023 dollars and have subsequently been updated to 2026 costs based on ENR BCI. The

CIP costs are broken out into three fee categories; police, fire, and communications facilities. The Fire Facilities are sized to serve the buildout population of the City and the total cost attributable to the fee program is \$19.9 million. The Police Facilities are sized to serve the City's 2040 population and the total cost attributable to the fee program is \$39.9 million. Similarly, the Communication Facilities are sized to the 2040 population of the City and the cost attributable to the fee program is roughly \$2.9 million. This does not account for any future inflationary escalation of fees.

The Public Safety Master Plan Fees are based on new development's fair share of the facilities identified in the Public Safety Master Plan after factoring in other available funding sources. The methodology for determining this allocation is discussed in detail in **Section 2** and results in roughly \$62.7 million being attributable to the Public Safety Fee Program. A program administration soft cost of three and a half percent (3.5%) is added to Public Safety Fees to fund the costs of City's management and ongoing fee program administration, collection, and reporting. The program administration soft cost and the administrative functions funded by it are further discussed in **Section 3**.

The public safety cost estimates exceed what would result from a simple ENR CCI adjustment. While the ENR CCI provides a useful benchmark for tracking general construction cost trends, it does not capture localized labor conditions, contractor availability, regulatory requirements, or project-specific complexities that materially affect public infrastructure costs. Public safety building construction has historically escalated at rates significantly higher than ENR CCI, and reliance on ENR alone can understate the true cost of delivering capital improvements. Furthermore, the ENR CCI considers a broad range of horizontal construction materials but does not incorporate an analysis of materials typically found in vertical construction projects. The benchmark for tracking construction cost trends in vertical construction is the ENR BCI.

Fee Summary

Pursuant to AB 602, residential development fees are to be assessed on a per square foot basis. To yield consistency across fees assessed on non-residential land uses, non-residential development fees will continue to be assessed per 1,000 building square feet. Fees on Accessory Dwelling Units and specialized projects are detailed further in **Section 3**. **Table ES-1** shows the proposed updated Public Safety Fee components (Fire, Police, and Communication Facilities) that make up the total Public Safety Fee.

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Table ES-1: Proposed Public Safety Impact Fees

Land Use	EDU Factor	Fire Fee	Police Fee	Communication Facilities Fee	Total Fee	Average Size ¹	Fire Fee	Police Fee	Communication Facilities Fee	Subtotal Fee	Program Admin.	Total Fee
											Fee (3.5%)	
Residential ²												
		<i>(per Unit)</i>							<i>(per SF) ⁴</i>			
Single Family Residential	1.00	\$920	\$2,263	\$143	\$3,326	2,600	\$0.35	\$0.87	\$0.06	\$1.28	\$0.04	\$1.32
Multi-Family Residential (Attached 2-4)	0.76	\$699	\$1,720	\$109	\$2,528	1,500	\$0.47	\$1.15	\$0.07	\$1.69	\$0.06	\$1.75
High Density Residential (Attached 4+)	0.71	\$653	\$1,607	\$102	\$2,362	995	\$0.66	\$1.62	\$0.10	\$2.38	\$0.08	\$2.46
Non-Residential ³												
		<i>(per 1,000 Bldg. SF)</i>							<i>(per 1,000 Bldg. SF) ⁴</i>			
Office	0.59	\$543	\$1,335	\$84	\$1,962	n/a	\$543	\$1,335	\$84	\$1,962	\$69	\$2,031
Commercial	0.27	\$248	\$611	\$39	\$898	n/a	\$248	\$611	\$39	\$898	\$31	\$929
Industrial	0.059	\$54	\$134	\$8	\$196	n/a	\$54	\$134	\$8	\$196	\$7	\$203

¹ Average size based on the average size of units built in the City over the last 5 years based on permit data provided by the City of Tracy.

² The fee for residential will be applied to the livable square footage.

³ The fee for non-residential will be applied to the building square footage.

⁴ Residential fee rounded to nearest hundredth. Non-Residential fee rounded to the nearest dollar.

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Proposed Fees Comparison with Existing Fees

Table ES-2 compares the proposed total Public Safety Fee to the existing total Public Safety Fee (as of July 1, 2026). The existing residential per unit fee was converted to a fee per square foot using the same average unit sizes as the proposed fee. Further information on the comparison is described within **Section 2** of this report.

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Table ES-2: Proposed Public Safety Fees Comparison to Existing Public Safety Fees

Land Use	Fire			Police			Communication Facilities			Program Administration			Total Public Safety Fee		
	Proposed Fee	Existing Fee	Percent Change	Proposed Fee	Existing Fee	Percent Change	Proposed Fee	Existing Fee	Percent Change	Proposed Fee	Existing Fee	Percent Change	Proposed Fee	Existing Fee	Percent Change
Residential (per SF)															
Single Family Residential	\$0.35	\$0.31	11%	\$0.87	\$0.38	129%	\$0.06	\$0.13	-53%	\$0.04	\$0.04	-3%	\$1.32	\$0.86	53%
Multi-Family Residential (Attached 2-4)	\$0.47	\$0.44	6%	\$1.15	\$0.54	114%	\$0.07	\$0.18	-62%	\$0.06	\$0.07	-16%	\$1.75	\$1.24	42%
High Density Residential (Attached 4+)	\$0.66	\$0.55	21%	\$1.62	\$0.66	145%	\$0.10	\$0.22	-55%	\$0.08	\$0.09	-11%	\$2.46	\$1.52	62%
Non-Residential (per 1,000 Bldg SF)															
Office	\$543.00	\$411.70	32%	\$1,335.00	\$498.87	168%	\$84.00	\$168.67	-50%	\$69.00	\$53.98	28%	\$2,031.00	\$1,133.22	79%
Commercial	\$248.00	\$247.01	0%	\$611.00	\$299.34	104%	\$39.00	\$101.20	-61%	\$31.00	\$32.36	-4%	\$929.00	\$679.91	37%
Industrial	\$54.00	\$82.34	-34%	\$134.00	\$99.79	34%	\$8.00	\$33.73	-76%	\$7.00	\$10.79	-35%	\$203.00	\$226.65	-10%

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Section 1 POPULATION AND LAND USE ASSUMPTIONS

LAND USE TYPES

To ensure a reasonable relationship between each fee and the type of development paying the fee, different land use types must be distinguished. The land use categories used in this analysis are defined below.

- **Single-Family Residential (SFR):** Detached single-family dwelling units. Includes very low density, low density, and age-restricted units.
- **Multi-Family Residential (MFR):** Attached residential project consisting of 2 to 4 units.
- **High Density Residential (HDR):** Attached residential project consisting of 4 or more attached units.
- **Accessory Dwelling Unit (ADU):** A second unit, attached or detached from a SFR.
- **Office:** All general, professional, and medical office development.
- **Commercial:** All commercial, retail, educational, hotel/motel development, and mixed-use development.
- **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both Single and Multi-Family uses. In these cases, the fees will be calculated separately for each land use type.

GROWTH FORECASTS

Growth projections are used as indicators of demand. The City's existing population, as well as 2040 and buildout population projections, are critical assumptions used to calculate the components that make up the Public Safety Fee. The following resources were used:

- Estimates of population projections and total development through 2040 and buildout were based on the City's Land Use Plan by TAZ provided by the City's Planning Department. The land uses reflected in the projections are generally consistent with the City's adopted General Plan, which was adopted in 2011 and is currently being updated. These projections were subsequently updated to remove development already accounted for through permits pulled and impact fees paid between the preparation of the projections and June 30, 2025. Additional adjustments were made to reflect recent development trends and planning documents. Consistent with Master Plan assumptions, 1,685 High-Density Residential units were shifted from buildout projections to 2040 projections.
- Estimated persons per household data were based on the 2024 US Census American Community Survey.

- Existing population estimates are from the 2025 E-5 Population and Housing Estimates for Cities, Counties and the State published by the California Department of Finance.
- Existing worker population estimates are from the California EDD Labor Market Information, Labor Force, Monthly December 2025 Data.
- Worker projections were based on the non-residential square footage and the employees per square feet assumptions derived from the USGBC LEED BD+C: New Construction | v4 - Default Occupancy Counts.

RESIDENT AND EMPLOYMENT DENSITY

Using persons per household (PPH) data for residential units and employment density data for non-residential buildings is a common metric used to establish a reasonable relationship between the demand created by the development project and the fees charged. The residential density factors were derived using information from the US Census American Community Survey (2024) and the non-residential employment density factors are derived from the USGBC LEED BD+C: New Construction | v4 - Default Occupancy Counts. The following average density factors are used for each land use type.

<u>Residential</u>	<u>Density</u>
Single Family	3.40 residents per dwelling unit
Multi-Family (Attached 2-4)	2.60 residents per dwelling unit
High Density (Attached 4+)	2.40 residents per dwelling unit
<u>Non-Residential</u>	<u>Density</u>
Office	1 worker per 250 square feet
Commercial	1 worker per 550 square feet
Industrial	1 worker per 2,500 square feet

Table 1-1 identifies the estimated growth projections to year 2040 and to buildout.

Table 1-1: Projected New Population and Employee Growth (2040 and Buildout)

Land Use	Density	Total Projected New Development by 2040		Total Projected New Development at Buildout	
	<i>Persons Per Household¹</i>	<i>Dwelling Units²</i>	<i>New Population</i>	<i>Dwelling Units²</i>	<i>New Population</i>
Residential					
Single Family Residential ³	3.40	8,215	27,931	15,527	52,792
Multi-Family Residential (Attached 2-4)	2.60	319	829	875	2,275
High Density Residential (Attached 4+)	2.40	3,097	7,433	3,871	9,290
Subtotal Residential		11,631	36,193	20,273	64,357
	<i>Employment Density⁴</i>	<i>Square Feet²</i>	<i>New Employees</i>	<i>Square Feet²</i>	<i>New Employees</i>
Non-Residential					
Office	250	3,084,192	12,337	4,959,306	19,837
Commercial	550	7,606,862	13,831	12,231,648	22,239
Industrial	2,500	43,899,287	17,560	70,588,980	28,236
Subtotal Non-Residential		54,590,341	43,727	87,779,934	70,312

Source: City provided land use TAZ data. Updated to remove developments that have pulled permits as of June 30, 2025.

¹ Persons per household assumption using data from the US Census American Community Survey (2024).

² Anticipated future dwelling units and non-residential square footage derived from the City provided land use TAZ data. This data has been updated to remove developments that have pulled permits as of June 30, 2025.

³ Includes Very Low Density, Low Density Residential, and Single Family Age Restricted.

⁴ Non-Residential employment density's derived from the USGBC LEED BD+C: New Construction | v4 - Default Occupancy Counts.

SERVICE POPULATION

Demand for services and the associated facilities is based on the City's future service population, which includes residents and workers. In calculating the service population for new growth, workers are weighted less than residents to reflect a lower service demand. Workers are weighted at half that of a resident based on the methodology established in the City's 2013 Public Safety Master Plan and remains constant in the 2023 Public Safety Master Plan. The standard worker equivalent of 0.37 is based on allocating an employee's demand between the workplace (45 hours per week) and the residence (123 hours per week). This assumption is appropriate for conventional non-residential uses where activity is generally limited to scheduled work hours. Police and fire facilities differ because they provide essential public safety services on a continuous, 24-hour basis. Emergency response, dispatch, equipment readiness, shift changes, and calls for service occur throughout the day and night, resulting in facility utilization and service demand that extends beyond an individual employee's scheduled work hours. To recognize this greater operational intensity while remaining conservative, workers generated by non-residential development are assigned a worker equivalent factor of 0.50, reflecting that these facilities function continuously and generate a proportionally greater nexus to public infrastructure than typical employment uses.

The PSMP identified the demand for fire services and the associated facilities based on the City's service population at buildout. The PSMP identified the demand for police and communication services and the associated facilities based on the City's 2040 projected service population.

The City's existing service population, which includes existing residents and worker equivalents, is shown in **Table 1-2**.

Table 1-2: City of Tracy Existing Service Population

Category	Total Persons	Weighting Factor ³	Resident Equivalents
Residents ¹	98,215	1.00	98,215
Workers ²	50,600	0.50	25,300
Total Existing Service Population			123,515

¹ Existing population derived from the State of California Department of Finance E-5 Population and Housing Estimates dated January 1st, 2025.

² Existing workers derived from the CA EDD Labor Market Information, Labor Force, Monthly December 2025 Data.

³ Workers are weighted at 0.5 that of a resident. Resident Equivalents for Non-Residential is rounded to nearest whole number.

Table 1-3 shows the projected service population expressed in resident equivalents at the horizon year of 2040. This value is calculated by multiplying the additional units and non-residential square footage that is expected between now and the horizon year of 2040 by the persons per household and workers per thousand square feet to obtain the additional residents and workers that are expected to be added by new development. This is then converted to resident equivalents by multiplying the workers by the weighting factor of 0.50 as previously discussed.

Table 1-3: City of Tracy Projected Growth Service Population in 2040

Land Use	2040 Units / Building SF ¹	Density ²	Resident/Employee Projection	Resident Equivalents ³
Residential				
Single Family Residential	8,215	3.40	27,931	27,931
Multi-Family Residential (Attached 2-4)	319	2.60	829	829
High Density Residential (Attached 4+)	3,097	2.40	7,433	7,433
Subtotal Residential	11,631		36,193	36,193
Non-Residential				
Office	3,084,192	250	12,337	6,169
Commercial	7,606,862	550	13,831	6,916
Industrial	43,899,287	2,500	17,560	8,780
Subtotal Non-Residential	54,590,341		43,728	21,865
Total				58,058

¹ Based on buildout population projections.

² Density is measured as "persons per dwelling unit" for residential land uses and "square feet per worker" for non-residential land uses.

³ Workers are weighted at 0.5 that of a resident. Resident Equivalents for Non-Residential is rounded to nearest whole number.

Table 1-4 adds the existing resident equivalents to the projected future resident equivalents to obtain the resident equivalents at the horizon year of 2040, also referred to as the 2040 service population.

Table 1-4: City of Tracy Projected Service Population in 2040

Category	Existing Residential Equivalents	Growth Residential Equivalents	2040 Residential Equivalents
Residents	98,215	36,193	134,408
Workers	25,300	21,865	47,165
Total 2040 Service Population	123,515	58,058	181,573

Table 1-5 shows the projected service population expressed in resident equivalents at buildout. This value is calculated by multiplying the additional units and non-residential square footage that is expected between now and buildout by the persons per household and workers per thousand square feet to obtain the additional residents and workers that are expected to be added by new development. This is then converted to resident equivalents by multiplying the workers by the weighting factor of 0.50.

Table 1-5: City of Tracy Projected Growth Service Population at Buildout

Land Use	Buildout Units / Building SF ¹	Density ²	Resident/Employee Projection	Resident Equivalents ³
Residential				
Single Family Residential	15,527	3.40	52,792	52,792
Multi-Family Residential (Attached 2-4)	875	2.60	2,275	2,275
High Density Residential (Attached 4+)	3,871	2.40	9,290	9,290
Subtotal Residential	20,273		64,357	64,357
Non-Residential				
Office	4,959,306	250	19,837	9,919
Commercial	12,231,648	550	22,239	11,120
Industrial	70,588,980	2,500	28,236	14,118
Subtotal Non-Residential	87,779,934		70,312	35,157
Total				99,514

¹ Based on buildout population projections.

² Density is measured as "persons per dwelling unit" for residential land uses and "square feet per worker" for non-residential land uses.

³ Workers are weighted at 0.5 that of a resident. Resident Equivalents for Non-Residential is rounded to nearest whole number.

Table 1-6 adds the existing resident equivalents to the projected future resident equivalents to obtain the resident equivalents at buildout, also referred to as the buildout service population.

Table 1-6: City of Tracy Projected Service Population at Buildout

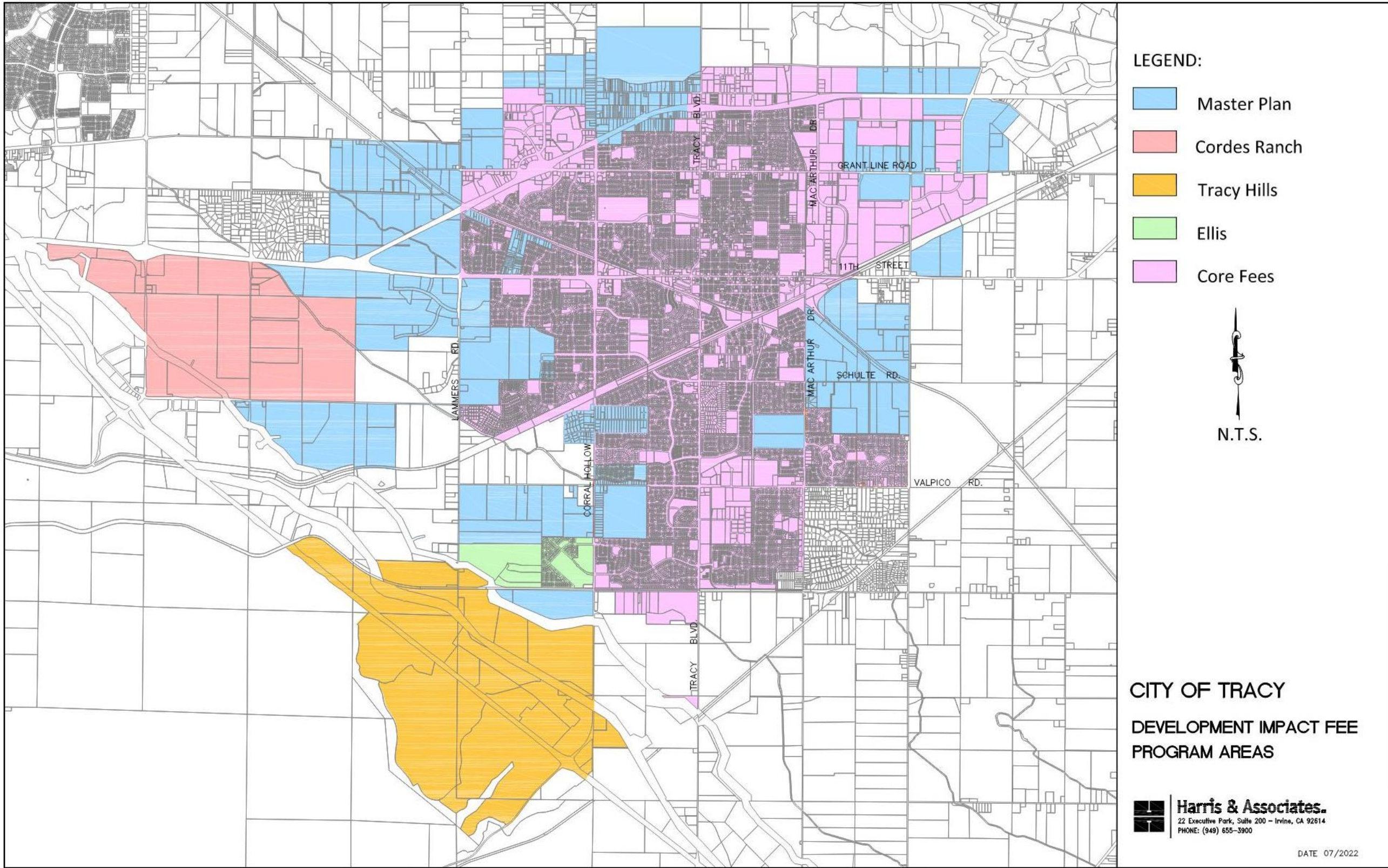
Category	Existing Residential Equivalents	Growth Residential Equivalents	Buildout Residential Equivalents
Residents	98,215	64,357	162,572
Workers	25,300	35,157	60,457
Total Buildout Service Population	123,515	99,514	223,029

Figure 1-1 identifies the geographic areas included in the Master Plan Fee program. Cordes Ranch and Tracy Hills are shown in separate colors to distinguish these areas because, although development within these areas is generally subject to the Master Plan Fees, each area is also subject to separate agreements with the City that may provide for specific fee adjustments, credits, reimbursements, or other implementation provisions, as applicable.

The Core Fees program area and Ellis program area are administered under separate fee programs. The Core Fees program area is subject to the fees established in the *Core Fees Development Impact Fee Study*, adopted in August 2021, and the Ellis program area is subject to the fees and funding framework established in the *Ellis Program Area Finance and Implementation Plan*, adopted in August 2013. Because the infrastructure needs, project impacts, and mitigation obligations for development within the Core and Ellis program areas were evaluated and addressed through those separate programs, land uses within those areas are not included in the Master Plan Fee land use projections used to calculate the fees in this Study.

Excluding the Core and Ellis program areas from the Master Plan Fee land use projections helps maintain proportionality and prevents the allocation of Master Plan Fee costs to development that is already subject to separately adopted fees or financing programs. To the extent development within the Core or Ellis program areas contributes funding toward facilities included in this Study, those contributions are identified as other funding sources, credits, reimbursements, or otherwise accounted for in the applicable facility funding assumptions so that costs are not double-counted and each development area is charged only for its fair share of eligible facilities.

Figure 1-1: City of Tracy Fee Program Areas



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AVERAGE UNIT SIZES

To meet AB 602 requirement five (5), that states that a fee imposed on a housing development project shall be calculated proportionately to the square footage of proposed units of the development, this Nexus Study calculates a fee per unit and then uses the average unit size for Single Family Residential, Multi-Family Residential (Attached 2-4), and High Density Residential (Attached 4+) based on the estimated average size of planned new development within each land use category in the City to convert to a fee per square foot. The average unit size is based on the livable square footage of the residential units.

Basing the average unit size on livable square footage for all residential units is not only consistent with industry standard for fee calculations, but it also provides a strong nexus between the impact of the unit and the fee amount. A good example of industry standards are school fees in California. In California, school fees are based on assessable space, which means a quantity equal to the area (expressed in square feet) within the perimeter of a residential structure, not including the carport, communal walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar structure.

Multi-Family and High-Density Residential projects that include communal spaces (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees on such areas as the impact is considered to be captured within the residential fees. Areas that contain employees and are accessible by the public will be charged impact fees according to use (i.e., leasing office would pay office fees).

Based on the estimated average size of planned new development within each land use category in the City of Tracy as derived from an analysis of the City's building permits issued within the last five (5) years as summarized in **Appendix B**, the following rounded average unit sizes are utilized in this study.

Single Family Residential.....	2,600 Square Feet Per Unit
Multi-Family Residential (Attached 2-4).....	1,500 Square Feet Per Unit
High Density Residential (Attached 4+).....	995 Square Feet Per Unit

The City will monitor the average size of new housing units in the City on an annual basis and if the average size of units is significantly less than anticipated, the fees will be updated as part of the annual update to reflect this change in order to ensure the fee program does not fall short.

As described in the next section, the fee per square foot is derived by dividing the fee per unit by the average unit size for each residential category. Multi-Family and High-Density Residential uses result in a higher fee per square foot than Single-Family Residential because they accommodate a greater concentration of residents relative to building area.

The fee methodology is based on the principle that facility demand is driven by population. Accordingly, fees are calculated using average persons per household by unit type, based on census data, and are then related to average unit size to establish a fee per square foot. Although Multi-Family and High-Density Residential units typically have fewer persons per unit than Single-Family units, their smaller average unit size results in a higher ratio of persons per square foot, and therefore a higher fee per square foot.

This approach ensures a reasonable relationship and rough proportionality between the fee imposed and the impacts generated by each residential land use, as the fee reflects the relative demand for facilities attributable to residents. Additionally, because Multi-Family and High-Density units are generally smaller, the total fee per dwelling unit is typically lower than that for Single-Family unit.

Section 2 PUBLIC SAFETY FEES

BACKGROUND

This section presents an analysis of the Public Safety Fees. The Public Safety Fees cover the costs to mitigate the impacts of new development on the City's public safety facilities and services, comprising three components: Fire, Police, and Communication Facilities. The Public Safety Fees were updated on September 16, 2014 to revise the public safety communication tower project. In May of 2017, the SCFA SOC Study was completed and recommended that the City build two new fire stations and relocate two existing stations.

The Public Safety Fee was updated in August 2019 to reflect revised cost estimates and service coverage areas for the four proposed fire stations as well as to split the Public Safety Fee into four separate fee components: Fire, Police, Communication Facilities, and Program Administration. In the years since, the City has applied an annual Engineering News Record (ENR) Construction Cost Index (CCI) increase to the fees but has not completed a comprehensive update.

Updated Public Safety Fees are being proposed to ensure that new development pays its fair share of the Public Safety costs identified in the City's adopted PSMP dated 2023. Since the adoption of the Public Safety Master Plan, the SCFA has reanalyzed their fire station needs to ensure adequate response times to existing and future development and has determined that Fire Station 94 will not be relocated but rather reconstructed and expanded at the current location. In addition, Fire Station 99 from the Master Plan has been renamed and is being referred to in this study as Fire Station 98.

The Public Safety Fees are calculated using the Planned Facilities Method. The Planned Facilities Method uses a facility standard based on the ratio of the future standard attributable to new development. Under this approach, new development funds their fair share of the facilities identified in the PSMP based on the demand for services created by new development.

Because the planned facilities method allocates the cost of identified future facilities between existing and future development based on proportional square footage per capita, no existing facility deficiencies are spread to future development. In other words, if a deficiency exists in the current facility standards, new development is only required to fund the expansion of facilities based on their impact on the proposed facilities, and any currently existing deficiency must be rectified by funding outside of the impact fee program.

Per the "[Impact Fee Nexus Study Template](#)" prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley, when using the Planned Facilities Method, new development funds the planned expansion of facilities at the future standard attributable to new development and existing development is responsible for raising the existing level of service to the future standard. This gap between the existing level of

service and the future service standard is identified as an existing deficiency and must be funded outside of the fee program.

New development will pay the Public Safety Fees at building permit issuance, unless otherwise required by law, to provide public facilities at the adopted level of service outlined in the PSMP.

COST SUMMARY AND CIP

The Public Safety Master Plan identified \$109.9 million of Capital Improvement Program (CIP) new construction projects that are needed to be built to serve the public safety needs of the City of Tracy. The 2023 Public Safety Master Plan included cost estimates for Fire facilities needed by the City's buildout population and Police and Communication facilities needed by the City's Horizon Year population (2040). These costs were in 2023 dollars and have subsequently been updated to 2026 costs based on ENR Building Cost Index (BCI) which resulted in a slight increase in costs. The Public Safety Master Plan Fees are based on new development's fair share of the facilities and costs that are identified in the Public Safety Master Plan. The Fire Facilities are sized to serve the buildout population of the City. The Police and Communication Facilities are sized to serve the City's 2040 population.

Fire Facilities Fee

The Fire Facilities Fee component of the Public Safety Fee was originally established in 2014 with the adoption of the "Public Safety AB1600 Development Impact Fee Technical Memo" through Resolution 2014-010. The fee was subsequently updated in 2019 to incorporate the findings of the SCFA SOC Study dated 2017, which identified the need for additional and relocated fire station facilities to maintain adequate emergency response coverage as development occurs within the South County Fire Authority service area.

The standards of cover analysis determined that the existing fire station network would not provide adequate response-time coverage to planned future development without additional station capacity and improved station distribution. Fire protection level of service is highly dependent on the geographic placement of stations, the availability of staffed companies, and the ability of those companies to reach development within the adopted response-time standard. As growth expands the developed footprint, adds population and employment, increases building area, and generates additional emergency incidents, the existing station system must be expanded and repositioned to maintain the same standard of coverage.

For this reason, the new fire stations and relocated fire stations included in the fee program are treated as growth-related facilities. These projects are not included merely to replace existing assets or address routine maintenance needs. Rather, they are necessary because future development changes the geographic and operational demand placed on the SCFA system. New development requires additional station locations, additional response capacity, and, in some cases,

relocation of existing facilities so that fire companies are positioned to serve future development areas within the adopted response-time standard.

Because the proposed facilities serve both the City of Tracy and unincorporated areas (County) within the SCFA service area, the cost of each facility is not assigned solely to City development. Instead, the study first allocates facility costs between the City and County/SCFA service areas based on the relative benefit and service demand generated within each station's 1.5-mile service area. This allocation is calculated using the service call factors developed in the 2013 Citywide Public Safety Master Plan and applied to the various types of development served by each station. The resulting allocation reflects each jurisdiction's proportionate share of the facility benefit before the City's share is further allocated to new development.

Fire Station 94 is treated differently because SCFA's recently updated analysis determined that the station will not be relocated, but will instead be reconstructed and expanded at its existing location. Unlike a new or relocated station that is required to extend or reposition coverage for future growth, Station 94 already serves existing development from its current location. Therefore, the reconstruction of Station 94 includes a benefit to existing development as well as future development. To avoid assigning replacement or existing-service costs to new development, the fee study allocates only the growth-related portion of the Station 94 project to the impact fee program. This may include the incremental expansion, added capacity, or future development share of the reconstructed facility, but excludes the portion attributable to replacing the existing station capacity that already serves existing users.

This methodology ensures that new development is charged for its proportionate share of the fire facilities needed to maintain adopted service levels as growth occurs, while excluding costs attributable to existing deficiencies, routine replacement, or benefits provided to existing development. The approach is consistent with the requirement that development impact fees fund only the portion of public facility costs reasonably attributable to new development.

For purposes of this study, the 1.5-mile service area radius of each fire station is shown in **Figure 2-1**. Fair share benefit is assigned between the City and the County utilizing the formula developed in the 2013 Citywide Public Safety Master Plan by applying service call factors to the various types of development served by each station utilizing the equation shown below.

$$\text{Percent} = \frac{(A_{\text{city}} \times 188.32)}{((A_{\text{city}} \times 188.32) + (A_{\text{devunincorp}} \times 188.32) + (A_{\text{rural}} \times 9.78))}$$

Notes:

A_{city} : Incorporated city area (SF) in the sphere of influence.

$A_{\text{devunincorp}}$: Developed unincorporated area (SF) in the sphere of influence.

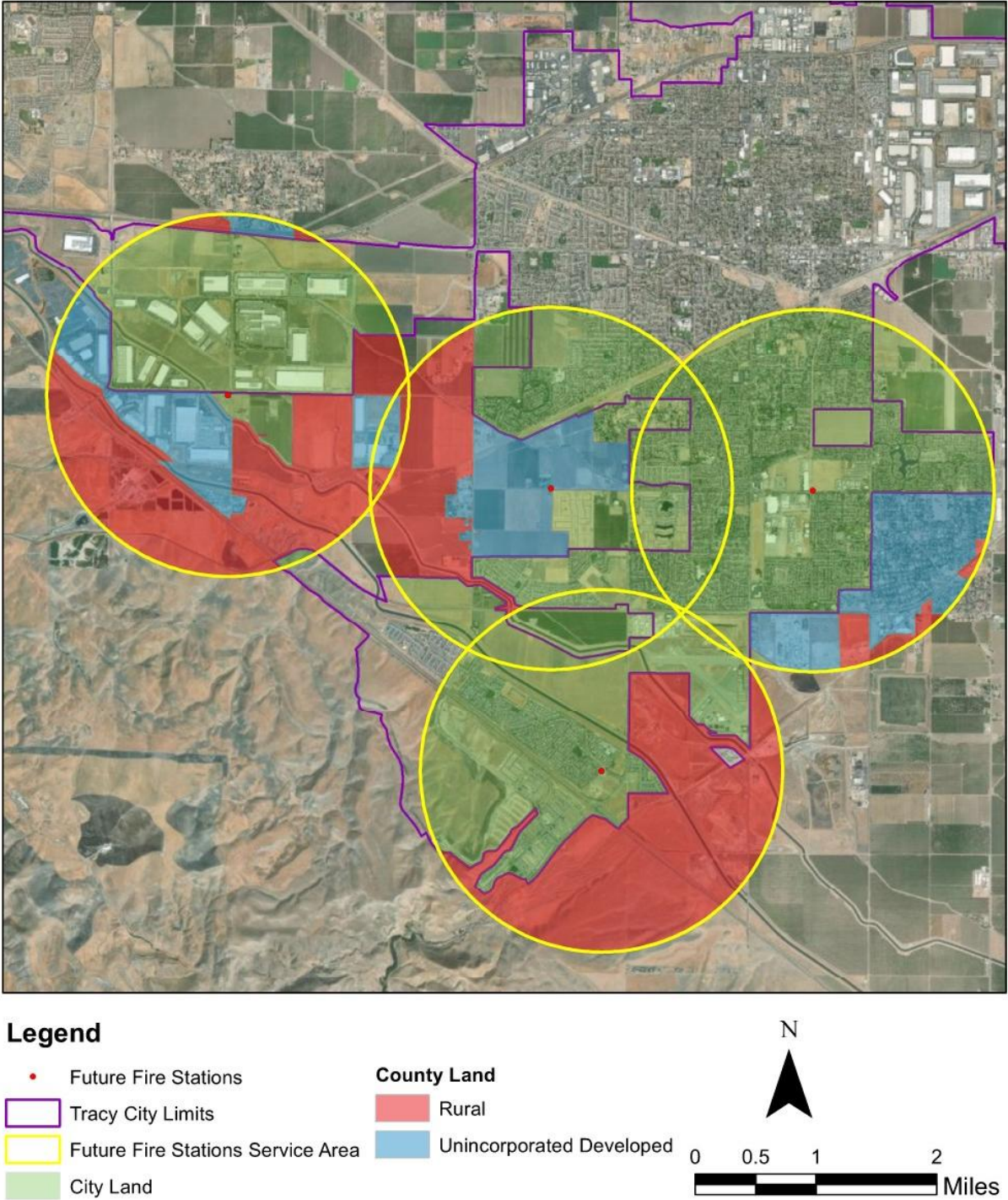
A_{rural} : Rural area (SF) in the sphere of influence

Annual service calls per square mile: 188.32 for urban areas and 9.78 for rural areas

For the purposes of the Study, developed unincorporated area includes existing developed land as well as land that is anticipated to develop at buildout of the San Joaquin County General Plan but is anticipated to remain in the County. Rural area includes undeveloped agricultural and open space land that is anticipated to remain undeveloped at buildout of the San Joaquin County General Plan and due to their development status results in fewer annual service calls per square mile.

Figure 2-1: SCFA Fire Station Service Areas

City of Tracy Future Fire Stations
Developed and Rural County Land



This analysis was updated to current land use conditions and accounts for the land uses at buildout of the City's General Plan and the County's General Plan and was applied to all planned fire stations. The results of applying this analysis are shown in **Table 2-1**.

Table 2-1: Fire Station Proportional Fair Share Allocation

Station ¹	City Area (SF)	Developed Unincorporated (SF) ²	Undeveloped Unincorporated (SF) ³	Percent City
Fire Station 94	83,775,357.15	29,620,268.99	80,679,573.37	71.25%
Fire Station 97 (Relocation)	153,927,862.13	36,736,504.22	6,431,750.65	80.59%
Fire Station 99	127,682,210.03	33,870,754.68	36,471,174.96	78.12%

¹ Each area was based on a 1.5 mile service radius area

² Developed Unincorporated includes land that is already developed or anticipated to develop at

³ Rural area includes land that is anticipated to remain undeveloped as agricultural land or open space at the buildout of the San Joaquin County General Plan.

⁴ Fire Station 99 in the City of Tracy Public Safety Master Plan has been renamed to Fire Station 98 to reflect the updated SCFA numbering of this station.

The new and relocated fire stations, with the exception of Fire Station 94, are included as growth-related facilities because they are required to provide geographic coverage and response capacity to future development areas that cannot be adequately served by the existing station network. In the absence of planned growth, these station additions and relocations would not be required to maintain the adopted fire protection level of service. Accordingly, after allocating each station's benefit between the City and County/SCFA service areas, the City's share of the new and relocated station costs is assigned to new development. To account for development that has occurred since the start of the fee program, expenditures to date and fund balances are incorporated into the fee calculations.

Station 94 is not treated the same as the new and relocated stations because it will remain at its current location and continue serving an established existing service area. Unlike new or relocated stations that are needed primarily to extend or reposition fire service coverage for future development, Fire Station 94 currently provides service to existing development. Therefore, the reconstruction and expansion of Fire Station 94 provides a benefit to both existing and future development, and only the growth-related share of the reconstruction and expansion is included in the fee calculation.. At the time of the 2013 fee program, there was no developed land within the Fire Station 94 service area within the City Limits. The existing Fire Station 94 was solely serving development in the County. An analysis of the capacity of the existing Fire Station 94 was conducted to determine the capacity that exists within the existing building square footage in order to allocate the costs of the Fire Station 94 reconstruction and expansion. The results of this analysis are shown in **Table 2-1**.

Table 2-2: Fire Station Proportional Fair Share Allocation

Station ¹	Total Service Area	Existing Developed Area (2013)	Undeveloped Area (2013)	Capacity Utilized (2013)	Future Capacity (2013)
Fire Station 94	197,049,966.91	40,541,387.07	156,508,579.84	20.57%	79.43%

¹ Each area was based on a 1.5 mile service radius area

The utilized capacity is multiplied by the total construction cost of Fire Station 94 to determine the total cost attributable to existing development. As a result, approximately \$2.6 million, or 20.57%, of Fire Station 94's costs are removed from the fee program and will be funded by the South County Fire Authority from other funding sources including grants or general fund contributions. Development in the City that has occurred since 2013 contribute their fair share through the previous payment of their fees.

The Fire Station Headquarters facility project which was included in the 2013 fee study, is no longer included in the fee program. In order to meet training facility needs for the South County Fire Authority, the previously planned Fire Station Headquarters expansion is now planned to be met at the expanded Training Facility site.

Although the Training Facility is not assigned to a specific fire station or geographic response area, it is an integral component of the fire protection system that supports SCFA's ability to provide emergency response service throughout its service area. Fire service capacity is not limited to stations, apparatus, and equipment located within a first-due response area. It also includes the systemwide support facilities necessary to ensure that personnel can be trained, certified, equipped, and operationally prepared to respond safely and effectively to the increased volume and complexity of calls generated by new development.

New development increases the demand for fire protection and emergency medical response by adding residents, employees, structures, traffic, occupancies, and incident exposure within the SCFA service area. As this demand increases, SCFA must maintain additional trained personnel, companies, and operational readiness to preserve its adopted level of service. Training facility capacity is therefore directly related to growth because additional development increases the number of firefighters, training hours, drills, certifications, and specialized response capabilities needed to serve the expanded service population.

The nexus for the Training Facility is appropriately evaluated on a systemwide basis because the facility supports all SCFA operations rather than a single station. Firefighters trained at the facility may respond throughout the service area, and the benefits of the facility are distributed across the fire protection system as a whole. For this reason, the fee calculation first allocates the Training Facility cost to the City of Tracy based on Tracy's proportionate share of SCFA service demand. The City's allocated share is then further limited to the portion attributable to new development,

so existing development and development outside the City are not assigned to the City’s impact fee program.

This approach distinguishes between non-fee-eligible operating costs and fee-eligible capital facility costs. The fee does not fund routine training operations, personnel costs, or existing deficiencies. Rather, it funds the capital facility capacity required to accommodate growth-related demand for fire protection services. Including the Training Facility in the nexus study is therefore appropriate because it represents a necessary support facility that allows SCFA to maintain fire service capacity and operational readiness as development occurs.

The Training Facility cost allocation is calculated in two stages. First, the City’s share of the total SCFA Training Facility cost is calculated based on the City of Tracy’s share of the total SCFA operating budget as shown in **Table 2-3**. This budget-based allocation is used as a reasonable proxy for the City’s proportional share of systemwide facility demand and benefit because the facility serves the SCFA system as a whole rather than a specific local response area.

Table 2-3: Fire Training Facility Fair Share Allocation Between City and County

Total SCFA Operating Budget ¹	City Share of SCFA Operating Budget	City Share of SCFA Operating Budget	Total Fire Training Facility Valuation at Buildout	City Share of Training Facility Buildout Cost
\$ 32,935,627	\$ 17,962,576	54.54%	\$11,662,117	\$6,360,336.27

¹ SCFA operating revenue derived from the Tracy Fire 2025 Annual Report for Fiscal Year 24/25.

Second, the City-attributable facility cost is evaluated using a three-step growth allocation methodology to determine the portion of the City-attributable facility cost that is associated with new development, rather than existing development. The percentage of new facility space attributable to new development is calculated using the following overall formula:

$$\text{Growth-Related City Facility Cost} = \text{City Share of Training Facility Cost} \times \text{Percentage Attributable to New Development}$$

To ensure that new development is charged only for its fair share of remaining facility costs, expenditures incurred to date and existing fund balances are also incorporated into the fee calculation. This three-step approach is shown in **Table 2-4**, **Table 2-5** and **Table 2-6**.

Step 1: Determine facility space per capita at buildout

Calculate the amount of facility space needed per resident at buildout:

$$\text{Facility Valuation per Capita} = (\text{Total Facility Valuation at Buildout}) \div (\text{City Buildout Population})$$

Table 2-4: Step 1: Fire Training Facility Valuation Per Capita

Facility Name	Total Facility Valuation at Buildout Attributable to the City (C) ¹	City Buildout Population (D) ²	Step 1: Facility Valuation per Capita (E = C / D)
Fire			
Fire Training Facility - Phase 2 & 3	\$6,360,336.27	223,029	\$ 28.52

¹ Total Facility Valuation at Buildout Attributable to the City reflects only the proportional share of the facility allocated to the City determined by dividing the total operating budget generated by the City properties by the South County Fire Authority's total revenue for FY24-25.

² The buildout population represents the total service population in terms of residential equivalents for facilities that benefit both residential and non-residential development as shown in Table 1-6.

Step 2: Estimate facility valuation attributable to population growth

Apply the per capita factor to the projected population growth:

$$\text{Facility Valuation Attributable to City Growth} = (\text{Facility Valuation per Capita}) \times (\text{City Population Growth})$$

Table 2-5: Step 2: Fire Facility Valuation Attributable to Growth

Facility Name	Step 1: Facility Valuation per Capita (E)	City Growth Population (F) ¹	Step 2: Facility Valuation Attributable to City Growth (G = E x F)
Fire			
Fire Training Facility - Phase 2 & 3	\$ 28.52	99,514	\$ 2,837,938.13

¹ The growth population represents the total service population in terms of residential equivalents for facilities that benefit both residential and non-residential development.

Step 3: Calculate the share of new facility valuation attributable to City growth

Compare the facility valuation needed for City growth to the total new facility valuation at buildout:

$$\text{Percentage Attributable to New City Development} = (\text{Facility Valuation Attributable to City Growth}) \div (\text{Total New Facility Valuation})$$

Table 2-6: Step 3: Percentage Attributable to New Development

Facility Name	Step 2: Facility Valuation Attributable to City Growth (G)	Total New Facility Valuation (H) ¹	Step 3: % Attributable to New City Development (I = G / H)
Fire			
Fire Training Facility - Phase 2 & 3	\$ 2,837,938.13	\$10,588,438	26.80%

¹ Total new facility valuation is taken from the Public Safety Master Plan and represents the valuation at buildout for each of the facilities.

Police Facilities Fee

The Police Facilities Fee component of the Public Safety Fee was originally established in 2014 with the adoption of the “Public Safety AB1600 Development Impact Fee Technical Memo” (Resolution 2014-010). The PSMP update identified four police facilities that are to be funded through the Police Facilities Fee component.

The purpose of the fee calculation is to determine the portion of future police facility costs that is attributable to new development. Because the police station buildings serve the same systemwide police service function, the station building square footage is evaluated on a combined basis for purposes of calculating the fee. This approach ensures that new development is charged only for the portion of new facility space needed to serve growth and does not fund existing deficiencies.

The percentage of new facility space attributable to new development is calculated using the following overall formula:

$$\text{Percentage Attributable to New Development} = \text{Facility Space Needed for Population Growth} \div \text{Total New Facility Space}$$

The calculation is completed in three steps, as shown in **Table 2-7**, **Table 2-8** and **Table 2-9**.

Step 1: Determine facility space per capita at horizon year (2040)

Calculate the amount of facility space needed per resident at horizon year (2040):

$$\text{Facility Space per Capita} = (\text{Total Facility Space at 2040}) \div (\text{2040 Population})$$

Table 2-7: Step 1: Police Facility Space Per Capita

Facility Name	Total Facility Space at 2040 (C)	2040 Population (D) ¹	Step 1: Facility Space per Capita (E = C / D)
Police			
Police Station Buildings	56,219	181,573	0.31
Police Dept Training Facility	15,196	181,573	0.08
Police Dept Animal Shelter (Phase II)	15,592	181,573	0.09

¹ The 2040 population represents the total service population in terms of residential equivalents for facilities that benefit both residential and non-residential development.

Step 2: Estimate facility space attributable to population growth

Apply the per capita factor to the projected population growth:

$$\text{Facility Space Attributable to Growth} = (\text{Facility Space per Capita}) \times (\text{Population Growth})$$

Table 2-8: Step 2: Police Facility Space Attributable to Growth

Facility Name	Step 1: Facility Space per Capita (E)	Growth Population (F) ¹	Step 2: Facility Space Attributable to Growth (G = E x F)
Police			
Police Station Buildings	0.31	58,058	17,976.04
Police Dept Training Facility	0.08	58,058	4,858.92
Police Dept Animal Shelter (Phase II)	0.09	58,058	4,985.54

¹ The 2040 population represents the total service population in terms of residential equivalents for facilities that benefit both residential and non-residential development.

Step 3: Calculate the share of new facility space attributable to growth

Compare the facility space needed for growth to the total new facility space at buildout:

$$\text{Percentage Attributable to New Development} = (\text{Facility Space Attributable to Growth}) \div (\text{Total New Facility Space})$$

Table 2-9: Step 3: Percentage Attributable to New Development

Facility Name	Step 2: Facility Space Attributable to Growth (G)	Existing Facility Size ¹	Total New Facility Space (H) ²	Step 3: % Attributable to New Development (I = G / H)
Police				
Police Station Buildings	17,976.04	54,175	28,603	62.85%
Police Dept Training Facility	4,858.92	7,792	7,370	65.93%
Police Dept Animal Shelter (Phase II)	4,985.54	9,692	5,900	84.50%

¹ The existing square footage of each facility is included for informational purposes only and is not utilized in the calculation of the percentage attributable to new development.

² Total new facility space is taken from the Public Safety Master Plan and represents the square feet required at buildout for each of the facilities.

Communication Facilities Fee

The Communication Facilities Fee component of the Public Safety Fee was originally established in 2014 with the adoption of the “Public Safety AB1600 Development Impact Fee Technical Memo” (Resolution 2014-010) and updated on September 16, 2014, by City Council by Resolution 2014-158, to incorporate updated costs for a communication tower and related communication equipment. The Public Safety Center and Emergency Operations Center was originally set to be funded through the Communication Facilities Fee as a standalone facility, but upon further evaluation, the PSMP shifted this facility to be incorporated within the planned police facilities. As a result, the Communication Facilities Fee is now limited to Public Safety Radio Communications Facilities.

The purpose of the fee calculation is to determine the portion of future public safety radio communication facility costs that is attributable to new development. For police and fire station facilities, this allocation is calculated using building square footage because those facilities consist of physical building space. By contrast, a communication tower and related radio communication equipment do not generate a meaningful building square footage measure. Therefore, the estimated dollar value of the communication facilities is used as the basis for the allocation.

The percentage of communication facility costs attributable to new development is calculated using the following overall formula:

$$\text{Percentage Attributable to New Development} = \text{Facility Value Needed for Growth} \div \text{Total New Communication Facility Value}$$

The calculation is completed in three steps as shown in **Table 2-10**, **Table 2-11** and **Table 2-12**.

Step 1: Determine facility valuation per capita at horizon year (2040)

Calculate the facility valuation per resident at horizon year (2040):

$$\text{Facility Valuation per Capita} = (\text{Total Valuation at 2040}) \div (\text{2040 Population})$$

Table 2-10: Step 1: Communication Valuation Per Capita

Facility Name	Total Facility Valuation at 2040 (C)	2040 Population (D) ¹	Step 1: Facility Valuation per Capita (E = C / D)
Communications			
Radio Communications Tower	\$ 8,885,955.65	181,573	\$ 48.94

¹ The 2040 population represents the total service population in terms of residential equivalents for facilities that benefit both residential and non-residential development.

Step 2: Estimate facility valuation attributable to population growth

Apply the per capita factor to the projected population growth:

$$\text{Valuation Attributable to Growth} = (\text{Valuation per Capita}) \times (\text{Population Growth})$$

Table 2-11: Step 2: Communication Facility Valuation Attributable to Growth

Facility Name	Step 1: Facility Valuation per Capita (E)	Growth Population (F) ¹	Step 2: Facility Valuation Attributable to Growth (G = E x F)
Communications			
Radio Communications Tower	\$ 48.94	58,058	\$ 2,841,285.95

¹ The 2040 population represents the total service population in terms of residential equivalents for facilities that benefit both residential and non-residential development.

Step 3: Calculate the share of valuation attributable to growth

Compare the valuation needed for growth to the total facility valuation at horizon year (2040):

$$\text{Percentage Attributable to New Development} = (\text{Valuation Attributable to Growth}) \div (\text{Valuation at 2040})$$

Table 2-12: Step 3: Percentage Attributable to New Development

Facility Name	Step 2: Facility Valuation Attributable to Growth (G)	Existing Facility Valuation ¹	Total New Facility Valuation (H) ²	Step 3: % Attributable to New Development (I = G / H)
Communications				
Radio Communications Tower	\$ 2,841,285.95	\$ 3,669,932.69	\$ 5,216,022.96	54.47%

¹ The existing valuation of each facility is included for informational purposes only and is not utilized in the calculation of the percentage attributable to new development.

² Total new facility valuation is taken from the Public Safety Master Plan and represents the valuation at buildout for each of the facilities.

Table 2-13 and **Table 2-14** summarize the public safety facilities, estimated project costs, maximum cost attributable to new development, other identified funding sources, remaining cost attributable to the fee program, and the cost the City must fund. The City plans to fund the costs shown in the “Remaining City Costs” column, which represents existing developments’ fair share of the planned facilities, through the use of Grants, Measure V, and other available funding mechanisms. Remodel costs for both the police station and the training center are considered existing deficiencies that are not attributable to new development and factored out of the costs. The remodel costs will be funded outside the fee program.

The final funding sources of the Public Safety facilities projects will be identified as part of the City’s five-year Capital Improvement Program (CIP) process.

Table 2-13: Public Safety Facilities Costs - Fire

Facility Name	Construction Cost	35% Mark-up ¹	FF&E and Vehicles	Solar ¹	Land Acquisition	Total Project Cost (June 2023\$)	Total Project Cost (May 2026\$) ²	Other Funding Sources ³	Remaining Cost	Percent of Remaining Cost Attributable to Fee Program ⁴	Total Cost Attributable to Fee Program	Other Funding Sources to Cover Cost Share of SCFA and Existing Development
Fire Facilities												
Fire Headquarters Station "A"	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	\$0	\$0
Fire Station 91	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	\$0	\$0
Fire Station 92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	\$0	\$0
Fire Station 93	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	\$0	\$0
Fire Station 94 (Cordes Ranch Area) ⁵	\$6,942,300	\$2,429,805	\$2,600,000	\$620,356	\$0	\$12,592,000	\$12,864,687	(\$3,646,802)	\$9,217,885	71.2%	\$6,567,402	\$2,650,483
Fire Station 95 (Tracy Hills Area) ⁶	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	n/a	\$0	\$0
Fire Station 97 (To be relocated and property sold) ⁷	\$0	\$0	\$0	\$0	\$0	(\$451,350)	(\$461,124)	\$0	(\$461,124)	80.6%	(\$371,625)	(\$89,499)
Fire Station 97 (Relocation - Valpico, incl. Ladder Bay) ⁸	\$6,942,300	\$2,429,805	\$1,000,000	\$620,356	\$500,000	\$11,492,000	\$11,740,866	(\$6,543,506)	\$5,197,360	80.6%	\$4,188,614	\$1,008,746
Fire Station 98 (Ellis Area) ⁹	\$5,427,849	\$1,899,747	\$1,000,000	\$561,813	\$233,012	\$9,122,000	\$9,319,542	(\$825,332)	\$8,494,210	78.1%	\$6,635,542	\$1,858,668
Fire Training Facility - Phase 2 & 3 ¹⁰	\$6,793,881	\$2,377,858	\$500,000	\$692,252	\$0	\$10,364,000	\$10,588,438	\$0	\$10,588,438	26.8%	\$2,837,938	\$7,750,500
Total Fire Facilities	\$26,106,330	\$9,137,215	\$5,100,000	\$2,494,777	\$733,012	\$43,118,650	\$44,052,409	(\$11,015,639)	\$33,036,770	-	\$19,857,871	\$13,178,899

Source: City of Tracy Public Safety Master Plan, prepared by Indigo and Hammond & Playle Architects, LLP (June 2023).

¹ Mark-up includes: 10% Design and Planning, 10% Construction Maintenance, 15% General Contingency. Solar Costs include mark-ups.

² The Total Project Costs on construction projects are escalated to current dollars using the San Francisco ENR BCI.

³ Based on the City of Tracy Public Safety Master Plan, prepared by Indigo and Hammond & Playle Architects, LLP (June 2023).

⁴ Based on the percentages from the 2019 AB 1600 Development Impact Fee Update (Harris & Associates) and updated to reflect development changes and agreements with Tracy Rural Fire.

⁵ Fire Station 94 is being demolished and an expanded fire station is being constructed at the same site. Existing development's fair share of the reconstruction is allocated entirely to the SCFA and accounts for approximately 20.57% of the construction costs and will be funded from other funding sources outside the fee program including grants and general fund contributions. \$1,000,000 of City's obligation is accounting for the existing fire engine from the existing Fire Station.

⁶ Fire Station 95 was completed and accepted by the City February 15, 2022. Tracy Hills received \$6,790,794 in credits. The City purchased the apparatus for the fire station.

⁷ The Master Plan proposes that the City sell the decommissioned property once the replacement station has been built. The revenue from the sale of the facility serves as an offset to the total remaining fire facility costs.

⁸ For the relocation of Fire Station 97, the City Core Area contributes to the cost of the fire station and also the City is contributing \$1,000,000 in the form of the fire engine relocation.

⁹ Fire Station 99 in the City of Tracy Public Safety Master Plan has been renamed to Fire Station 98 to reflect the updated SCFA numbering of this station.

¹⁰ The Fire Training Facility receives funding from a ARPA grant of approximately \$2.6 million. This funding is being allocated to offset existing development's fair share of the fire training facility.

Table 2-14: Public Safety Facilities Costs – Police and Communication Facilities

Facility Name	Construction Cost	35% Mark-up ¹	FF&E and Vehicles	Solar ¹	Land Acquisition	Total Project Cost (June 2023\$)	Total Project Cost (May 2026\$) ²	Other Funding Sources ³	Remaining Cost	Percent of Remaining Cost Attributable to Fee Program ⁴	Total Cost Attributable to Fee Program	Other Funding Sources to Cover Cost Share of Existing Development
Police Facilities												
Police Dept Remodel & Addition (Civic Center Site)	\$21,094,258	\$7,382,990	\$2,160,114	\$2,123,317	\$0	\$32,761,000	\$33,470,457	\$ (2,290,313)	\$31,180,144	62.85%	\$19,595,685	\$11,584,459
South Tracy Police Substation	\$9,479,695	\$3,317,893	\$648,049	\$704,235	\$1,760,000	\$15,910,000	\$16,254,540	\$0	\$16,254,540	62.85%	\$10,215,439	\$6,039,101
Police Dept Training Facility ^{5, 6}	\$2,536,038	\$887,613	\$36,098	\$1,033,927	\$0	\$4,494,000	\$4,591,320	\$0	\$4,591,320	65.93%	\$3,026,984	\$1,564,336
Police Dept Animal Shelter (Phase II)	\$5,044,104	\$1,765,436	\$1,000,000	\$472,114	\$0	\$8,282,000	\$8,461,351	\$0	\$8,461,351	84.50%	\$7,149,906	\$1,311,445
Subtotal Police Facilities	\$38,154,095	\$13,353,932	\$3,844,261	\$4,333,593	\$1,760,000	\$61,447,000	\$62,777,668	(\$2,290,313)	\$60,487,355		\$39,988,014	\$20,499,341
Communication Facilities												
Radio Communications Tower	\$862,240	\$301,784	\$4,067,185	\$0	\$125,000	\$5,356,000	\$5,471,987	\$ (194,919)	\$5,277,068	54.47%	\$2,874,539	\$2,402,529
Subtotal Communications Facilities	\$862,240	\$301,784	\$4,067,185	\$0	\$125,000	\$5,356,000	\$5,471,987	\$ (194,919)	\$5,277,068		\$2,874,539	\$2,402,529

Source: City of Tracy Public Safety Master Plan, prepared by Indigo and Hammond & Playle Architects, LLP (June 2023).

¹ Mark-up includes: 10% Design and Planning, 10% Construction Maintenance, 15% General Contingency. Solar Costs include mark-ups.

² The Total Project Costs on construction projects are escalated to current dollars using the San Francisco ENR BCI.

³ Includes contributions from Core Fees (August 2021) escalated to current dollars using the San Francisco ENR BCI (rounded to nearest dollar) and estimated Ellis contribution.

⁴ Remodel costs are not attributable to new development which includes \$10,505,126 for the Police Remodel & \$137,760 for the Police Training Remodel (plus mark-ups) and were removed from the overall construction costs and are not included in the Total Project Cost.

⁵ Land costs were removed due to the City already owning the land.

⁶ Police Training Facility costs reduced by approximately 46.6% to reflect the construction of the Reality-Based Training Facility Expansion completed in 2025.

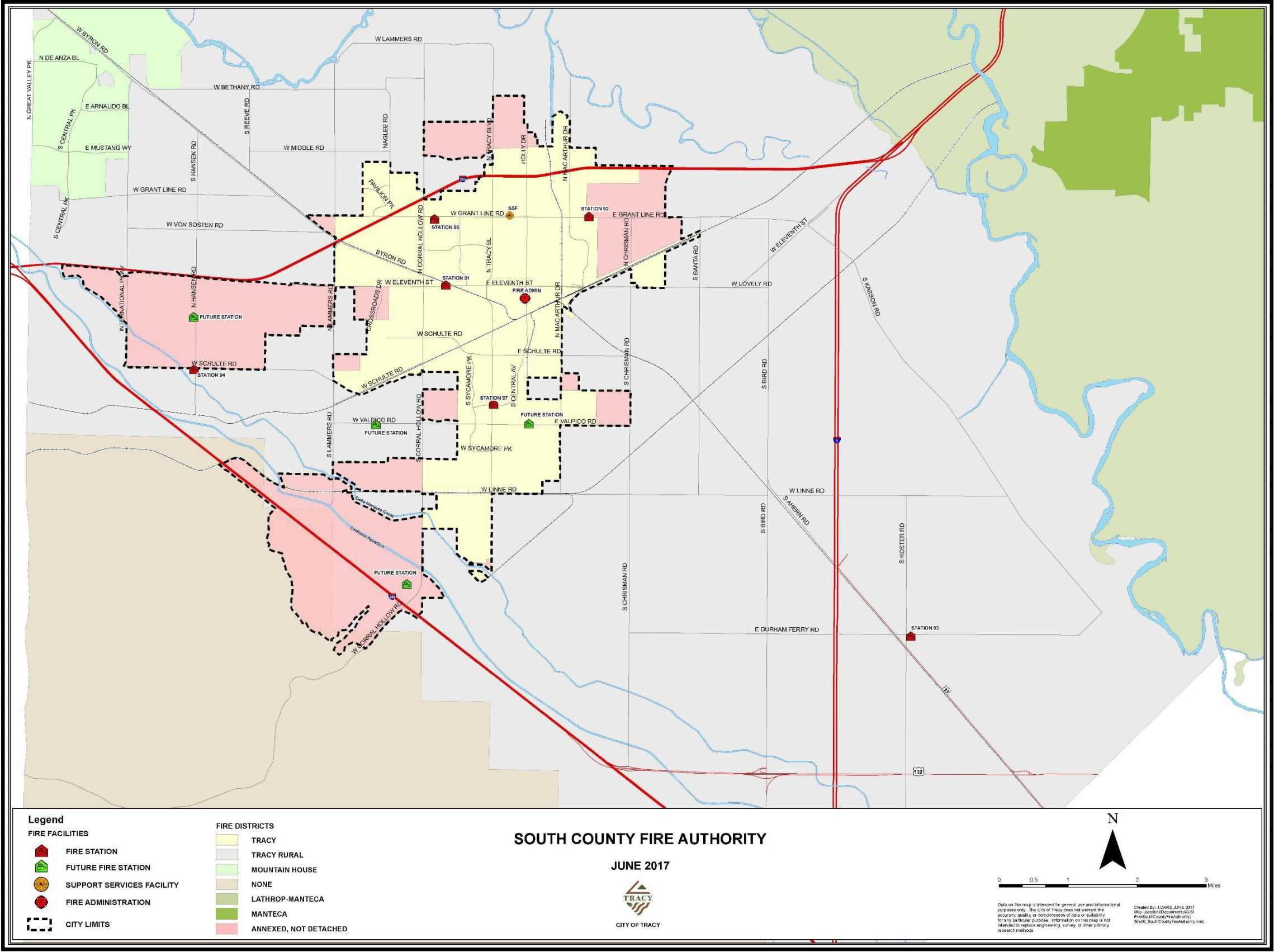
TRACY RURAL AGREEMENT

On February 20, 2018, the City of Tracy and Tracy Rural Fire District (District) entered into the South County Fire Authority Dissolution Agreement. Following the execution of the agreement, the City of Tracy is to disburse to the District the Public Safety Fire Fees attributable to mitigating the impact of new developments' share of the fire facilities located in the District's jurisdictional boundaries. The fire fees generated in the District's Boundaries are to be separated from the City's fees. **Figure 2-2** shows the various jurisdiction areas, the fees collected from the annexed, not detached area shown in light pink represent the areas with fees that will be distributed to Tracy Rural.

The fire stations that are to be owned by Tracy Rural include Fire Station 94 (Cordes Ranch), Fire Station 95 (Tracy Hills), Fire Station 98 (Ellis), and the Training Facility. Station 95 was constructed by Tracy Hills, and they are receiving fee credits against their Public Safety Fees. The remaining Tracy Rural Fire Stations will be built by Tracy Rural utilizing the funds received through the Public Safety Impact Fee. Because the fees are a blend of both City of Tracy Fire Stations and Tracy Rural Fire Station, the City will reserve 15% of the fees collected for the construction of Fire Station 97 until the City has collected the total cost attributable to the fee program for this station.

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Figure 2-2– Tracy Rural Boundaries



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FEE METHODOLOGY

The Public Safety Fee uses the Planned Facilities Method to calculate the three fee components that make up the total fee. As stated in the “Impact Fee Nexus Study Template” prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley, the Planned Facility Method “Estimates the costs for future facilities needed to serve new development based on a long-range expenditure plan for these future facility costs.” The Public Safety Fees are based on new development’s fair share of the facilities identified as needed in the Public Safety Master Plan.

The Public Safety Fee is calculated based on the estimated number of new residents and workers that are generated by each new development. Workers are weighted at a lower weight than residents to reflect their lesser impact on the facilities based on the fact that employees typically generate less service demand than residents because they are present in the community for a limited portion of the day. However, even though workers are present only a portion of the day, the business benefits from round-the-clock public safety services, therefore 0.5 is used to reflect this lower demand. This weighting is calculated as resident equivalents. Each component of the Public Safety Fee uses the resident equivalents to calculate an EDU factor to equate each land use to that of a single-family home. The EDU factor is calculated based on the density factor for each residential and non-residential land use. Density is measured as "persons per dwelling unit" for residential land uses or "square feet per worker" for non-residential land uses. The cost per EDU is allocated to each land use based on the EDU equivalent methodology ensuring a reasonable relationship between the public facilities fee and the type of development project. The following steps are used to calculate the EDU factor for each land use.

1. The residential units and non-residential square feet are multiplied by the density to calculate the resident and worker projections.
2. The resident equivalents for non-residential land uses are calculated by multiplying the employee projections by 0.5 to reflect the lesser impact of employees on public facilities based on the number of hours they typically spend in the City compared to residents and the business benefits from round-the-clock public safety services as previously discussed in Section 1.
3. The EDUs are then calculated by dividing the resident equivalents by the Single-Family Residential density (3.40).
4. Finally, the EDU factor is calculated by dividing EDUs for each land use by the residential units or 1,000 square feet of non-residential in that category.

Fire Facilities

The EDU calculations for the Fire Facilities are shown in **Table 2-15** and are based on buildout population projections for the City as shown in **Table 1-1**.

Table 2-15: Equivalent Dwelling Units – Fire Facilities

Land Use	Units / Building SF ¹	Density ²	Resident/ Employee Projection	Resident Equivalent ³	EDUs	EDU Factor
Residential						
Single Family Residential	15,527	3.40	52,792	52,792	15,527	1.00
Multi-Family Residential (Attached 2-4)	875	2.60	2,275	2,275	669	0.76
High Density Residential (Attached 4+)	3,871	2.40	9,290	9,290	2,732	0.71
Subtotal Residential	20,273		64,357	64,357	18,928	
Non-Residential						
Office	4,959,306	250	19,837	9,919	2,917	0.59
Commercial	12,231,648	550	22,239	11,120	3,271	0.27
Industrial	70,588,980	2,500	28,236	14,118	4,152	0.059
Subtotal Non-Residential	87,779,934		70,312	35,157	10,340	
Total				99,514	29,268	

¹ Based on projected land use at Buildout of the City based on TAZ data. Updated to remove developments that have pulled permits as of June 30th, 2020.

² Density is measured as "persons per dwelling unit" for residential land uses and "square feet per worker" for non-residential land uses.

³ Workers are weighted at 0.5 that of a resident. Resident Equivalents for Non-Residential is rounded to nearest whole number.

The cost per EDU for the fire fee component is calculated by taking the costs attributable to new development, subtracting the fund balance and expenditures, adding outstanding credits and reimbursements, subtracting deferred fees, and dividing by the total number of EDUs.

The Cordes Ranch deferred payments represent development impact fee obligations associated with the first 600 acres of development within the Cordes Ranch Specific Plan Area that were deferred pursuant to the Cordes Ranch Development Agreement. Under the Development Agreement, these deferred fee obligations remain payable and are to be satisfied by development within the remaining portions of the Cordes Ranch Specific Plan Area as development occurs.

Outstanding credits represent previously approved fee credits, reimbursements, or other fee offsets earned by the developer through the construction, dedication, or funding of eligible public facilities or improvements. These credits may be applied against future fee obligations in accordance with the terms of the applicable development agreement, reimbursement agreement, credit agreement, or other City-approved documentation. The amount shown as outstanding credits reflects the remaining unapplied credit balance as of the date of this Study.

After considering other funding sources, applying the percentage of the costs attributable to new development, subtracting the existing fund balance, adding the outstanding credits, and subtracting the Cordes Ranch deferred payment, the remaining costs attributable to the fire component of the Public Safety Fee Program amount to roughly \$26.9 million. This remaining cost attributable is then divided by the total EDUs to obtain the cost per EDU. The cost per EDU calculations are shown in **Table 2-16**.

Table 2-16: Fire Cost per EDU

Fee Component	Cost Attributable to Fee Program ¹	Fund Balance ²	Outstanding Credits / Reimb. ³	Cordes Ranch Deferred Payment ⁴	Remaining Cost to Fund	Total EDUs	Cost / EDU ⁵
Fire	\$19,857,871	(\$32,302)	\$7,226,495	(\$122,190)	\$26,929,874	29,268	\$920
Total	\$19,857,871	(\$32,302)	\$7,226,495	(\$122,190)	\$26,929,874		\$920

¹ Total may be slightly different than the Master Plan due to rounding.

² Fund balance as of June 30th, 2025. Police and Communication Facility fund balances not included as those go towards existing development's share.

³ Credit/reimbursements as of June 30th, 2025 and represent the outstanding credits due to Tracy Hills for the construction of Fire Station 95 in 2022.

⁴ Cordes Ranch deferred fees per DA Section 6.3C (09/17/2013). Does not include PM.

⁵ Rounded to the nearest dollar.

Police and Communication Facilities

The EDU calculations for the Police and Communication Facilities are shown in **Table 2-17** and are based on the 2040 population projections for the City as shown in **Table 1-1**.

Table 2-17: Equivalent Dwelling Units – Police and Communication Tower

Land Use	Units / Building SF ¹	Density ²	Resident/ Employee Projection	Resident Equivalent ³	EDUs	EDU Factor
Residential						
Single Family Residential	8,215	3.40	27,931	27,931	8,215	1.00
Multi-Family Residential (Attached 2-4)	319	2.60	829	829	244	0.76
High Density Residential (Attached 4+)	3,097	2.40	7,433	7,433	2,186	0.71
Subtotal Residential	11,631		36,193	36,193	10,645	
Non-Residential						
Office	3,084,192	250	12,337	6,169	1,814	0.59
Commercial	7,606,862	550	13,831	6,916	2,034	0.27
Industrial	43,899,287	2,500	17,560	8,780	2,582	0.059
Subtotal Non-Residential	54,590,341		43,728	21,865	6,430	
Total				58,058	17,075	

¹ Residential based on projected land use at 2040. Non-residential based on projected land use at 2040 adjusted to reflect employee growth assumptions tied to population growth trends from 2040 to buildout. Updated to remove developments that have pulled permits as of June 30th, 2025.

² Density is measured as "persons per dwelling unit" for residential land uses and "square feet per worker" for non-residential land uses.

³ Workers are weighted at 0.5 that of a resident. Resident Equivalents for Non-Residential is rounded to nearest whole number.

After considering other funding sources, applying the percentage of the costs attributable to new development, applying the outstanding credits and reimbursements, and subtracting the Cordes Ranch deferred payment, the remaining costs attributable to the police and communication components of the Public Safety Fee Program amount to roughly \$41.1 million. This remaining cost attributable is then divided by the total EDUs to obtain the cost per EDU. The cost per EDU calculations are shown in **Table 2-18**.

Table 2-18: Police and Communication Cost per EDU

Fee Component	Cost Attributable to Fee Program ¹	Outstanding Credits / Reimb. ²	Cordes Ranch Deferred Payment ³	Remaining Cost to Fund	Total EDUs	Cost / EDU ⁴
Police	\$39,988,014	(\$1,164,319)	(\$191,361)	\$38,632,334	17,075	\$2,263
Communication Facilities	\$2,874,539	(\$371,529)	(\$66,397)	\$2,436,613	17,075	\$143
Total	\$42,862,553	(\$1,535,848)	(\$257,758)	\$41,068,947		\$2,406

¹ Total may be slightly different than the Master Plan due to rounding.

² Credit/reimbursements as of June 30th, 2025 and represent the portion of the public safety fees allocated due to Tracy Hills for the construction of Fire Station 95 in 2022. Tracy Hills is receiving credit against the total public safety fee and as such the fire component must reimburse the police and communications components of the public safety fee for the exceeding amount.

³ Cordes Ranch deferred fees per DA Section 6.3C (09/17/2013). Does not include PM.

⁴ Rounded to the nearest dollar.

Existing fund balances for the Police and Communications fee components are not deducted from the cost allocated to future development because the facilities identified for funding are the same facilities that have been included in the fee program since its creation in 2013. Fees collected to date from development that has occurred since 2013 represent contributions from land uses that are now included in the City's existing development and existing service population assumptions. Accordingly, those fund balances are appropriately reserved to offset a portion of existing development's fair share of the future Police and Communications facilities, rather than reducing the remaining cost allocated to future development. This treatment avoids double-counting prior fee contributions, maintains proportionality between existing and future development, and ensures that new development is charged only for its fair share of the remaining facility costs.

FEE SUMMARY

The Public Safety Fees are converted into a fee per square foot for residential land uses by multiplying the EDU factors (**Table 2-15** and **Table 2-17**) by the cost per EDUs (**Table 2-16** and **Table 2-18**) and then dividing by the average unit size of each land use in the City based on permit data from the last five (5) years as provided by City staff and summarized in **Appendix B**. The Public Safety Fees are converted into fee per 1,000 building square feet for non-residential land uses by multiplying the cost per EDU (**Table 2-16** and **Table 2-18**) by the EDU factors (**Table 2-15** and **Table 2-17**) for each non-residential land use. **Table 2-19** summarizes the Public Safety Fees by the three components that make up the fee. The fees due to Tracy Rural Fire District for the Public Safety Fire Fee component must be tracked separately in compliance with the Dissolution Agreement previously discussed.

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Table 2-19: Public Safety Fees

											Program Admin.	
Land Use	EDU Factor	Fire Fee	Police Fee	Communication Facilities Fee	Total Fee	Average Size ¹	Fire Fee	Police Fee	Communication Facilities Fee	Subtotal Fee	Fee (3.5%)	Total Fee
Residential ²		(per Unit)					(per SF) ⁴					
Single Family Residential	1.00	\$920	\$2,263	\$143	\$3,326	2,600	\$0.35	\$0.87	\$0.06	\$1.28	\$0.04	\$1.32
Multi-Family Residential (Attached 2-4)	0.76	\$699	\$1,720	\$109	\$2,528	1,500	\$0.47	\$1.15	\$0.07	\$1.69	\$0.06	\$1.75
High Density Residential (Attached 4+)	0.71	\$653	\$1,607	\$102	\$2,362	995	\$0.66	\$1.62	\$0.10	\$2.38	\$0.08	\$2.46
Non-Residential ³		(per 1,000 Bldg. SF)					(per 1,000 Bldg. SF) ⁴					
Office	0.59	\$543	\$1,335	\$84	\$1,962	n/a	\$543	\$1,335	\$84	\$1,962	\$69	\$2,031
Commercial	0.27	\$248	\$611	\$39	\$898	n/a	\$248	\$611	\$39	\$898	\$31	\$929
Industrial	0.059	\$54	\$134	\$8	\$196	n/a	\$54	\$134	\$8	\$196	\$7	\$203

¹ Average size based on the average size of units built in the City over the last 5 years based on permit data provided by the City of Tracy.

² The fee for residential will be applied to the livable square footage.

³ The fee for non-residential will be applied to the building square footage.

⁴ Residential fee rounded to nearest hundredth. Non-Residential fee rounded to the nearest dollar.

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FEE COMPARISON

Table 2-20 compares the proposed fee for public safety to the existing fee (as of July 1, 2026). The existing per residential unit fee was converted to a fee per square foot using the same average unit sizes as the proposed fees. The total Public Safety Fee is increasing due to the following reasons.

1. The estimated construction costs for facilities have increased to keep up with the rising cost of construction. In addition, effective January 1, 2023, the 2022 California Energy Code requires electrical solar and battery storage systems on all **new** City office buildings, including, by and large, the proposed public safety facilities envisioned in this report. These solar costs have been included in the cost estimates for all **new** Public Safety facilities.
2. Facilities have been re-assessed as part of the master plan process and the updated facilities have been incorporated into the fee study. This included reducing the size of the main police station but adding a South Tracy Police Substation. In addition, Phase II of the animal shelter is now included as well as separate police and fire training facilities. The proportional fair share allocation methodology for Public Safety Facilities has been re-evaluated and updated to better reflect the share of facility demand attributable to new development. The revised methodology allocates costs based on the proportional increase in service population through the applicable planning horizon, using 2040 for police and communications facilities and buildout for fire facilities.
3. The Communication Facilities Fee is decreasing due to the fact that the anticipated cost of the facility has not risen at the same rate as the ENR CCI for San Francisco that has been applied to the fees annually. In addition, a public safety center and Emergency Operations Center that were in the prior master plan are not included within this fee as the needs are being met by other facilities within the police category. This resulted in increases for the police fee category and a decrease in the communications fee.
4. Persons per household have increased for low-density (3.3 to 3.4) and high-density (2.2 to 2.4) while decreasing slightly for medium density (2.7 to 2.6). An increase in the persons per household ultimately results in an increase in the fee, as the impacts of a household increase as population increases.
5. Non-Residential employment factors per 1,000 square feet were updated based on the USGBC LEED BD+C: New Construction | v4 - Default Occupancy Counts to reflect current occupancy trends. Updating the non-residential employment factors results in a slight increase in the fee for office developments and a decrease in the fee for commercial and industrial developments when compared to the prior master plan's employment factors.

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Table 2-20: Public Safety – Fee Comparison

Land Use	Fire			Police			Communication Facilities			Program Administration			Total Public Safety Fee		
	Proposed Fee	Existing Fee	Percent Change	Proposed Fee	Existing Fee	Percent Change	Proposed Fee	Existing Fee	Percent Change	Proposed Fee	Existing Fee	Percent Change	Proposed Fee	Existing Fee	Percent Change
Residential (per SF)															
Single Family Residential	\$0.35	\$0.31	11%	\$0.87	\$0.38	129%	\$0.06	\$0.13	-53%	\$0.04	\$0.04	-3%	\$1.32	\$0.86	53%
Multi-Family Residential (Attached 2-4)	\$0.47	\$0.44	6%	\$1.15	\$0.54	114%	\$0.07	\$0.18	-62%	\$0.06	\$0.07	-16%	\$1.75	\$1.24	42%
High Density Residential (Attached 4+)	\$0.66	\$0.55	21%	\$1.62	\$0.66	145%	\$0.10	\$0.22	-55%	\$0.08	\$0.09	-11%	\$2.46	\$1.52	62%
Non-Residential (per 1,000 Bldg SF)															
Office	\$543.00	\$411.70	32%	\$1,335.00	\$498.87	168%	\$84.00	\$168.67	-50%	\$69.00	\$53.98	28%	\$2,031.00	\$1,133.22	79%
Commercial	\$248.00	\$247.01	0%	\$611.00	\$299.34	104%	\$39.00	\$101.20	-61%	\$31.00	\$32.36	-4%	\$929.00	\$679.91	37%
Industrial	\$54.00	\$82.34	-34%	\$134.00	\$99.79	34%	\$8.00	\$33.73	-76%	\$7.00	\$10.79	-35%	\$203.00	\$226.65	-10%

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CAPITAL IMPROVEMENT PROJECTS & REVENUE PROJECTIONS

Table 2-21 summarizes the potential Public Safety fee revenue that could be generated by the projected future development identified in **Table 1-1**, assuming all such development occurs. It is anticipated that the actual revenue will be less due to credits provided for constructing master plan facilities. The revenue collected from the Public Safety Fees will be available to expand the City’s public safety facilities to meet the needs of new residents and workers in the City. If development doesn’t occur, the city will need to re-evaluate their facility needs.

Table 2-21: Potential Public Safety Fee Revenue

Land Use	2040 Units/ Sq. Ft.	Buildout Units/ Sq. Ft.	Average Unit Size ¹	Potential Fire Revenue	Potential Police Revenue	Potential Communication Facilities Revenue	Potential Total Fee Revenue (Rounded) ²
Residential (per SF)							
Single Family Residential	8,215	15,527	2,600	\$14,129,570	\$18,582,330	\$1,281,540	\$ 33,993,440
Multi-Family Residential (Attached 2-4)	319	875	1,500	\$616,875	\$550,275	\$33,495	\$ 1,200,645
High Density Residential (Attached 4+)	3,097	3,871	995	\$2,542,086	\$4,992,054	\$308,152	\$ 7,842,292
Total Residential	11,631	20,273		\$17,288,531	\$24,124,659	\$1,623,187	\$43,036,377
Non-Residential per 1,000 Bldg. SF)							
Office	3,084,192	4,959,306	n/a	\$2,692,903	\$4,117,397	\$259,072	\$ 7,069,372
Commercial	7,606,862	12,231,648	n/a	\$3,033,449	\$4,647,793	\$296,668	\$ 7,977,909
Industrial	43,899,287	70,588,980	n/a	\$3,811,805	\$5,882,504	\$351,194	\$ 10,045,504
Total Non-Residential	54,590,341	87,779,934		\$9,538,157	\$14,647,694	\$906,934	\$ 25,092,785
Total				\$26,826,687	\$38,772,353	\$2,530,121	\$68,129,161

¹ Average unit size based on the average house size of planned new development in the City of Tracy. The fee for residential units will be applied to the livable square

² Total fee revenue may differ slightly from cost attributable to fee program due to rounding.

Table A-1 in Appendix A will also serve as the Public Safety Fee CIP list as required by AB 602 which includes the facilities shown in **Table 2-13** and **Table 2-14**. **Table A-1** identifies each of the facilities that will be paid for in part or whole by the Public Safety Fees and identifies the estimated date of construction, as identified in the Public Safety Master Plan. The exact start date is difficult to determine as revenue collection varies based on the timing of new development moving forward and the timing of securing other funding sources. The City will use the CIP facilities identified here to guide their five-year Capital Improvement Plan budget based upon City needs and timing of securing adequate revenue.

EXISTING AND PROPOSED LEVEL OF SERVICE

AB 602 through the addition of Section 66016.5(a)(2) of the Government Code states, “When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and include an explanation of why the new level of service is appropriate.”

The Government Code also states that the Nexus Study, if appropriate, shall identify the proposed new level of service and include an explanation of why the new level of service is appropriate.

This section calculates the existing and proposed level of service.

Facility Size Summary

The Public Safety Master Plan (PSMP) dated December of 2023 included an analysis of the City's existing Public Safety Facilities. The PSMP identified that the City maintains approximately 15 public safety facilities that are in an overall good condition respective of building age and have varying levels of deferred maintenance. The existing fire square footage, the buildout square footage, and the additional new square footage is summarized in **Table 2-22**.

Table 2-22: City of Tracy Fire Facility Sizes

Fire Facilities	Address	Existing Square Feet ¹	Buildout Square Feet	New Square Footage ⁶	PS Funded SF ⁷
Fire Administration Building	835 Central Avenue	9,646	9,646	-	-
Fire Station 91	1701 W. 11th Avenue	7,401	7,401	-	-
Fire Station 92	1035 East Grant Line Road	5,136	5,136	-	-
Fire Station 94 ²	16502 W. Schulte Road	5,552	7,750	7,750	5,522
Fire Station 95 ³	7151 Tracy Hills Drive	1,307	7,070	5,763	5,763
Fire Station 96	1800 W Grant Line Road	5,136	5,136	-	-
Fire Station 97 (relocation)	595 West Central Avenue	3,009	7,750	7,750	6,246
Fire Station 98	Valpico Road	-	7,070	7,070	5,523
SCFA Ambulance Company	301 West Grant Line Road	3,328	3,328	-	-
Fire Training Facility ⁵	North Chrisman Road	1,350	9,868	9,868	2,645
Total Fire Facilities Square Footage		41,864.50	70,155.00	38,201.50	25,698.72

¹ Existing fire square footages derived from the Public Safety Master Plan and the City of Tracy APIP Renewal Schedule of Values 2026-27 prepared by Alliant Insurance Services, Inc.

² Existing facility to be demolished and replaced with new facility.

³ Fire Station 95 was constructed by Tracy Hills in 2022. Tracy Hills is receiving credits totaling \$6.79 million. The existing square footage represents the proportional percentage of credits applied to building permits.

⁴ Fire Station 99 in the City of Tracy Public Safety Master Plan has been renamed to Fire Station 98 to reflect the updated SCFA numbering of this station.

⁵ Fire Training Facility existing square footage represents the Fire Training Tower which is a three story facility measuring approximately 30' x 15'.

⁶ New square footage represents the total square footage of facilities to be constructed proposed in the City of Tracy Public Safety Master Plan and is inclusive of the reconstructed square footages of facilities to be demolished or relocated.

⁷ Derived by taking the new square footage and multiplying by the fee funded percentage from Table 2-12.

To account for all existing facilities serving the City of Tracy, a portion of Fire Station 95 (Tracy Hills), has been added to the existing facilities list. The square footage included in the table is based on proportional share of credits applied to development projects in relation to the construction cost shown in the February 15, 2022 staff report accepting the improvements. This represents the portion of the fire station serving existing development. The remaining square footage represents excess capacity that is available to serve anticipated future development in Tracy Hills.

Fire Station 93 is not being included as it primarily serves properties outside of the City of Tracy.

The existing police and communication square footage, the buildout square footage, and the additional new square footage is summarized in **Table 2-23**. It should be noted that not all communication facilities are included in this table as some are reflected within the fire station facilities.

Table 2-23: City of Tracy Police and Communication Facility Sizes

Police and Communication Facilities	Address	Existing Square Feet ¹	Horizon Year (2040) Square Feet	New Square Footage ⁴	Funded by Fee Program ⁵
Police Department	1000 Civic Center	27,616	47,425	19,809	12,449
Police Station (old) ²	400 East 10th Street	9,800	-	-	-
South Tracy Police Station	TBD	-	8,794	8,794	5,527
PD North Annex ³	400 East 10th Street	16,759	-	-	-
Training Facility	7299 S. Tracy Boulevard	7,792	15,162	7,370	6,870
Animal Shelter (2015 - grant funded)	2375 Paradise Road	9,692	15,592	5,900	4,986
Radio Communications Building	15178 W. Schulte Road	345	345	-	-
Radio Communications Tower	15178 W. Schulte Road	-	400	400	218
Total Police and Communications Facilities Square Footage		72,004	87,718	42,273	30,049

¹ Existing police and communications facility square footages derived from the Public Safety Master Plan and the City of Tracy APIP Renewal Schedule of Values 2026-27 prepared by Alliant Insurance Services, Inc.

² Existing facility to be demolished and replaced with new facility at the Civic Center.

³ Space is leased however is included in the existing level of service as this provides critical operational space that is part of the City's current police operations.

⁴ New square footage represents the total square footage of facilities to be constructed proposed in the City of Tracy Public Safety Master Plan and is inclusive of the reconstructed square footages of facilities to be demolished or relocated.

⁵ Derived by taking the new square footage and multiplying by the fee funded percentage from Table 2-13.

Identification of the Existing Level of Service

Dividing the City's existing public safety square footage as shown in **Table 2-22** and **Table 2-23** by the City of Tracy's existing service population which includes the City's existing residents and weighted employees, yields the City's existing level of service per capita in terms of square footage per capita. The City's existing level of service in terms of square footage per capita for 0.34 for fire and 0.58 for police/communications, as shown in **Table 2-24** and **Table 2-25**.

Identification of the Proposed Level of Service and Rationale

The Public Safety Fees are calculated using the Planned Facilities Method. This methodology identifies the new facilities that are needed to serve the City at buildout and calculates the percentage attributable to new development by taking the ratio of the size of the needed facility space at buildout divided by buildout population to determine the facility size per capita at buildout. The facility size per capita at buildout of each facility is then multiplied by the growth service population to determine the maximum square footage of the facility attributable to growth. Finally, the maximum square footage attributable to growth of each facility is divided by the total new square footage added by the programmed facilities to determine the proportional allocation of the facility attributable to future development. This methodology conservatively ensures that

new development is only funding their proportionate share of the total facilities and is not expected to mitigate any existing deficiencies or increase the level of service at the expense of new development.

The buildout square footage is determined by taking the facilities identified in the PSMP, adding them to the existing facilities, and then removing existing facilities that will be demolished and reconstructed as shown in **Table 2-22** and **Table 2-23**. This building square footage is then divided by the buildout service population or horizon year (2040) service population, respectively. The proposed level of service for fire facilities at buildout is 0.31 square feet per capita as shown in **Table 2-24**. The proposed level of service for police and communication facilities at horizon year (2040) is 0.48 square feet per capita as shown in **Table 2-25**.

The fee program funded square footage is then calculated by taking the new building square footage and multiplying by the share funded by the fee program from **Table 2-13** and **Table 2-14**.

Table 2-24: City of Tracy Fire Level of Service

Fire Facilities	Existing SF ¹	Buildout SF ²	Fee Program Funded SF ³
Fire Facilities Square Feet	41,865	70,155	25,699
<i>Population</i>	<i>123,515</i>	<i>223,029</i>	<i>99,514</i>
Fire Facilities Square Feet/Capita	0.34	0.31	0.26

¹ Existing fire facilities square footage is derived from Table 2-22.

² Total fire facilities square footage derived by summing the existing and proposed fire facilities square footage.

³ Fee program funded square footage takes the new building square footage multiplied by the percentage funded through the fee program.

Table 2-25: City of Tracy Police and Communication Level of Service

Police & Communications Facilities	Existing SF ¹	Horizon Year (2040) SF ^{2, 4}	Fee Program Funded SF ³
Police and Communications Facilities Square Feet	72,004	87,718	30,049
<i>Population</i>	<i>123,515</i>	<i>181,573</i>	<i>58,058</i>
Police and Communications Facilities Square Feet/Capita	0.58	0.48	0.52

¹ Existing police and communications facilities square footage is derived from Table 2-23.

² Total police and communications facilities square footage derived by summing the existing and proposed police and communications facilities square footage.

³ Fee program funded square footage takes the new building square footage multiplied by the percentage funded through the fee program.

Compared to the existing level of service, the proposed fire facilities level of service results in a slightly lower square footage standard, with existing facilities providing 0.34 square feet per capita compared to 0.31 square feet per capita at buildout. In addition, the fee-funded square footage is

0.26 square feet per capita, which is significantly less than the existing level of service and supports the conclusion that the allocation to the fee program is equitable.

Compared to the existing level of service, the proposed police and communications facilities level of service results in a slightly lower square footage standard, with existing facilities providing 0.58 square feet per capita compared to 0.48 square feet per capita at the 2040 horizon year. In addition, the fee-funded square footage is 0.52 square feet per capita, which is lower than the existing level of service and supports the conclusion that the allocation to the fee program is equitable.

Government Code section 66001(g) states, "A fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to (1) refurbish existing facilities to maintain the existing level of service, or (2) achieve an adopted level of service that is consistent with the general plan." The CIP, shown in **Table A-1** in **Appendix A** is proposed to be adopted by the City Council along with the proposed, updated fees, will adopt the new level of service. Furthermore, the new level of service is consistent with the Adopted Public Safety Master Plan and the following General Plan policies of the City:

- Goal PF-4: Public buildings that are a source of civic pride for all residents.
- Objective PF-1.1.P1: Provide fire and emergency response facilities and personnel necessary to meet residential and employment growth in the city.
- Objective PF-2.1.P1: Maintain adequate police staffing, performance levels, and facilities to serve Tracy's existing population as well as any future growth.

AB 602 requires that, when a nexus study supports an increase to an existing fee, the agency must review the assumptions underlying the existing fee and evaluate fee revenues collected to date. This Nexus Study satisfies these requirements by reassessing the assumptions from the prior nexus study, incorporating updated cost estimates, and evaluating the status of previously identified facilities and funding.

The CIP includes both previously identified facilities that remain unconstructed and new or refined facility needs based on updated planning documents. Certain major facilities, including the Fire Station 94, Fire Station 97, Fire Station 98, the Fire Training Facility and the Police Department Remodel & Addition, are anticipated to be partially funded through alternative sources such as grants, other fee programs, existing fund balances, and general fund contributions.

The proposed fee update reflects current construction costs, revised facility assumptions, and applicable legal standards. This Nexus Study demonstrates that the updated fee is necessary to ensure that new development funds no more than its proportional share of planned facilities required to serve growth.

The City Council, through adoption of the Public Safety Master Plan (PSMP), has identified the facilities necessary to serve the City’s projected population and employment growth. These facilities are included in the CIP and are intended to achieve the City’s adopted level of service. Many existing facilities were constructed to serve a substantially smaller population and are no longer adequate to meet current or future service demands. Expansion of such facilities is necessary to serve both existing deficiencies and future growth, and only the portion attributable to growth is included in the fee calculation.

The PSMP, prepared by Indigo | Hammond Playle Architects, includes an evaluation of existing facilities, benchmarking against comparable jurisdictions, and identification of facility needs based on departmental service requirements. This planning process resulted in a recommended program of capital improvement projects totaling approximately 115,800 square feet of additional public safety facilities. Without these improvements, the City would be unable to maintain its adopted level of service in 2040 for Police and Communications and General Plan buildout for fire protection services.

The City has identified and committed non-fee funding sources to address the portion of facility costs attributable to existing development. These sources include General Fund revenues, grants, and other funding mechanisms. The identification of approximately 40 percent of fire project costs and 35 percent of police and communication project costs from non-fee sources demonstrates the City’s compliance with AB 602 by ensuring that new development is not charged for existing deficiencies.

The proposed fees are therefore consistent with AB 1600 and AB 602, as they:

- Allocate costs between existing and future development based on proportional benefit.
- Reflect updated facility needs, costs, and funding assumptions; and
- Ensure that new development does not pay more than its fair share of required public facilities.

If the proposed fees are not implemented, the City would be unable to fund the facilities necessary to maintain its adopted level of service, resulting in a decline in service levels for both existing and future development.

NEXUS REQUIREMENT SUMMARY

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the Public Safety Fee is to fund additional fire, police, and communication facilities that are needed to serve new development in the City. Each new resident and worker generates the need for the City to expand their facilities in order to provide adequate response times, hire and house new public safety personnel, and improve the City's emergency communication facilities. In order to accommodate these needs, new facilities will be built, or existing facilities will be expanded as shown within **Table 2-13** and **Table 2-14**.

Requirement 2: Identify the use of the fee.

The Public Safety Fee will be used to fund the public safety facilities including fire, police, and communication facilities summarized in **Table 2-13** and **Table 2-14** and further detailed in the CIP shown in **Table A-1**. These projects were identified in the Citywide Public Safety Master Plan Update, prepared by Indigo | Hammond & Playle Architects, LLP (December 2023) as facilities required to mitigate the impact of new development in the TIMP Fee program area. The projects detailed in the CIP shown in Table A-1 may be amended pursuant to Gov Code Section 66002.

Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The Public Safety Fee will be used to fund public safety projects consisting of new fire, police, and communication facilities necessary to serve the increased residents and workers in the City as shown in **Table 2-15** and **Table 2-17**. The Public Safety Fee is calculated based on the estimated number of new residents and workers that are generated by each new development. Workers are weighted at a lower weight than residents to reflect their lesser impact on the facilities. This weighting is calculated as resident equivalents and each component of the Public Safety Fee uses the resident equivalents to calculate an EDU factor to equate each land use to that of a single-family home. The EDU factor is calculated based on the density factor for each residential and non-residential land use. Density is measured as "persons per dwelling unit" for residential uses or "square feet per worker" for nonresidential uses. The cost per EDU is calculated and spread to each land use based on the EDU equivalent methodology ensuring a reasonable relationship between the fee's use and the type of development project. These calculations are shown in **Table 2-16**, **Table 2-18**, and **Table 2-19**.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new development is anticipated to generate either new residents or workers. The addition of these new residents and workers directly creates the need for additional public safety facilities for fire, police, and communication facilities, which are necessary in order to maintain the required level of service. The fees are based on the number of resident equivalents each new development is expected to generate, thus ensuring that the need for the facility is directly related to a particular

development's impact. New workers generate a smaller demand than a resident and thus one worker is considered, on average, as equivalent to 0.5 times that of a resident. The relationship between the need for the facility and the type of development project is shown in **Table 2-16**, **Table 2-18**, and **Table 2-19**.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Public Safety Fees will provide funding for the required public safety facilities for fire, police, and communication facilities that are needed to serve the City through 2040 in respect to communications and police and at buildout in respect to fire protection services. These facilities and costs are summarized in **Table 2-13** and **Table 2-14**. The percentage attributable to new development is analyzed and described in detail in the Cost Summary and CIP section of the report, ensuring that new development does not pay more than their fair share of the facilities. The costs are spread to each land use based on the number of new resident equivalents that the land use will generate calculated as an EDU factor as shown in **Table 2-15** and **Table 2-17**. The fees per EDU are calculated in **Table 2-16** and **Table 2-18** are then converted into fees for each land use in **Table 2-19**. By spreading the costs attributable to the Public Safety fee program based on the EDU factors, each new development is only paying for their fair share of the required facilities since the need for the facilities directly correlates to the addition of new residents and worker equivalents.

Section 3 IMPLEMENTATION AND ADMINISTRATION

IMPLEMENTATION

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting with at least 30 days' notice. In addition, notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed.

At least ten days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. Two publications, with at least five days intervening between the dates of first and last publication not counting such publication dates, are sufficient. The period of notice commences upon the first day of publication and terminates at the end of the tenth day, including therein the first day.

The new or increased fees shall be effective no earlier than 60 days following the final action on the adoption or increase of the fees. Following adoption of the fees, the fees and supporting information must be placed on the City's website.

FEE PROGRAM ADMINISTRATIVE REQUIREMENTS

The Government Code requires the City to report every year and every fifth-year certain financial information regarding the fees in accordance with Section 66006 and section 66001(d) of the California Government Code.

FEE ADJUSTMENT PROCEDURES

The Public Safety Fee may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, changes in demographics, changes in the average unit square footage, or changes in the land use plan. In addition, the fees will be automatically updated each year on July 1st based on the June ENR CCI for San Francisco. Due to the timing of when the fees will take effect, the next fee adjustment will occur July 1, 2027.

TIMING OF FEE PAYMENT

Fees will be collected at the time the building permit for each structure is issued, unless an alternative timing requirement applies under the California Government Code. All residential projects will be charged based on the livable square footage of each dwelling unit. For phased or multi-building residential projects, fees will be calculated and collected separately for each building at the time its permit is issued.

For multi-family communal portions of the development, the following guidance applies:

- **Residential-only common areas** (e.g., clubhouses, resident-only lounges, private gyms, laundry rooms, storage rooms, mail/package rooms, maintenance, and utility rooms) are **not assessed** additional impact fees.
- **Publicly accessible areas** (e.g., leasing offices, publicly accessible commercial spaces, community rooms open to the public) **will be assessed** based on the non-residential land use category that most closely matches the use (e.g., office, retail, or other commercial use).
- **Parking garages, carports, and private circulation areas** within multi-family developments are not assessed separate fees unless they contain commercial or public-serving uses.

DESIGNATED RESIDENTIAL PROJECTS DEFERRED FEE PAYMENTS

Public Safety Fees for Designated Residential Development Projects will be collected in accordance with Section 66007 of the California Government Code.

PROGRAM ADMINISTRATION

The City, with consultant support, administers the Master Plan Fee Program in compliance with the Mitigation Fee Act, as well as AB 602 and AB 1483, which establish additional nexus, reporting, and transparency requirements. A program administration cost of three and a half percent (3.5%) is included in the Public Safety Fee to fund ongoing management, implementation, collection, reporting, and updates to the fee program. This percentage is consistent with industry standards, which typically range from 3 to 6 percent based on research completed by Best, Best & Krieger and presented at the California Society of Municipal Finance Officers Chapter meeting in October of 2025.

The City has historically collected program management as an additional soft cost mark-up equal to five percent (5%) of the construction cost of projects and then transferred this money to a separate fund account.

This administrative component supports the following activities:

- Posting of nexus studies and fee schedules on City’s website
- Annual fee adjustments
- Annual fee reporting
- Five-year fee reporting
- Application and tracking of fee credits and reimbursements
- Periodic nexus study updates
- Staff and consultant time related to fee preparation, collection, tracking, and administration
- Updates of Master Plans necessary to support the fee program

Table 3-1 shows the past six fiscal years’ (FY) program management fee revenue and program management expenditures, not including any interest or investment earnings. The Master Plan program management revenue has been collected at five percent (5%) of the Master Plan fees since program inception. The total revenue collected over the past six fiscal years is just slightly higher than the total expenses due to a higher-than-average amount of revenue collected in FY 21-22. The annual expenditures are higher than revenue for FY19-20, FY20-21, and FY22-23 due to increased activity related to the City’s updates to existing Master Plans and fee programs. It should be noted that the program management revenue and expenditures are from all fee sources, not just the Public Safety Fee program as the City collects all program management fees into the same account.

Table 3-1: City of Tracy Historical Program Management Revenue and Expenditures

Fiscal Year	Revenue	Expenditure
FY 19-20 Program Management	\$770,465	\$797,252
FY 20-21 Program Management	\$1,256,709	\$1,410,209
FY 21-22 Program Management	\$1,998,884	\$1,172,557
FY 22-23 Program Management	\$853,906	\$1,171,138
FY 23-24 Program Management	\$1,197,094	\$1,014,635
FY 24-25 Program Management	\$1,350,839	\$913,488
Total	\$7,427,897	\$6,479,279

Based on this historical analysis of program management revenues and expenditures, reducing the Program Administration Fee to three and a half percent (3.5%) is justifiable to cover the annual program administration costs of the impact fee program with the understanding that as the fee amount increases a smaller proportional amount of the fee is necessary to cover the annual program administration costs of the impact fee program. It is anticipated that administrative costs will continue to increase due to the additional requirements of the state legislation. It is also anticipated that revenue and expenditures will vary year to year due to the cyclical nature of five-year reporting requirements, nexus study updates, and the housing market.

CREDITS AND REIMBURSEMENT POLICIES

The City may provide fee credits and reimbursements for developer-constructed facilities in compliance with Title 13 of the Tracy Municipal Code and other applicable policies. Credits and reimbursements shall be calculated specifically for each project as applicable. It should be noted that per Section 13.08.020 (e) of the Tracy Municipal Code “The Subdivider shall not be entitled to any credit for program implementation or contingencies.”

PROGRAMMING REVENUES WITH THE CIP

The City should maintain its Capital Improvement Program (CIP) to adequately plan for future infrastructure needs. The CIP should commit all projected fee revenues and fund balances to specific projects that are necessary to serve growth. The CIP provides documentation necessary for the City to hold funds in a project account for longer than five years, if necessary, to collect sufficient funds to complete a project. This report outlines the projects that are to be funded with the fee program and details the CIP that will be adopted in conjunction with the fee study as required by AB 602.

Table A-1 in Appendix A serves as the City’s CIP list, which includes the facilities discussed in the previous chapters. The City will use the CIP facilities identified in Appendix A to guide their five-year Capital Improvement Plan budgets based upon City needs and timing of securing adequate revenue and will update the anticipated date of construction in the CIP and the City’s AB 1600 annual and five-year reports in accordance with Government Code 66002.

FEE REPORTING

Public agencies must comply with the publication requirements of Assembly Bill No. 1483, which became effective January 1, 2020, and was codified as Section 65940.1 of the California Government Code.

In addition, public agencies must comply with annual and five-year reporting requirements per Government Code sections 66006 and 66001(d).

ACCESSORY DWELLING UNITS

An accessory dwelling unit (ADU) is a second unit that is attached or detached from the primary dwelling unit as defined by California Government Code Sections 66310-66342. ADUs are charged Public Safety Fees in accordance with Section 65852.2 of the California Government Code.

SPECIALIZED DEVELOPMENT PROJECTS

The fees in this report may not apply to specialized development projects such as golf courses, cemeteries, sports stadium, truck lots, or other specialized land uses. For specialized development projects the City will review the development's impacts to determine the applicable fees. The fee rates presented in this Nexus Study may be reduced, exempted, or waived under certain circumstances as determined by the City. Any exemption or reduction in fees will be based on the City's independent analysis and review of the subject property. In addition, specialized land uses may be calculated utilizing the cost per EDU applied to the number of EDUs of the specialized land use as determined by the City's independent analysis.

Some developments may include more than one land use type. In these cases, the fee is calculated separately for each land use. The City has the discretion to impose the fees based on the specific aspects of a proposed development regardless of zoning. The fee imposed should be based on the land use type that most closely represents the impacts of the development.

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Appendix A: Capital Improvement Plan

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Table A-1: Capital Improvement Plan															
Facility Name	Proposed Area (Sq. Ft.)	Construction Cost	35% Mark-up ¹	FF&E and Vehicles	Solar ¹	Land Acquisition	Total Project Cost (June 2023\$)	Total Project Cost (May 2026\$) ²	Other Funding Sources ³	Remaining Cost	Percent of Remaining Cost Attributable to Fee Program ⁴	Total Cost Attributable to Fee Program	Other Funding Sources to Cover Cost Share of Existing Development ¹³	Location	Anticipated Date of Completion
Fire Facilities															
Fire Station 94 (Cordes Ranch Area) ⁵	7,750	\$6,942,300	\$2,429,805	\$2,600,000	\$620,356	\$0	\$12,592,000	\$12,864,687	(\$3,646,802)	\$9,217,885	71.2%	\$6,567,402	\$2,650,483	Hansen Road and Promontory Parkway	2031
Fire Station 97 (To be relocated and property sold) ⁷	0	\$0	\$0	\$0	\$0	\$0	(\$451,350)	(\$461,124)	\$0	(\$461,124)	80.6%	(\$371,625)	(\$89,499)	Valpico Road and Tracy Boulevard	2027
Fire Station 97 (Relocation - Valpico, incl. Ladder Bay) ⁸	7,750	\$6,942,300	\$2,429,805	\$1,000,000	\$620,356	\$500,000	\$11,492,000	\$11,740,866	(\$6,543,506)	\$5,197,360	80.6%	\$4,188,614	\$1,008,746	Valpico Road and Tracy Boulevard	2027
Fire Station 98 (Ellis Area) ⁹	7,070	\$5,427,849	\$1,899,747	\$1,000,000	\$561,813	\$233,012	\$9,122,000	\$9,319,542	(\$825,332)	\$8,494,210	78.1%	\$6,635,542	\$1,858,668	West of Ellis Specific Plan Area	2027
Fire Training Facility - Phase 2 & 3 ¹⁰	9,868	\$6,793,881	\$2,377,858	\$500,000	\$692,252	\$0	\$10,364,000	\$10,588,438	\$0	\$10,588,438	26.8%	\$2,837,938	\$7,750,500	1399 S. Chrisman Road	2028
Total Fire Facilities	32,438	\$26,106,330	\$9,137,215	\$5,100,000	\$2,494,777	\$733,012	\$43,118,650	\$44,052,409	(\$11,015,639)	\$33,036,770	-	\$19,857,871	\$13,178,899		
Police Facilities															
Police Dept Remodel & Addition (Civic Center Site)	19,809	\$21,094,258	\$7,382,990	\$2,160,114	\$2,123,317	\$0	\$32,761,000	\$33,470,457	\$ (2,290,313)	\$31,180,144	62.85%	\$19,595,685	\$11,584,459	1000 Civic Center	2031
South Tracy Police Substation	8,794	\$9,479,695	\$3,317,893	\$648,049	\$704,235	\$1,760,000	\$15,910,000	\$16,254,540	\$0	\$16,254,540	62.85%	\$10,215,439	\$6,039,101	West of Ellis Specific Plan Area	2027
Police Dept Training Facility ^{11, 12}	12,866	\$2,536,038	\$887,613	\$36,098	\$1,033,927	\$0	\$4,494,000	\$4,591,320	\$0	\$4,591,320	65.93%	\$3,026,984	\$1,564,336	7299 S. Tracy Boulevard	2027
Police Dept Animal Shelter (Phase II)	5,900	\$5,044,104	\$1,765,436	\$1,000,000	\$472,114	\$0	\$8,282,000	\$8,461,351	\$0	\$8,461,351	84.50%	\$7,149,906	\$1,311,445	2375 Paradise Road	2031
Subtotal Police Facilities	47,369	\$38,154,095	\$13,353,932	\$3,844,261	\$4,333,593	\$1,760,000	\$61,447,000	\$62,777,668	(\$2,290,313)	\$60,487,355		\$39,988,014	\$20,499,341		
Communication Facilities															
Radio Communications Tower	400	\$862,240	\$301,784	\$4,067,185	\$0	\$125,000	\$5,356,000	\$5,471,987	\$ (194,919)	\$5,277,068	54.47%	\$2,874,539	\$2,402,529	Schulte Road	2031
Subtotal Communications Facilities	400	\$862,240	\$301,784	\$4,067,185	\$0	\$125,000	\$5,356,000	\$5,471,987	\$ (194,919)	\$5,277,068		\$2,874,539	\$2,402,529		
Total Public Safety Facilities		\$65,122,665	\$22,792,931	\$13,011,446	\$6,828,370	\$2,618,012	\$109,921,650	\$112,302,064	(\$13,500,872)	\$98,801,192		\$62,720,424	\$36,080,769		
Source: City of Tracy Public Safety Master Plan, prepared by Indigo and Hammond & Playle Architects, LLP (June 2023).															
¹ Mark-up includes: 10% Design and Planning, 10% Construction Maintenance, 15% General Contingency. Solar Costs include mark-ups.															
² The Total Project Costs on construction projects are escalated to current dollars using the San Francisco ENR BCI.															
³ Based on the City of Tracy Public Safety Master Plan, prepared by Indigo and Hammond & Playle Architects, LLP (June 2023). Other funding sources include a \$1 million contribution from the City for the cost of the apparatus for Fire Station 94 and contributions from the Core Fee and Ellis Fee Programs for Fire Station 97 and Fire Station 99 respectively.															
⁴ Based on the percentages from the 2019 AB 1600 Development Impact Fee Update (Harris & Associates) and updated to reflect development changes and agreements with Tracy Rural Fire.															
⁵ Fire Station 94 is being demolished and an expanded fire station is being constructed at the same site. Existing development's fair share of the reconstruction is allocated entirely to the SCFA and accounts for approximately 20.57% of the construction costs and will be funded from other funding sources outside the fee program including grants and general fund contributions. \$1,000,000 of City's obligation is accounting for the existing fire engine from the existing Fire Station.															
⁶ Fire Station 95 was constructed by Tracy Hills in alignment with the Tracy Hills Development Agreement ands subsequent Subdivision Improvement Agreement with the City. The facility was completed and accepted by the City February 15, 2022. Tracy Hills received \$6,790,794 in credits. The City purchased the apparatus for the fire station.															
⁷ The Master Plan proposes that the City sell the decommissioned property once the replacement station has been built. The revenue from the sale of the facility serves as an offset to the total remaining fire facility costs.															
⁸ For the relocation of Fire Station 97, the City Core Area contributes to the cost of the fire station and also the City is contributing \$1,000,000 in the form of the fire engine relocation.															
⁹ Fire Station 99 in the City of Tracy Public Safety Master Plan has been renamed to Fire Station 98 to reflect the updated SCFA numbering of this station.															
¹⁰ The Fire Training Facility receives funding from a ARPA grant of approximately \$2.6 million. This funding is being allocated to offset existing development's fair share of the fire training facility.															
¹¹ Land costs were removed due to the City already owning the land.															
¹² Police Training Facility costs reduced by approximately 46.6% to reflect the construction of the Reality-Based Training Facility Expansion completed in 2025.															
¹³ The City will be required to fund the costs shown in the Other Funding Sources to Cover Cost Share of Existing Development column through the use of Grants, Measure V, and other available funding sources including the existing fund balance as the facilities identified for funding are the same facilities that have been included in the fee program since its creation in 2013.															

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Appendix B: City of Tracy Historical Permit Data

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ISSUED	PERMIT_NO	SITE APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
02/28/2023	RES22-2841	24444001	1502 BALTIMORE PL	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	2,393	SFD
02/28/2023	RES22-2842	24444002	1518 BALTIMORE PL	TRACY LAKES/CALERO/PLAN 2B-R/2430 SQ FT	2,430	SFD
02/28/2023	RES22-2843	24444003	1534 BALTIMORE PL	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
02/28/2023	RES22-2844	24444004	1550 BALTIMORE PL	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	2,393	SFD
02/28/2023	RES22-2845	24444005	1566 BALTIMORE PL LOT 176	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT	2,430	SFD
02/28/2023	RES22-2846	24444006	1582 BALTIMORE PL LOT 177	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	2,520	SFD
02/28/2023	RES22-2850	24442001	1799 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT	2,548	SFD
02/28/2023	RES22-2855	24442002	1781 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT	2,695	SFD
02/28/2023	RES22-2856	24442003	1763 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	2,775	SFD
02/28/2023	RES22-2857	24442004	1745 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT	2,548	SFD
02/28/2023	RES22-2858	24442005	1727 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 2A/2695 SQ FT	2,695	SFD
02/28/2023	RES22-2859	24442006	1709 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	2,775	SFD
02/28/2023	RES22-2860	24442007	1708 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT	2,695	SFD
02/28/2023	RES22-2861	24442008	1726 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT	2,548	SFD
02/28/2023	RES22-2862	24442009	1744 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT	2,775	SFD
02/28/2023	RES22-2863	24442010	1762 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 2C/2695 SQ FT	2,695	SFD
02/28/2023	RES22-2864	24442011	1780 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT	2,548	SFD
02/28/2023	RES22-2865	24442012	1798 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT	2,775	SFD
02/28/2023	RES22-2866	24441032	1831 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
02/28/2023	RES22-2867	24441033	1839 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
02/28/2023	RES22-2868	24441034	1847 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
02/28/2023	RES22-2869	24441047	1848 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD
02/28/2023	RES22-2870	24441048	1840 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	1,880	SFD
02/28/2023	RES22-2871	24441049	1832 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
02/28/2023	RES22-2872	24443035	1599 BALTIMORE PL LOT 133	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
02/28/2023	RES22-2873	24443036	1583 BALTIMORE PL LOT 134	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	1,919	SFD
02/28/2023	RES22-2874	24443037	1567 BALTIMORE PL LOT 135	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	1,560	SFD
02/28/2023	RES22-2875	24443052	2981 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
02/28/2023	RES22-2876	24443071	2998 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	1,763	SFD
02/28/2023	RES22-2877	24443072	3016 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	1,560	SFD
02/28/2023	RES22-2878	24443073	3034 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2B/1683 SQ FT	1,683	SFD
02/28/2023	RES22-2879	24444007	3026 LAKESHORE AV LOT 178	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT	2,520	SFD
02/28/2023	RES22-2880	24444009	3070 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	2,393	SFD
02/28/2023	RES22-2881	24444008	3048 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	2,430	SFD
02/28/2023	RES22-2882	24444058	3146 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1a/2393 SQ FT	2,393	SFD
02/28/2023	RES22-2883	24444059	3172 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	2,430	SFD
02/28/2023	RES22-2884	24444060	3198 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
02/28/2023	RES22-2885	24444061	3224 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	2,393	SFD
02/28/2023	RES22-2886	24444062	3250 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT	2,430	SFD
02/28/2023	RES22-2887	24444063	3276 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	2,520	SFD
02/28/2023	RES22-2888	24441035	1855 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	1,768	SFD
02/28/2023	RES22-2889	24441036	1863 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	1,829	SFD
02/28/2023	RES22-2890	24441037	1871 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
02/28/2023	RES22-2891	24441038	1879 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
02/28/2023	RES22-2892	24441043	1880 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
02/28/2023	RES22-2893	24441044	1872 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
02/28/2023	RES22-2894	24441045	1864 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
02/28/2023	RES22-2895	24441046	1856 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
02/28/2023	RES22-2896	24443053	2963 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT	1,560	SFD
02/28/2023	RES22-2897	24443055	2927 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	1,763	SFD
02/28/2023	RES22-2898	24443056	2909 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
02/28/2023	RES22-2899	24443067	2926 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	1,763	SFD
02/28/2023	RES22-2900	24443068	2944 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	1,919	SFD
02/28/2023	RES22-2901	24443069	2962 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2C/1683 SQ FT	1,683	SFD
02/28/2023	RES22-2902	24443070	2980 FEELEY AV LOT 168	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	1,919	SFD
02/28/2023	RES23-0096	24441031	1823 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT ***2019 CODE***	1,880	SFD
02/28/2023	RES23-0097	24443054	2945 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2C/1683 SQ FT ***2019 CODE***	1,683	SFD
03/15/2023	RES21-2818	23508209	213 W SOUTH ST	1,000 SQ FT SINGLE FAMILY RESIDENCE	1,000	SFD
05/18/2023	RES22-1900	21439020	2724 HOLLY DR	1405 SQ FT SFD, WITH (E) SFD USED AS ADU	1,405	SFD
05/31/2023	RES22-1573	25105042	4033 TELLURIDE ST LOT 63	FAIRGROVE VILLAGE 11/PLAN 3C-R/2287SF	2,287	SFD
05/31/2023	RES22-1574	25105042	4045 TELLURIDE ST LOT 64	FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF	2,416	SFD
05/31/2023	RES22-1575	25105042	4057 TELLURIDE ST LOT 65	FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF	2,140	SFD
05/31/2023	RES22-1576	25105042	4069 TELLURIDE ST LOT 66	FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF	2,287	SFD
05/31/2023	RES22-1577	25105042	4081 TELLURIDE ST LOT 67	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945 SF	1,945	SFD
05/31/2023	RES22-1578	25105042	4093 TELLURIDE ST LOT 68	FAIRGROVE VILLAGE 11/PLAN 4E/2416 SF	2,416	SFD
05/31/2023	RES22-1579	25105042	4153 TELLURIDE ST LOT 73	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF	1,945	SFD
05/31/2023	RES22-1580	25105042	4165 TELLURIDE ST LOT 74	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	2,287	SFD
05/31/2023	RES22-1581	25105042	4177 TELLURIDE ST LOT 75	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF	2,416	SFD
05/31/2023	RES22-1582	25105042	4189 TELLURIDE ST LOT 76	FAIRGROVE VILLAGE 11/PLAN 2A-R/2140 SF	2,140	SFD
05/31/2023	RES22-1583	25105042	4201 TELLURIDE ST LOT 77	FAIRGROVE VILLAGE 11/PLAN 3C-R/2287 SF	2,287	SFD
05/31/2023	RES22-1584	25105042	4213 TELLURIDE ST LOT 78	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF	2,416	SFD
05/31/2023	RES22-1585	25105042	4225 TELLURIDE ST LOT 79	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	2,140	SFD
05/31/2023	RES22-1586	25105042	5104 ANDREW CAMILLERI AVE LOT 80	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	2,287	SFD
05/31/2023	RES22-1587	25105042	5122 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF	2,140	SFD
05/31/2023	RES22-1588	25105042	5140 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF	1,945	SFD
05/31/2023	RES22-1589	25105042	5158 ANDREW CAMILLERI	FAIRGROVE VILLAGE 11/PLAN 4E/2416SF	2,416	SFD
05/31/2023	RES22-1708	25137001	5873 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	2,452	SFD
05/31/2023	RES22-1709		5714 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1710	25139036	5696 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	2,580	SFD
05/31/2023	RES22-1711	25139037	5678 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	2,700	SFD
05/31/2023	RES22-1712	25139038	5660 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF	2,452	SFD
05/31/2023	RES22-1713	25139039	5642 MOOREFIELD AVE	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF	2,580	SFD
05/31/2023	RES22-1714	25139040	5624 MOOREFIELD AVE	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN	2,869	SFD ADU

ISSUED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
05/31/2023	RES22-1715	25139041	5606 MOOREFIELD AVE	GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF	2,700	SFD
05/31/2023	RES22-1716	25137001	3675 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3E-R/2700SF	2,700	SFD
05/31/2023	RES22-1717	25137001	3663 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	2,580	SFD
05/31/2023	RES22-1718	25137001	3651 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1719	25137001	3639 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	2,700	SFD
05/31/2023	RES22-1720	25137002	3627 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF	2,580	SFD
05/31/2023	RES22-1721	25137002	3615 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF	2,452	SFD
05/31/2023	RES22-1722	25137002	3603 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1723	25137002	3591 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1D/2452SF	2,452	SFD
05/31/2023	RES22-1724	25137002	3579 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	2,700	SFD
05/31/2023	RES22-1725	25137002	3567 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1726	25137002	3555 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	2,700	SFD
05/31/2023	RES22-1727	25137002	3543 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF	2,580	SFD
05/31/2023	RES22-1728		5692 PLACER DRIVE	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1729	25137002	5704 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF	2,452	SFD
05/31/2023	RES22-1730	25137002	5716 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2A-R/2580SQSF	2,580	SFD
05/31/2023	RES22-1731	25137002	5728 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1732	25137002	5740 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	2,452	SFD
05/31/2023	RES22-1733	25137002	5752 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	2,580	SFD
05/31/2023	RES22-1734	25137002	5764 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF	2,700	SFD
05/31/2023	RES22-1735	25137002	5776 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1736	25137002	5788 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF	2,452	SFD
05/31/2023	RES22-1737	25137002	5800 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2E/2580SQSF	2,580	SFD
05/31/2023	RES22-1738	25137002	5812 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	2,700	SFD
05/31/2023	RES22-1739	25137002	5824 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1A/2452SF	2,452	SFD
05/31/2023	RES22-1740	25137002	5836 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF	2,700	SFD
05/31/2023	RES22-1741	25137002	5848 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1742	25137002	5860 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF	2,452	SFD
05/31/2023	RES22-1743	25137002	5748 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF	2,580	SFD
05/31/2023	RES22-1744	25137002	5730 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	2,452	SFD
05/31/2023	RES22-1745	25137002	5739 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1746	25137002	5727 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	2,700	SFD
05/31/2023	RES22-1747	25137002	3556 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF	2,452	SFD
05/31/2023	RES22-1748	25137002	3568 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	2,580	SFD
05/31/2023	RES22-1749	25137002	3580 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	2,700	SFD
05/31/2023	RES22-1750	25137002	5694 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1751	25137002	5712 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	2,700	SFD
05/31/2023	RES22-1752	25137002	5861 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF	2,700	SFD
05/31/2023	RES22-1753	25137002	5837 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF	2,580	SFD
05/31/2023	RES22-1754	25137002	5823 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1755	25137002	5749 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	2,700	SFD
05/31/2023	RES22-1756	25137002	5731 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	2,869	SFD ADU
05/31/2023	RES22-1757	25137002	5713 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	2,580	SFD
05/31/2023	RES22-1758	25137002	5695 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	2,700	SFD
05/31/2023	RES22-1759	25137002	5677 LORAY LN	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF	2,452	SFD
05/31/2023	RES22-1760	25137002	5659 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF	2,580	SFD
05/31/2023	RES22-1797	25105042	4105 TELLURIDE ST LOT 69	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF	2,140	SFD
05/31/2023	RES22-1798	25140014	4117 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF	1,945	SFD
05/31/2023	RES22-1799	25105042	4129 TELLURIDE ST LOT 71	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF	2,287	SFD
05/31/2023	RES22-1800	25105042	4141 TELLURIDE ST LOT 72	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	2,416	SFD
05/31/2023	RES22-1801	25105042	5191 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF	1,945	SFD
05/31/2023	RES22-1802	25105042	5173 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF	2,140	SFD
05/31/2023	RES22-1803	25105042	5155 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	2,287	SFD
05/31/2023	RES22-1805	25105042	5119 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF	1,945	SFD
05/31/2023	RES22-1806	25105042	4282 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF	2,287	SFD
05/31/2023	RES22-1808	25105042	4258 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF	2,140	SFD
05/31/2023	RES22-1809	25105042	4246 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416 SF	2,416	SFD
05/31/2023	RES22-1810	25105042	4234 ANGELO WAY	FAIRGROVE VILLAGE 11/PLAN 1E-R/1945 SF	1,945	SFD
05/31/2023	RES22-1811	25105042	5210 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	2,416	SFD
05/31/2023	RES22-1812	25105042	5192 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF	2,287	SFD
05/31/2023	RES22-1813	25105042	5174 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF	2,140	SFD
05/31/2023	RES22-1814	25105042	5156 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416 SF	2,416	SFD
05/31/2023	RES22-1815	25105042	5138 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF	1,945	SFD
05/31/2023	RES22-1816	25105042	5120 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	2,140	SFD
05/31/2023	RES22-1817	25105042	5102 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF	2,287	SFD
05/31/2023	RES22-1818	25105042	5129 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF	2,416	SFD
05/31/2023	RES22-1819	25105042	5147 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2C/2140 SF	2,140	SFD
05/31/2023	RES22-1820	25105042	5165 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	2,287	SFD
05/31/2023	RES22-1821	25105042	5183 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF	1,945	SFD
05/31/2023	RES22-1822	25105042	5201 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2B/2140 SF	2,140	SFD
05/31/2023	RES22-1824	25105042	5219 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF	1,945	SFD
05/31/2023	RES22-1825	25105042	5237 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	2,287	SFD
05/31/2023	RES22-1826	25105042	4182 BARLEY WY	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	2,416	SFD
05/31/2023	RES22-1827	25105044	4174 BARLEY WY	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF	2,287	SFD
05/31/2023	RES22-1828	25105044	4166 BARLEY WY	FAIRGROVE VILLAGE 11/PLAN 2D/2140 SF	2,140	SFD
05/31/2023	RES22-1829	25105044	4158 BARLEY WY	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	2,416	SFD
05/31/2023	RES22-1830	25105044	4150 BARLEY WY	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF	1,945	SFD
05/31/2023	RES22-1835	25105042	5226 VALIANT AVE	FAIRGROVE VILLAGE 11/PLAN 2B-R/2140SF	2,140	SFD
05/31/2023	RES22-1836	25105042	5208 VALIANT AVE	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	2,416	SFD
05/31/2023	RES22-1837	25105042	5209 VALIANT AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	2,287	SFD
05/31/2023	RES22-1838	25105042	5227 VALIANT AVE	FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF	2,416	SFD
05/31/2023	RES22-1843	25105042	5220 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416SF	2,416	SFD
05/31/2023	RES22-1844	25105042	5204 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF	2,287	SFD

ISSUED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
05/31/2023	RES22-1845	25105042	5182 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	2,140	SFD
05/31/2023	RES22-1846	25105042	5164 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	2,416	SFD
05/31/2023	RES22-1847	25105042	5146 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	2,287	SFD
05/31/2023	RES22-1848	25105042	5128 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945 SF	1,945	SFD
06/08/2023	RES23-0608		2593 DASHWOOD ST LOT 25	V2 CAIRNWAY/PLAN 3E-R/2763SQ' - MODEL	2,763	SFD
08/01/2023	RES23-1047	25106023	2911 PENELOPE ST LOT 76	CRESTWICK VILLAGE 6/PLAN 3D-R/2972SQSF MODEL	2,972	SFD
09/27/2023	RES21-2381	24633050	120 CAIRO CT	LARKSPUR IV - 2441 SQ FT - ELEVATION H	2,441	SFD
09/27/2023	RES21-2382	24633050	130 CAIRO CT	LARKSPUR IV - 2441 SQ FT - ELEVATION A	2,441	SFD
09/27/2023	RES21-2383	24633050	140 CAIRO CT	LARKSPUR IV - 1883 SQ FT - ELEVATION D	1,883	SFD
09/27/2023	RES21-2384	24633050	150 CAIRO CT	LARKSPUR IV - 2441 SQ FT - ELEVATION H	2,441	SFD
09/27/2023	RES21-2385		160 DE BORD DRIVE LOT 5	LARKSPUR IV - 2441 SQ FT - ELEVATION A	2,441	SFD
09/27/2023	RES21-2386	24633056	170 DE BORD DR	LARKSPUR IV - 1883 SQ FT - ELEVATION A	1,883	SFD
09/27/2023	RES21-2388	24633057	180 DE BORO	LARKSPUR IV - 2441 SQ FT - ELEVATION H	2,441	SFD
09/27/2023	RES21-2389	24633058	190 De Bord Dr	LARKSPUR IV - 1883 SQ FT - ELEVATION D	1,883	SFD
09/27/2023	RES21-2390	24633061	200 DE BORD DR	LARKSPUR IV - 2441 SQ FT - ELEVATION A	2,441	SFD
09/27/2023	RES21-2391	24633060	210 DE BORD DR	LARKSPUR IV - 1883 SQ FT - ELEVATION A	1,883	SFD
09/27/2023	RES21-2392	24633061	220 DEBORD DR	LARKSPUR IV - 2441 SQ FT - ELEVATION H	2,441	SFD
09/27/2023	RES21-2393	24633062	230 DE BORD DR	LARKSPUR IV - 1883 SQ FT - ELEVATION D	1,883	SFD
09/27/2023	RES21-2394	24633063	240 DEBORD DR	LARKSPUR IV - 2441 SQ FT - ELEVATION A	2,441	SFD
09/27/2023	RES21-2395	24631008	2110 BENTLEY LN	LARKSPUR I - 2441 SQ FT - ELEVATION A	2,441	SFD
09/28/2023	RES23-1049	25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL	4,095	SFD ADU
10/16/2023	RES23-1715	24443038	2939 ELLA WY	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT	1,710	SFD
10/16/2023	RES23-1716	24443039	2913 ELLA WY	TRACY LAKES/PINECREST/PLAN 3C-R/1763 SQ FT	1,763	SFD
10/16/2023	RES23-1717	24443040	2887 ELLA WAY	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	1,919	SFD
10/16/2023	RES23-1718	24443047	2886 ELLA WAY	TRACY LAKES/PINECREST/PLAN 2B-R/1710 SQ FT	1,710	SFD
10/16/2023	RES23-1719	24443048	2912 ELLA WAY	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
10/16/2023	RES23-1720	24443049	2938 ELLA WAY	TRACY LAKES/PINECREST/PLAN 1A-R/1560 SQ FT	1,560	SFD
10/16/2023	RES23-1721	24443050	2964 ELLA WAY	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT	1,710	SFD
10/16/2023	RES23-1722	24443051	2990 ELLA WAY	TRACY LAKES/PINECREST/PLAN 3B-R/1763 SQ FT	1,763	SFD
10/16/2023	RES23-1723	24443057	2891 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 1B-R/1560 SQ FT	1,560	SFD
10/16/2023	RES23-1724	24443058	2873 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT	1,710	SFD
10/23/2023	RES23-1702	24404021	3141 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 2A-R/2695 SQ FT	2,695	SFD
10/23/2023	RES23-1703	24404021	3169 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 3B-R/2775SQ FT	2,775	SFD
10/23/2023	RES23-1704	24404021	3197 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT	2,548	SFD
10/23/2023	RES23-1705	24404021	3225 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 2A-R/2695 SQ FT	2,695	SFD
10/23/2023	RES23-1706	24404021	3253 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	2,775	SFD
10/23/2023	RES23-1707	24445006	3281 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 1B-R/2548 SQ FT	2,548	SFD
10/23/2023	RES23-1708	24445007	3309 EDGEWATER AVE	TRACY LAKES/ECHO/PLAN 2A/2695 SQ FT	2,695	SFD
10/23/2023	RES23-1709	24445008	3337 EDGEWATER AVE	TRACY LAKES/ECHO/PLAN 3B-R/2775SQ FT	2,775	SFD
10/23/2023	RES23-1710	24445009	3365 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT	2,548	SFD
10/23/2023	RES23-1711	24443024	1545 GRANITE PL	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
10/23/2023	RES23-1712	24443025	1537 GRANITE PL	TRACY LAKES/PINECREST/PLAN 1A-R/1560 SQ FT	1,560	SFD
10/23/2023	RES23-1713	24443026	1529 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	1,763	SFD
10/23/2023	RES23-1714	24443027	1521 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT	1,710	SFD
10/23/2023	RES23-1725	24443059	2855 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3C-R/1763 SQ FT	1,763	SFD
10/23/2023	RES23-1726	24443060	2800 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	1,919	SFD
10/23/2023	RES23-1727	24443061	2818 FEELEY VE	TRACY LAKES/PINECREST/PLAN 1B-R/1560 SQ FT	1,560	SFD
10/23/2023	RES23-1728	24443062	2836 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3A-R/1763 SQ FT	1,763	SFD
10/23/2023	RES23-1729	24443063	2854 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2B-R/1710 SQ FT	1,710	SFD
10/23/2023	RES23-1730	24443064	2872 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
10/23/2023	RES23-1731	24443065	2890 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 1B-R/1560 SQ FT	1,560	SFD
10/23/2023	RES23-1732	24443066	2908 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT	1,710	SFD
12/26/2023	RES23-1842	24441039	1887 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	1,829	SFD
12/26/2023	RES23-1843	24441040	1895 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
12/26/2023	RES23-1844	24441041	1896 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD
12/26/2023	RES23-1845	24441042	1888 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
12/26/2023	RES23-1846	24441007	3019 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
12/26/2023	RES23-1847	24444064	3302 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	2,393	SFD
12/26/2023	RES23-1848	24444065	3328 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	2,430	SFD
12/26/2023	RES23-1849	24444066	3354 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT	2,520	SFD
12/26/2023	RES23-1893	24441002	2929 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD
12/26/2023	RES23-1894	24441003	2947 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
12/26/2023	RES23-1895	24441004	2965 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
12/26/2023	RES23-1896	24441005	2983 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
12/26/2023	RES23-1897	24441006	3001 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	1,880	SFD
01/17/2024	RES23-1898	24444010	1583 ALOHA LN	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	2,393	SFD
01/17/2024	RES23-1900	24442015	1600 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	2,393	SFD
01/17/2024	RES23-1901	24442016	1618 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	2,430	SFD
01/17/2024	RES23-1902	24442017	1636 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
01/17/2024	RES23-1903	24442018	1654 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	2,393	SFD
01/17/2024	RES23-1904	24442019	1672 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	2,430	SFD
01/17/2024	RES23-1906	24442020	1690 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
01/17/2024	RES23-1907	24442021	1691 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	2,430	SFD
01/17/2024	RES23-1908	24442022	1673 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	2,393	SFD
01/17/2024	RES23-1909	24442023	1655 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	2,520	SFD
01/17/2024	RES23-1910	24442024	1637 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	2,430	SFD
01/17/2024	RES23-1911	24442025	1619 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	2,393	SFD
01/17/2024	RES23-1912	24442026	1601 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
02/13/2024	RES24-0038	24441006	1821 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	1,880	SFD
02/13/2024	RES24-0039	24441006	1813 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
02/13/2024	RES24-0040	24441039	2895 EDGEWATER AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
02/13/2024	RES24-0041	24441006	2873 EDGEWATER AVE	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
02/13/2024	RES24-0042	24441006	2851 EDGEWATER LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD

ISSUED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
02/13/2024	RES24-0043	24441039	2917 EDGEWATER LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	1,829	SFD
02/13/2024	RES24-0077	24443043	2809 ELLA WY	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT	1,763	SFD
02/13/2024	RES24-0079	24443044	2808 ELLA WY	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT	1,560	SFD
02/13/2024	RES24-0080	24443045	2834 ELLA WY	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
02/13/2024	RES24-0081	24443046	2860 ELLA WY	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
02/14/2024	RES24-0075	24443041	2861 ELLA WY	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT	1,560	SFD
02/22/2024	RES21-1445	23806029	1121 BERG RD	NEW 648 SQ FT MODULAR HOME WITH CITY SEWER AND WATER CO	648	SFD
03/14/2024	RES24-0076	24443042	2835 ELLA WY	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	1,710	SFD
03/27/2024	RES24-0128	24444011	1567 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C-R/2430 SQ FT	2,430	SFD
03/27/2024	RES24-0129	24444012	1551 ALOHA LN	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
03/27/2024	RES24-0130	24444039	3134 ECHO WY	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT	2,520	SFD
03/27/2024	RES24-0131	24444040	3160 ECHO WY	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	2,393	SFD
03/27/2024	RES24-0132	24444041	3186 ECHO WY	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT	2,430	SFD
03/27/2024	RES24-0133	24444057	3135 ECHO WY	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	2,520	SFD
04/15/2024	RES24-0179	24441013	1845 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
04/15/2024	RES24-0180	24441014	1837 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
04/15/2024	RES24-0181	24441015	1829 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD
04/15/2024	RES24-0182	24441027	1846 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
04/15/2024	RES24-0183	24441028	1838 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
04/15/2024	RES24-0184	24441029	1830 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	1,768	SFD
05/02/2024	RES24-0301	24444013	1535 ALOHA LN	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	2,393	SFD
05/02/2024	RES24-0302	24444014	1519 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	2,430	SFD
05/02/2024	RES24-0303	24444015	1503 ALOHA LN	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	2,520	SFD
05/02/2024	RES24-0304	24444016	3060 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	2,393	SFD
05/02/2024	RES24-0305	24444017	3086 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT	2,430	SFD
05/02/2024	RES24-0306	24444018	3112 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT	2,520	SFD
05/10/2024	RES24-0401	24441010	1869 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT	1,880	SFD
05/10/2024	RES24-0402	24441011	1861 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	1,768	SFD
05/10/2024	RES24-0403	24441012	1853 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C-R/1829 SQ FT	1,829	SFD
05/10/2024	RES24-0404	24444019	3138 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B-R/2393 SQ FT	2,393	SFD
05/10/2024	RES24-0405	24444020	3164 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT	2,430	SFD
05/10/2024	RES24-0406	24444021	3190 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT	2,520	SFD
05/14/2024	RES23-2034	25106027	2576 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4D-R/2795SQSF	2,795	SFD
05/14/2024	RES23-2035	25106027	2568 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2A/2566SQSF	2,566	SFD
05/14/2024	RES23-2036	25106027	2560 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	2,644	SFD
05/14/2024	RES23-2037	25106027	2552 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4E/2795SQSF	2,795	SFD
06/28/2024	RES24-0484	24444035	3215 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	2,430	SFD
06/28/2024	RES24-0485	24444036	3189 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
06/28/2024	RES24-0486	24444037	3163 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	2,393	SFD
06/28/2024	RES24-0487	24444038	3137 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	2,430	SFD
06/28/2024	RES24-0523	24443018	1593 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	1,710	SFD
06/28/2024	RES24-0524	24443019	1585 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT	1,763	SFD
06/28/2024	RES24-0525	24443020	1577 GRANITE PL	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	1,919	SFD
06/28/2024	RES24-0526	24443021	1569 GRANITE PL	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	1,560	SFD
06/28/2024	RES24-0527	24443022	1561 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
06/28/2024	RES24-0528	24443023	1553 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	1,710	SFD
07/09/2024	RES22-1991	25106027	2528 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2E-R/2566SQSF/LOT 23	2,566	SFD
07/09/2024	RES22-1992	25106027	2520 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF/LOT 24	2,644	SFD
07/09/2024	RES22-1993	25106027	2536 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4A/2795SQSF/LOT 22	2,795	SFD
07/09/2024	RES22-1994	25106027	2544 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B-R/2164SQSF/LOT 21	2,164	SFD
07/09/2024	RES22-2037	25106027	2562 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 1E/2164SQSF/LOT 121	2,164	SFD
07/09/2024	RES22-2177	25106027	2624 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D/2639SQ'	2,639	SFD
07/09/2024	RES22-2178	25106027	2616 DASHWOOD ST	V2 CAIRNWAY/PLAN 4E-R/3196SQ'	3,196	SFD
07/09/2024	RES22-2179	2608 DASHWOOD ST LOT 103		V2 CAIRNWAY/PLAN 2B/2639SQ'	2,639	SFD
07/09/2024	RES22-2180	25106027	2600 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763SQ'	2,763	SFD
07/09/2024	RES22-2187	25106027	2625 DASHWOOD ST	V3 CAIRNWAY/PLAN 3B-R/2763SQ'	2,763	SFD
07/09/2024	RES22-2188	25106027	2617 DASHWOOD ST	V3 CAIRNWAY/PLAN 2E/2639SQ'	2,639	SFD
07/09/2024	RES22-2189	25106027	2609 DASHWOOD ST	V3 CAIRNWAY/PLAN 3D-R/2763SQ'	2,763	SFD
07/09/2024	RES22-2190	25106027	2601 DASHWOOD ST	V3 CAIRNWAY/PLAN 1B/2220SQ'	2,220	SFD
07/10/2024	RES23-2029	25106027	2616 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1A/2164SQSF	2,164	SFD
07/10/2024	RES23-2030	25106027	2608 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF	2,795	SFD
07/10/2024	RES23-2031	25106027	2600 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2D/2566SQSF	2,566	SFD
07/10/2024	RES23-2032	25106027	2592 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF	2,644	SFD
07/10/2024	RES23-2033	25106027	2584 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B/2164SQSF	2,164	SFD
07/11/2024	RES22-2175	25106027	2640 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220SQ'	2,220	SFD
07/11/2024	RES22-2176	25106027	2632 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A-R/3196SQ'	3,196	SFD
07/11/2024	RES22-2185	25106027	2641 DASHWOOD ST	V3 CAIRNWAY/PLAN 3E-R/2763SQ'	2,763	SFD
07/11/2024	RES22-2186	25106027	2633 DASHWOOD ST	V3 CAIRNWAY/PLAN 4B/3196SQ'	3,196	SFD
07/11/2024	RES22-2346		7827 HULLUM PLACE LOT 1	RANGEWOOD VILLAGE 7/PLAN 1C-R/2494SQSF	2,494	SFD
07/11/2024	RES22-2347		7819 HULLUM PLACE LOT 2	RANGEWOOD VILLAGE 7/PLAN 2A/3184SQSF	3,184	SFD
07/11/2024	RES22-2349		7811 HULLUM PLACE LOT 3	RANGEWOOD VILLAGE 7/PLAN 3B-R/3269SQSF	3,269	SFD
07/11/2024	RES22-2350		7803 HULLUM PLACE LOT 4	RANGEWOOD VILLAGE 7/PLAN 4F/3536SQSF	3,536	SFD ADU
07/11/2024	RES23-1349	25106027	2689 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D-R/2639 SQ'	2,639	SFD
07/11/2024	RES23-1350	25106027	2681 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'	2,220	SFD
07/11/2024	RES23-1351	25106027	2673 DASHWOOD ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'	2,763	SFD
07/11/2024	RES23-1352	25106027	2665 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A/3196 SQ'	3,196	SFD
07/11/2024	RES23-1353	25106027	2657 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E-R/2639 SQ'	2,639	SFD
07/11/2024	RES23-1354	25106027	2649 DASHWOOD ST	V2 CAIRNWAY/PLAN 1D/2220 SQ'	2,220	SFD
07/11/2024	RES23-1360	25106027	2688 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'	2,639	SFD
07/11/2024	RES23-1361	25106027	2680 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'	2,763	SFD
07/11/2024	RES23-1362	25106027	2672 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'	2,220	SFD
07/11/2024	RES23-1363	25106027	2664 DASHWOOD ST	V2 CAIRNWAY/PLAN 2B-R/2639 SQ'	2,639	SFD
07/11/2024	RES23-1364	25106027	2656 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D/3196 SQ'	3,196	SFD

ISSUED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
07/11/2024	RES23-1365	25106027	2648 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'	2,763	SFD
07/11/2024	RES23-2086		2686 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 2C-R/3184SQ'	3,184	SFD
07/11/2024	RES23-2087		2694 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQ'	2,492	SFD
07/11/2024	RES23-2088		2702 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQ'	3,536	SFD
07/11/2024	RES23-2089		2695 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 3F-R/3269SQ'	3,269	SFD
07/11/2024	RES23-2090		2687 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'	3,536	SFD
07/11/2024	RES24-0579	24404033	1897 ISLAND LN	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT	2,548	SFD
07/11/2024	RES24-0580	24404033	1881 ISLAND LN	TRACY LAKES/ECHO/PLAN 2C/2695SQ FT	2,695	SFD
07/11/2024	RES24-0581	24404033	1865 ISLAND LN	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT	2,775	SFD
07/11/2024	RES24-0582	24404033	1849 ISLAND LN	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT	2,548	SFD
07/11/2024	RES24-0583	24404033	1833 ISLAND LN	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT	2,695	SFD
07/11/2024	RES24-0584	24404033	1817 ISLAND LN	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	2,775	SFD
07/11/2024	RES24-0585	24404021	1801 ISLAND LN	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT	2,548	SFD
07/16/2024	RES23-2093	25106027	2559 BECKETT ST	BOULDER VILLAGE 4/PLAN 1B/2164SQSF	2,164	SFD
07/16/2024	RES23-2094	25106027	2567 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2566SQSF	2,566	SFD
07/16/2024	RES23-2132	25106027	2568 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF	2,795	SFD
07/16/2024	RES23-2133	25106027	2560 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF	2,644	SFD
07/25/2024	RES22-2351		2693 KESTER WAY LOT 5	RANGEWOOD VILLAGE 7/PLAN 3A/3269SQSF	3,269	SFD
07/25/2024	RES22-2352		2687 KESTER WAY LOT 6	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF	3,536	SFD ADU
07/25/2024	RES22-2353		2681 KESTER WAY LOT 7	RANGEWOOD VILLAGE 7/PLAN 1C/2492SQSF	2,492	SFD
07/25/2024	RES22-2354		2675 KESTER WAY LOT 8	RANGEWOOD VILLAGE 7/PLAN 3A-R/3269SQSF	3,269	SFD
07/25/2024	RES22-2355		2669 KESTER WAY LOT 9	RANGEWOOD VILLAGE 7/PLAN 2B/3184SQSF	3,184	SFD
07/25/2024	RES22-2356		2663 KESTER WAY LOT 10	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQSF	3,536	SFD ADU
07/25/2024	RES22-2357		2657 KESTER WAY LOT 11	RANGEWOOD VILLAGE 7/PLAN 3A/3269SQSF	3,269	SFD
07/25/2024	RES23-1069	25106023	2865 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN	3,551	SFD ADU
07/25/2024	RES23-1070	25106023	2857 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF	3,275	SFD
07/25/2024	RES23-1077	25106023	2856 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 2A-R/3051 SF	3,051	SFD
07/25/2024	RES23-1078	25106023	2864 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W NEXTGEN	3,551	SFD ADU
07/25/2024	RES23-1340	25106027	2730 EMERY ST	V2 CAIRNWAY/PLAN 1A/2220 SQ'	2,220	SFD
07/25/2024	RES23-1341	25106027	7495 FORBES AVE	V2 CAIRNWAY/PLAN 1B-R/2220 SQ'	2,220	SFD
07/25/2024	RES23-1342	25106027	7483 FORBES AVE	V2 CAIRNWAY/PLAN 2A/2639 SQ'	2,639	SFD
07/25/2024	RES23-1344	25106027	7471 FORBES AVE	V2 CAIRNWAY/PLAN 4E-R/3196 SQ'	3,196	SFD
07/25/2024	RES23-1345	25106027	7459 FORBES AVE	V2 CAIRNWAY/PLAN 2D/2639 SQ'	2,639	SFD
07/25/2024	RES23-1346	25106027	7447 FORBES AVE	V2 CAIRNWAY/PLAN 1A-R/2220 SQ'	2,220	SFD
07/25/2024	RES23-1347	25106027	2705 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'	2,763	SFD
07/25/2024	RES23-1348	25106027	2697 DASHWOOD ST	V2 CAIRNWAY/PLAN 4B/3196 SQ'	3,196	SFD
07/25/2024	RES23-1355	25106027	2729 EMERY ST	V2 CAIRNWAY/PLAN 4A-R/3196 SQ'	3,196	SFD
07/25/2024	RES23-1356	25106027	2737 EMERY ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'	2,639	SFD
07/25/2024	RES23-1357	25106027	2745 EMERY ST	V2 CAIRNWAY/PLAN 3D-R/2763 SQ'	2,763	SFD
07/25/2024	RES23-1358	25106027	2704 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220 SQ'	2,220	SFD
07/25/2024	RES23-1359	25106027	2696 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D-R/3196 SQ'	3,196	SFD
07/25/2024	RES23-1463		2658 KESTER WAY LOT 92	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'	3,536	SFD
07/25/2024	RES23-1464		2664 KESTER WAY LOT 93	RANGEWOOD VILLAGE 7/PLAN 2A-R/3184SQ'	3,184	SFD
07/25/2024	RES23-1465		2670 KESTER WAY LOT 94	RANGEWOOD VILLAGE 7/PLAN 1B/2492SQ'	2,492	SFD
07/25/2024	RES23-1466		2676 KESTER WAY LOT 95	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQ'	3,536	SFD
07/25/2024	RES23-1467		2682 KESTER WAY LOT 96	RANGEWOOD VILLAGE 7/PLAN 3F/3269SQ'	3,269	SFD
07/25/2024	RES23-1468		2688 KESTER WAY LOT 97	RANGEWOOD VILLAGE 7/PLAN 2A/3184SQ'	3,184	SFD
07/25/2024	RES23-2095	25106027	2575 BECKETT ST	BOULDER VILLAGE 4/PLAN 2D-R/2566SQSF	2,566	SFD
07/25/2024	RES23-2096	25106027	2583 BECKETT ST	BOULDER VILLAGE 4/PLAN 3B/2644SQSF	2,644	SFD
07/25/2024	RES23-2097	25106027	2591 BECKETT ST	BOULDER VILLAGE 4/PLAN 4E-R/2795SQSF	2,795	SFD
07/25/2024	RES23-2098	25106027	2599 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF	2,566	SFD
07/25/2024	RES23-2128	25106027	2600 BECKETT ST	BOULDER VILLAGE 4/PLAN 4D-R/2795SQSF	2,795	SFD
07/25/2024	RES23-2129	25106027	2592 BECKETT ST	BOULDER VILLAGE 4/PLAN 1A/2164SQSF	2,164	SFD
07/25/2024	RES23-2130	25106027	2584 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	2,644	SFD
07/25/2024	RES23-2131	25106027	2576 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF	2,566	SFD
07/29/2024	RES24-0661	24404033	3200 BOCA WAY	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT	2,695	SFD
07/29/2024	RES24-0662	24404033	3172 BOCA WAY	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	2,775	SFD
07/29/2024	RES24-0663	24404033	3144 BOCA WAY	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT	2,548	SFD
07/29/2024	RES24-0664	24404033	3171 BOCA WAY	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT	2,775	SFD
07/29/2024	RES24-0665	24404033	3199 BOCA WAY	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT	2,548	SFD
07/29/2024	RES24-0666	24404033	3227 BOCA WAY	TRACY LAKES/ECHO/PLAN 2C/2695SQ FT	2,695	SFD
08/14/2024	RES24-0672	24441021	1894 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	1,829	SFD
08/14/2024	RES24-0673	24441022	1886 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
08/14/2024	RES24-0674	24441023	1878 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
08/14/2024	RES24-0675	24441024	1870 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD
08/14/2024	RES24-0676	24441025	1862 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	1,880	SFD
08/14/2024	RES24-0677	24441026	1854 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
08/14/2024	RES24-0678	24440039	1893 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
08/14/2024	RES24-0679	24441008	1885 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
08/14/2024	RES24-0680	24441009	1877 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
08/14/2024	RES24-0796	24404033	3143 BOCA WAY	TRACY LAKES/ECHO/PLAN 2B/2695SQ FT	2,695	SFD
08/20/2024	RES23-2099	25106027	2607 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF	2,795	SFD
08/20/2024	RES23-2100	25106027	2615 BECKETT ST	BOULDER VILLAGE 4/PLAN 2E/2566SQSF	2,566	SFD
08/20/2024	RES23-2101	25106027	2623 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	2,644	SFD
08/20/2024	RES23-2102	25106027	2631 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF	2,795	SFD
08/20/2024	RES23-2124	25106027	2632 BECKETT ST	BOULDER VILLAGE 4/PLAN 1E-R/2164SQSF	2,164	SFD
08/20/2024	RES23-2125	25106027	2624 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF	2,795	SFD
08/20/2024	RES23-2126	25106027	2616 BECKETT ST	BOULDER VILLAGE 4/PLAN 2B-R/2566SQSF	2,566	SFD
08/20/2024	RES23-2127	25106027	2608 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E/2644SQSF	2,644	SFD
08/26/2024	RES23-1418	25106027	7350 OSCAR DR	CRESTWICK VILLAGE 5-6/PLAN 3F-R/2972SQ'	2,972	SFD
08/26/2024	RES23-1915	25106027	7266 OSCAR DR	CRESTWICK VILLAGE 5-6/PLAN 2A-R/2877SQ'	2,877	SFD
08/28/2024	RES24-0966	24404033	3256 BOCA WAY	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT	2,775	SFD
08/28/2024	RES24-0967	24404033	3228 BOCA WAY	TRACY LAKES/ECHO/PLAN 1C/2548SQ FT	2,548	SFD

ISSUED	PERMIT_NO	SITE APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
09/05/2024	RES22-2358		2651 KESTER WAY LOT 12	RANGEWOOD VILLAGE/PLAN 1F-R/2492SQSF	2,492	SFD
09/05/2024	RES22-2359		2645 KESTER WAY LOT 13	RANGEWOOD VILLAGE 7/PLAN 2B/3184SQSF	3,184	SFD
09/05/2024	RES22-2360		7906 PUNJYA BROTHERS DR LOT 14	RANGEWOOD VILLAGE 7/PLAN 4A-R/3536SQSF	3,536	SFD ADU
09/05/2024	RES23-0734	25106023	8261 LAMPLIGHT DR LOT 16	V10 SLATESHIRE/PLAN 2A/3766SQ'	3,766	SFD
09/05/2024	RES23-0735	25106023	8275 LAMPLIGHT DR LOT 17	V10 SLATESHIRE/PLAN 3D/3912SQ'	3,912	SFD
09/05/2024	RES23-0736	25106023	8289 LAMPLIGHT DR LOT 18	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN	4,095	SFD ADU
09/05/2024	RES23-0737	25106023	8303 LAMPLIGHT DR LOT 19	V10 SLATESHIRE/PLAN 3B/3912SQ'	3,912	SFD
09/05/2024	RES23-0738	25106023	8317 LAMPLIGHT DR LOT 20	V10 SLATESHIRE/PLAN 2D/3766SQ'	3,766	SFD
09/05/2024	RES23-0739	25106023	8331 LAMPLIGHT DR LOT 21	V10 SLATESHIRE/PLAN 1A/2908SQ'	2,908	SFD
09/05/2024	RES23-0747	25106023	8248 LAMPLIGHT DR LOT 71	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN	4,095	SFD ADU
09/05/2024	RES23-0748	25106023	8262 LAMPLIGHT DR LOT 72	V10 SLATESHIRE/PLAN 1A-R/2908SQ'	2,908	SFD
09/05/2024	RES23-0749	25106023	8276 LAMPLIGHT DR LOT 73	V10 SLATESHIRE/PLAN 2D-R/3766SQ'	3,766	SFD
09/05/2024	RES23-0751	25106023	8290 LAMPLIGHT DR LOT 74	V10 SLATESHIRE/PLAN 3E-R/3912SQ'	3,912	SFD
09/05/2024	RES23-0752	25106023	8304 LAMPLIGHT DR LOT 75	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	4,095	SFD ADU
09/05/2024	RES23-0753	25106023	8318 LAMPLIGHT DR LOT 76	V10 SLATESHIRE/PLAN 1B-R/2908SQ'	2,908	SFD
09/05/2024	RES23-0917	25106023	7995 LAMPLIGHT DR LOT 4	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN	3,597	SFD ADU
09/05/2024	RES23-0918	25106023	7981 LAMPLIGHT DR LOT 5	V9 ROCKINGHAM/PLAN 1A/2673SQ'	2,673	SFD
09/05/2024	RES23-0919	25106023	7967 LAMPLIGHT DR LOT 6	V9 ROCKINGHAM/PLAN 3B/3524SQ'	3,524	SFD
09/05/2024	RES23-0920	25106023	7953 LAMPLIGHT DR LOT 7	V9 ROCKINGHAM/PLAN 1E-R/2673SQ'	2,673	SFD
09/05/2024	RES23-0921	25106023	7939 LAMPLIGHT DR LOT 8	V9 ROCKINGHAM/PLAN 2D/3364SQ'	3,364	SFD
09/05/2024	RES23-0922	25106023	7925 LAMPLIGHT DR LOT 9	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
09/05/2024	RES23-0923	25106023	7924 LAMPLIGHT DR LOT 29	V9 ROCKINGHAM/PLAN 1B-R/2673SQ'	2,673	SFD
09/05/2024	RES23-0924	25106023	7938 LAMPLIGHT DR LOT 30	V9 ROCKINGHAM/PLAN 2E-R/3364SQ'	3,364	SFD
09/05/2024	RES23-0925	25106023	7952 LAMPLIGHT DR LOT 31	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
09/05/2024	RES23-0926	25106023	7966 LAMPLIGHT DR LOT 32	V9 ROCKINGHAM/PLAN 3D-R/3524SQ'	3,524	SFD
09/05/2024	RES23-0927	25106023	7980 LAMPLIGHT DR LOT 33	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
09/05/2024	RES23-0928	25106023	7994 LAMPLIGHT DR LOT 34	V9 ROCKINGHAM/PLAN 1E-R/2673SQ'	2,673	SFD
09/05/2024	RES23-1057	25106023	2889 CHAUNCY ST	RIDGERTON VILLAGE 8/PLAN 1D-R/2363 SF	2,363	SFD
09/05/2024	RES23-1058	25106023	2881 CHAUNCY ST	RIDGERTON VILLAGE 8/PLAN 2E/3051 SF	3,051	SFD
09/05/2024	RES23-1059	25106023	2873 CHAUNCY ST	RIDGERTON VILLAGE 8/PLAN 3A/3275 SF	3,275	SFD
09/05/2024	RES23-1060	25106023	2865 CHAUNCY ST	RIDGERTON VILLAGE 8/PLAN 4B/3551 SF W/ NEXT GEN	3,551	SFD ADU
09/05/2024	RES23-1065	25106023	2866 CHAUNCY ST	RIDGERTON VILLAGE 8/PLAN 2D-R/3051 SF	3,051	SFD
09/05/2024	RES23-1066	25106023	2874 CHAUNCY ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W/ NEXT GEN	3,551	SFD ADU
09/05/2024	RES23-1067	25106023	2882 CHAUNCY ST	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF	2,363	SFD
09/05/2024	RES23-1068	25106023	2890 CHAUNCY ST	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF	3,275	SFD
09/05/2024	RES23-1071	25106023	2849 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 1D-R/2363 SF	2,363	SFD
09/05/2024	RES23-1072	25106023	2841 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF	3,051	SFD
09/05/2024	RES23-1073	25106023	2833 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4A/3551 SF W/ NEXT GEN	3,551	SFD ADU
09/05/2024	RES23-1074	25106023	2832 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF	3,275	SFD
09/05/2024	RES23-1075	25106023	2840 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 1E-R/2363 SF	2,363	SFD
09/05/2024	RES23-1076	25106023	2848 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 3B-R/3275 SF	3,275	SFD
09/05/2024	RES23-1101	25106023	2773 NATION WAY LOT 27	CRESTWICK VILLAGE 5/PLAN 3A/2972SQSF	2,972	SFD
09/05/2024	RES23-1102	25106023	2781 NATION WY LOT 28	CRESTWICK VILLAGE 5/PLAN 1F-R/2500SQSF	2,500	SFD
09/05/2024	RES23-1103	25106023	2789 NATION WAY LOT 29	CRESTWICK VILLAGE 6/PLAN 4E/3267SQSF	3,267	SFD ADU
09/05/2024	RES23-1104	25106023	2797 NATION WY LOT 30	CRESTWICK VILLAGE 5/PLAN 2F-R/2877SQSF	2,877	SFD
09/05/2024	RES23-1105	25106023	2798 NATION WAY LOT 43	CRESTWICK VILLAGE 6/PLAN 1A/2500SQSF	2,500	SFD
09/05/2024	RES23-1106	25106023	2790 NATION WY LOT 44	CRESTWICK VILLAGE 5/PLAN 3F-R/2972SQSF	2,972	SFD
09/05/2024	RES23-1107	25106023	2782 NATION WY LOT 45	CRESTWICK VILLAGE 5/PLAN 2E/2877SQSF	2,877	SFD
09/05/2024	RES23-1108	25106023	2774 NATION WY LOT 46	CRESTWICK VILLAGE 5/PLAN 1D-R/2500SQSF	2,500	SFD
09/05/2024	RES23-1448		7918 PUNJAB BROTHERS DR LOT 15	RANGEWOOD VILLAGE 7/PLAN 1B-R/2492SQSF	2,492	SFD
09/05/2024	RES23-1449		7930 PUNJAB BROTHERS DR LOT 16	RANGEWOOD VILLAGE 7/PLAN 2C/3184SQ'	3,184	SFD
09/05/2024	RES23-1450		7942 PUNJAB BROTHERS DR LOT 17	RANGEWOOD VILLAGE 7/PLAN 3F-R/3269SQ'	3,269	SFD
09/05/2024	RES23-1451		7954 PUNJAB BROTHERS DR LOT 18	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQ'	2,492	SFD
09/05/2024	RES23-1452		7966 PUNJAB BROTHERS DR LOT 19	RANGEWOOD VILLAGE 7/PLAN 2B-R/3184SQ'	3,184	SFD
09/05/2024	RES23-1453		7978 PUNJAB BROTHERS DR LOT 20	RANGEWOOD VILLAGE 7/PLAN 4C/3536SQ'	3,536	SFD
09/05/2024	RES23-1454		7990 PUNJAB BROTHERS DR LOT 21	RANGEWOOD VILLAGE 7/PLAN 3F-R/3269SQ'	3,269	SFD
09/05/2024	RES23-1455		8002 PUNJAB BROTHERS DR LOT 22	RANGEWOOD VILLAGE 7/PLAN 2C/3269SQ'	3,269	SFD
09/05/2024	RES23-1456		8014 PUNJAB BROTHERS DR LOT 23	RANGEWOOD VILLAGE 7/PLAN 1A-R/2492SQ'	2,492	SFD
09/05/2024	RES23-1457		8026 PUNJAB BROTHERS DR LOT 24	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'	3,536	SFD
09/05/2024	RES23-1462		2652 KESTER WAY LOT 91	RANGEWOOD VILLAGE 7/PLAN 3F-R/3269SQ'	3,269	SFD
09/05/2024	RES23-2015	25106027	7435 FORBES AVE	BOULDER VILLAGE 4/PLAN 1E-R/2164SQSF	2,164	SFD
09/05/2024	RES23-2016	25106027	7423 FORBES AVE	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	2,644	SFD
09/05/2024	RES23-2017	25106027	7411 FORBES AVE	BOULDER VILLAGE 4/PLAN 2E/2566SQSF	2,566	SFD
09/05/2024	RES23-2018	25106027	7399 FORBES AVE	BOULDER VILLAGE 4/PLAN 4A-R/2795SQSF	2,795	SFD
09/05/2024	RES23-2019	25106027	7387 FORBES AVE	BOULDER VILLAGE 4/PLAN 1E/2164SQSF	2,164	SFD
09/05/2024	RES23-2020	25106027	7375 FORBES AVE	BOULDER VILLAGE 4/PLAN 2B/2566SQSF	2,566	SFD
09/05/2024	RES23-2022	25106027	7363 FORBES AVE	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	2,644	SFD
09/05/2024	RES23-2024	25106027	7339 FORBES AVE	BOULDER VILLAGE 4/PLAN 1B/2164SQSF	2,164	SFD
09/05/2024	RES23-2025	25106027	7327 FORBES AVE	BOULDER VILLAGE 4/PLAN 2D-R/2566SQSF	2,566	SFD
09/05/2024	RES23-2026	25106027	7315 FORBES AVE	BOULDER VILLAGE 4/PLAN 3E/2644SQSF	2,644	SFD
09/05/2024	RES23-2062	25106027	2698 EMERY ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'	2,763	SFD
09/05/2024	RES23-2063	25106027	2706 EMERY ST	V2 CAIRNWAY/PLAN 1E-R/2220 SQ'	2,220	SFD
09/05/2024	RES23-2064	25106027	2714 EMERY ST	V2 CAIRNWAY/PLAN 4D/3196 SQ'	3,196	SFD
09/05/2024	RES23-2065	25106027	2722 EMERY ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'	2,763	SFD
09/05/2024	RES23-2069	25106027	2665 EMERY ST	V2 CAIRNWAY/PLAN 4E-R/3196 SQ'	3,196	SFD
09/05/2024	RES23-2070	25106027	2673 EMERY ST	V2 CAIRNWAY/PLAN 3D/2763 SQ'	2,763	SFD
09/05/2024	RES23-2071	25106027	2681 EMERY ST	V2 CAIRNWAY/PLAN 1A-R/2220 SQ'	2,220	SFD
09/05/2024	RES23-2072	25106027	2689 EMERY ST	V2 CAIRNWAY/PLAN 4B-R/3196 SQ'	3,196	SFD
09/05/2024	RES23-2073	25106027	2697 EMERY ST	V2 CAIRNWAY/PLAN 2A-R/2639 SQ'	2,639	SFD
09/05/2024	RES23-2074	25106027	2705 EMERY ST	V2 CAIRNWAY/PLAN 1D/2220 SQ'	2,220	SFD
09/05/2024	RES23-2075	25106027	2713 EMERY ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'	2,763	SFD
09/05/2024	RES23-2076	25106027	2721 EMERY ST	V2 CAIRNWAY/PLAN 2B/2639 SQ'	2,639	SFD
09/05/2024	RES23-2103	25106027	2639 BECKETT ST	BOULDER VILLAGE 4/PLAN 2B-R/2566SQSF	2,566	SFD

ISSUED	PERMIT_NO	SITE APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
09/05/2024	RES23-2104	25106027	2647 BECKETT ST	BOULDER VILLAGE 4/PLAN 4D/2795SQSF	2,795	SFD
09/05/2024	RES23-2120	25106027	2655 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF	2,644	SFD
09/05/2024	RES23-2121	25106027	2656 BECKETT ST	BOULDER VILLAGE 4/PLAN 1A/2164SQSF	2,164	SFD
09/05/2024	RES23-2122	25106027	2648 BECKETT ST	BOULDER VILLAGE 4/PLAN 3B-R/2644SQSF	2,644	SFD
09/05/2024	RES23-2123	25106027	2640 BECKETT ST	BOULDER VILLAGE 4/PLAN 2D/2566SQSF	2,566	SFD
09/11/2024	RES23-2023	25106027	7351 FORBES AVE	BOULDER VILLAGE 4/PLAN 4A/2795SQSF	2,795	SFD
09/24/2024	RES24-1032	24443014	1625 GRANITE CT	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT	1,710	SFD
09/24/2024	RES24-1033	24443015	1617 GRANITE CT	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
09/24/2024	RES24-1034	24443016	1609 GRANITE CT	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
09/24/2024	RES24-1035	24443017	1601 GRANITE CT	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT	1,560	SFD
10/07/2024	RES24-1012	24443001	2826 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	1,560	SFD
10/07/2024	RES24-1014	24443002	2848 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	1,710	SFD
10/07/2024	RES24-1015	24443003	2870 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
10/07/2024	RES24-1016	24443004	2892 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	1,919	SFD
11/05/2024	RES24-0964	24404033	3312 BOCA WAY	TRACY LAKES/ECHO/PLAN 1A/2548SQ FT	2,548	SFD
11/05/2024	RES24-0965	24404033	3284 BOCA WAY	TRACY LAKES/ECHO/PLAN 2B/2695SQ FT	2,695	SFD
11/05/2024	RES24-0969	24404033	3255 BOCA WAY	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT	2,775	SFD
11/05/2024	RES24-0970	24404033	3283 BOCA WAY	TRACY LAKES/ECHO/PLAN 1A/2548SQ FT	2,548	SFD
11/06/2024	RES24-1397	24440006	2893 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
11/06/2024	RES24-1398	24441001	2911 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1B-R/1768 SQ FT	1,768	SFD
11/20/2024	RES24-0962	24404033	3368 BOCA WAY	TRACY LAKES/ECHO/PLAN 2B/2695SQ FT	2,695	SFD
11/20/2024	RES24-0963	24404033	3340 BOCA WAY	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	2,775	SFD
11/26/2024	RES23-0914	25106023	8037 LAMPLIGHT DR LOT 1	V9 ROCKINGHAM/PLAN 4D/3597SQ' W/NEXT GEN	3,597	SFD ADU
11/26/2024	RES23-0915	25106023	8023 LAMPLIGHT DR LOT 2	V9 ROCKINGHAM/PLAN 2B/3364SQ'	3,364	SFD
11/26/2024	RES23-0916	25106023	8009 LAMPLIGHT DR LOT 3	V9 ROCKINGHAM/PLAN 3A/3524SQ'	3,524	SFD
11/26/2024	RES23-0929	25106023	8008 LAMPLIGHT DR LOT 35	V9 ROCKINGHAM/PLAN 2A-R/3364SQ'	3,364	SFD
11/26/2024	RES23-0930	25106023	8022 LAMPLIGHT DR LOT 36	V9 ROCKINGHAM/PLAN 3D/3524SQ'	3,524	SFD
11/26/2024	RES24-0021	23512010	243 E THIRD ST	1,020SQ' SFD W/ATTCHD 444SQ' GARAGE & 551SQ' ADU OVER GARA	1,020	SFD ADU
12/09/2024	RES23-0931	25106023	7944 FLOYD GLENN WISE DR LOT 60	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
12/09/2024	RES23-1482	25106023	8083 FLOYD GLENN WISE DR LOT 37	V9 ROCKINGHAM/PLAN 4E-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
12/09/2024	RES23-1489	25106023	7985 FLOYD GLENN WISE DR LOT 44	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN	3,597	SFD ADU
12/18/2024	RES24-0971	24404033	3311 BOCA WAY	TRACY LAKES/ECHO/PLAN 2C/2695SQ FT	2,695	SFD
12/18/2024	RES24-0972	24404033	3339 BOCA WAY	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT	2,775	SFD
12/19/2024	RES24-1028	24443010	1657 GRANITE CT	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	1,710	SFD
12/19/2024	RES24-1029	24443011	1649 GRANITE CT	TRACY LAKES/PINECREST/PLAN 3C-R/1763 SQ FT	1,763	SFD
12/19/2024	RES24-1030	24443012	1641 GRANITE CT	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT	1,560	SFD
12/19/2024	RES24-1031	24443013	1633 GRANITE CT	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	1,919	SFD
12/19/2024	RES24-1517	24443008	1626 GRANITE CT LOT 106	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
12/19/2024	RES24-1518	24443009	1634 GRANITE CT LOT 107	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT	1,560	SFD
12/26/2024	RES22-2001	25106027	2472 OLD LAKES LN	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4E-R/2795SQSF/LOT 30	2,795	SFD
12/26/2024	RES22-2002	25106027	2464 OLD LARKS LN	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 3D/2644SQSF/LOT 31	2,644	SFD
12/26/2024	RES22-2003	25106027	2456 OLD LARKS LN	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1A-R/2164SQSF/LOT 32	2,164	SFD
12/26/2024	RES22-2004	25106027	2448 OLD LARKS LN	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 4B/2795SQSF/LOT 33	2,795	SFD
12/26/2024	RES22-2005	25106027	2440 OLD LARKS LN	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF/LOT 34	2,644	SFD
12/26/2024	RES22-2006	25106027	2479 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1A/2164SQSF/LOT 35	2,164	SFD
12/26/2024	RES22-2008	25106027	2487 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3B-R/2644SQSF/LOT 36	2,644	SFD
12/26/2024	RES22-2009	25106027	2495 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2A/2566SQSF/LOT 37	2,566	SFD
12/26/2024	RES22-2010	25106027	2503 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4D-R/2795SQSF/LOT 38	2,795	SFD
12/26/2024	RES22-2011	25106027	2511 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 1E/2164SQSF/LOT 39	2,164	SFD
12/26/2024	RES22-2012	25106027	2519 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3B-R/2644SQSF/LOT 40	2,644	SFD
12/26/2024	RES22-2013	25106027	2527 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 4A/2795SQSF/LOT 41	2,795	SFD
12/26/2024	RES22-2014	25106027	2535 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1D-R/2164SQSF/LOT 42	2,164	SFD
12/26/2024	RES22-2015	25106027	2543 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2B/2566SQSF/LOT 43	2,566	SFD
12/26/2024	RES22-2017	25106027	2551 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF/LOT 44	2,644	SFD
12/26/2024	RES22-2018	25106027	2552 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1A/2164SQSF/LOT 71	2,164	SFD
12/26/2024	RES22-2019	25106027	2544 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4D-R/2795SQSF/LOT 72	2,795	SFD
12/26/2024	RES22-2020	25106027	2536 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3B/2644SQSF/LOT 73	2,644	SFD
12/26/2024	RES22-2021	25106027	2528 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 2E-R/2566SQSF/LOT 74	2,566	SFD
12/26/2024	RES22-2022	25106027	2520 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1A/2164SQSF/LOT 75	2,164	SFD
12/26/2024	RES22-2023		2795 BECKETT ST LOT 76	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4B-R/2795SQSF/LOT 76	2,795	SFD
12/26/2024	RES22-2024	25106027	2504 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2D/2566SQSF/LOT 77	2,566	SFD
12/26/2024	RES22-2025	25106027	2496 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1E-R/2164SQSF/LOT 78	2,164	SFD
12/26/2024	RES22-2026	25106027	2488 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 4A/2795SQSF/LOT 79	2,795	SFD
12/26/2024	RES22-2027	25106027	2480 BECKETT ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3B-R/2644SQSF/LOT 80	2,644	SFD
12/26/2024	RES22-2028	25106027	2521 CAUFIELD ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1A/2164SQSF/LOT 81	2,164	SFD
12/26/2024	RES22-2029	25106027	2529 CAUFIELD ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 2E-R/2566SQSF/LOT 82	2,566	SFD
12/26/2024	RES22-2030	25106027	2537 CAUFIELD ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 3D/2644SQSF/LOT 83	2,644	SFD
12/26/2024	RES22-2031	25106027	2545 CAUFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4B-R/2795SQSF/LOT 84	2,795	SFD
12/26/2024	RES22-2032	25106027	2553 CAUFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 1A/2164SQSF/LOT 85	2,164	SFD
12/26/2024	RES22-2033	25106027	2561 CAUFIELD ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF/LOT 86	2,644	SFD
12/26/2024	RES22-2038	25106027	2554 CAULFIED ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4D-R/2795SQSF/LOT 122	2,795	SFD
12/26/2024	RES22-2040	25106027	2546 CAUFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3B/2644SQSF/LOT 123	2,644	SFD
12/26/2024	RES22-2041	25106027	2538 CAUFIELD ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1A-R/2164SQSF/LOT 124	2,164	SFD
12/26/2024	RES22-2042	25106027	2530 CAUFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2D/2566SQSF/LOT 125	2,566	SFD
12/26/2024	RES22-2043	25106027	2522 CAUFIELD ST	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF/LOT 126	2,644	SFD
12/26/2024	RES22-2044	25106027	7708 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4E-R/2795SQSF/LOT 127	2,795	SFD
12/26/2024	RES22-2045	25106027	7700 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF/LOT 128	2,644	SFD
12/26/2024	RES22-2046	25106027	7692 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2B/2566SQSF/LOT 129	2,566	SFD
12/26/2024	RES22-2047	25106027	7684 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1E-R/2164SQSF/LOT 130	2,164	SFD
12/26/2024	RES22-2048	25106027	7676 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 4A/2795SQSF/LOT 131	2,795	SFD
12/26/2024	RES22-2049	25106027	7668 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 2E-R/2566SQSF/LOT 132	2,566	SFD
12/26/2024	RES22-2050	25106027	7652 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1D-R/2164SQSF/LOT 134	2,164	SFD
12/26/2024	RES22-2051	25106027	7644 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 3A/2644SQSF/LOT 135	2,644	SFD

ISSUED	PERMIT_NO	SITE APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
12/26/2024	RES22-2052	25106027	7636 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 2E-R/2566SQSF/LOT 136	2,566	SFD
12/26/2024	RES22-2053	25106027	7628 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4D/2795SQSF/LOT 137	2,795	SFD
12/26/2024	RES22-2054	25106027	7620 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 4/PLAN 1B/2164SQSF/LOT 138	2,164	SFD
12/26/2024	RES22-2055	25106027	7612 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2A-R/2566SQSF/LOT 139	2,566	SFD
12/26/2024	RES22-2056	25106027	7660 GLADYS AVE	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4B/2795SQSF/LOT 133	2,795	SFD
12/26/2024	RES23-0609	25106027	2553 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 4E/3196SQ'	3,196	SFD
12/26/2024	RES23-0610	25106027	2545 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 1B/2220SQ'	2,220	SFD
12/26/2024	RES23-0611	25106027	2537 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 2E/2639SQ'	2,639	SFD
12/26/2024	RES23-0612	25106027	2529 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 3D-R/2763SQ'	2,763	SFD
12/26/2024	RES23-0613	25106027	2521 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 4B/3196SQ'	3,196	SFD
12/26/2024	RES23-0614	25106027	2513 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 1E/2220SQ'	2,220	SFD
12/26/2024	RES23-0615	25106027	2554 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 1E/2220SQ'	2,220	SFD
12/26/2024	RES23-0616	25106023	2546 DASHWOOD ST LOT 111	PLUMB ONLY/V2 CAIRNWAY/PLAN 3A-R/2763SQ'	2,763	SFD
12/26/2024	RES23-0617	25106027	2538 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 4B/3196SQ'	3,196	SFD
12/26/2024	RES23-0618	25106027	2530 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 2D-R/2639SQ'	2,639	SFD
12/26/2024	RES23-0619	25106027	2522 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 4E/3196SQ'	3,196	SFD
12/26/2024	RES23-0620	25106027	2514 DASHWOOD ST	PLUMB ONLY/V2 CAIRNWAY/PLAN 3B-R/2763SQ'	2,763	SFD
12/26/2024	RES23-0740	25106023	8345 LAMPLIGHT DR LOT 22	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-0741	25106023	8359 LAMPLIGHT DR LOT 23	V10 SLATESHIRE/PLAN 3E/3912SQ'	3,912	SFD
12/26/2024	RES23-0743	25106023	3351 LAYLA WY LOT 24	V10 SLATESHIRE/PLAN 4D/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-0744	25106023	3339 LAYLA WY LOT 25	V10 SLATESHIRE/PLAN 3B-R/3912SQ'	3,912	SFD
12/26/2024	RES23-0745	25106023	3327 LAYLA WY LOT 26	V10 SLATESHIRE/PLAN 1A-R/2908SQ'	2,908	SFD
12/26/2024	RES23-0746	25106023	3315 LAYLA WY LOT 27	V10 SLATESHIRE/PLAN 2E-R/3766SQ'	3,766	SFD
12/26/2024	RES23-0754	25106023	8332 LAMPLIGHT DR LOT 77	V10 SLATESHIRE/PLAN 2E-R/3766SQ'	3,766	SFD
12/26/2024	RES23-0755	25106023	8346 LAMPLIGHT DR LOT 78	V10 SLATESHIRE/PLAN 3D-R/3912SQ'	3,912	SFD
12/26/2024	RES23-0756	25106023	8360 LAMPLIGHT DR LOT 79	V10 SLATESHIRE/PLAN 4A/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-0932	25106023	7958 FLOYD GLENN WISE DR LOT 61	PLUMB ONLY/V9 ROCKINGHAM/PLAN 2A-R/3364SQ'	3,364	SFD
12/26/2024	RES23-1061	25106023	2857 CHAUNCY ST	PLUMB ONLY-RIDGERTON VILLAGE 8/PLAN 1E/2363 SF	2,363	SFD
12/26/2024	RES23-1062	25106023	2849 CHAUNCY ST	PLUMB ONLY-RIDGERTON VILLAGE 8/PLAN 2D/3051 SF	3,051	SFD
12/26/2024	RES23-1063	25106023	2850 CHAUNCY ST	PLUMB ONLY-RIDGERTON VILLAGE 8/PLAN 3B-R/3275 SF	3,275	SFD
12/26/2024	RES23-1064	25106023	2858 CHAUNCY ST	PLUMB ONLY-RIDGERTON VILLAGE 8/PLAN 4A-R/3551 SF W NEXTGE	3,551	SFD ADU
12/26/2024	RES23-1109	25106023	7254 OSCAR DR LOT 108	PLUMB ONLY/CRESTWICK VILLAGE 5/PLAN 3D-R/2972SQSF	2,972	SFD
12/26/2024	RES23-1110	25106023	7242 OSCAR DR LOT 109	PLUMB ONLY/CRESTWICK VILLAGE 5/PLAN 4F-R/3267SQSF	3,267	SFD ADU
12/26/2024	RES23-1111	25106023	7230 OSCAR DR LOT 110	PLUMB ONLY/CRESTWICK VILLAGE 6/PLAN 1E-R/2500SQSF	2,500	SFD
12/26/2024	RES23-1112	25106023	7218 OSCAR DR LOT 111	PLUMB ONLY/CRESTWICK VILLAGE 5/PLAN 2D-R/2877SQSF	2,877	SFD
12/26/2024	RES23-1371		2817 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 1B/2363 SF	2,363	SFD
12/26/2024	RES23-1372		2809 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 4A/3551 SF	3,551	SFD
12/26/2024	RES23-1373		2801 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 2E/3051 SF	3,051	SFD
12/26/2024	RES23-1374		2793 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 3B/3275 SF	3,275	SFD
12/26/2024	RES23-1375		2785 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 2A/3051 SF	3,051	SFD
12/26/2024	RES23-1376		2777 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 4D/3551 SF	3,551	SFD
12/26/2024	RES23-1377		2776 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF	2,363	SFD
12/26/2024	RES23-1378		2784 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 2B-R/3051 SF	3,051	SFD
12/26/2024	RES23-1379		2792 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 3D-R/3275 SF	3,275	SFD
12/26/2024	RES23-1381		2800 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF	3,551	SFD
12/26/2024	RES23-1382		2808 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 2A-R/3051 SF	3,051	SFD
12/26/2024	RES23-1383		2816 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 3B-R/3275 SF	3,275	SFD
12/26/2024	RES23-1384		2824 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 4D-R/3551 SF	3,551	SFD
12/26/2024	RES23-1385		2832 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 1E-R/2363 SF	2,363	SFD
12/26/2024	RES23-1386		2840 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 4B-R/3551 SF	3,551	SFD
12/26/2024	RES23-1387		2848 ALTHORP LANE	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 2E/3051 SF	3,051	SFD
12/26/2024	RES23-1388		2841 CHAUNCY ST	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 3B/3275 SF	3,275	SFD
12/26/2024	RES23-1389		2833 CHAUNCY ST	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 4A/3551 SF	3,551	SFD
12/26/2024	RES23-1390		2825 CHAUNCY ST	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 1B/2363 SF	2,363	SFD
12/26/2024	RES23-1391		2817 CHAUNCY ST	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 4E/3551 SF	3,551	SFD
12/26/2024	RES23-1392		2810 CHAUNCY ST	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF	2,363	SFD
12/26/2024	RES23-1393		2818 CHAUNCY ST	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 2A-R/3051 SF	3,051	SFD
12/26/2024	RES23-1394		2826 CHAUNCY ST	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 4DR/3551 SF	3,551	SFD
12/26/2024	RES23-1395		2834 CHAUNCY ST	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 2E-R/3051 SF	3,051	SFD
12/26/2024	RES23-1396		2842 CHAUNCY ST	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF	2,363	SFD
12/26/2024	RES23-1397		8182 PUNJYA BROTHERS DR	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 1D-R/2363 SF	2,363	SFD
12/26/2024	RES23-1398		8170 PUNJYA BROTHERS DR	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 2B/3051 SF	3,051	SFD
12/26/2024	RES23-1399		8158 PUNJYA BROTHERS DR	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 3E-R/3275 SF	3,275	SFD
12/26/2024	RES23-1400		8146 PUNJYA BROTHERS DR	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 4A/3551 SF	3,551	SFD
12/26/2024	RES23-1401		8134 PUNJYA BROTHERS DR	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 1D-R/2363 SF	2,363	SFD
12/26/2024	RES23-1402		8122 PUNJYA BROTHERS DR	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 2B/3051 SF	3,051	SFD
12/26/2024	RES23-1403		8110 PUNJYA BROTHERS DR	PLUMB ONLY/RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF	3,275	SFD
12/26/2024	RES23-1408	25106027	2832 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1F/2500SQ'	2,500	SFD
12/26/2024	RES23-1409	25106027	2824 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4A-R/3267SQ' W/NEXTGE	3,267	SFD ADU
12/26/2024	RES23-1410	25106027	2816 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2F/2877SQ'	2,877	SFD
12/26/2024	RES23-1411	25106027	2808 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3E-R/2972SQ'	2,972	SFD
12/26/2024	RES23-1412	25106027	2800 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4F/3267SQ' W/NEXTGE	3,267	SFD ADU
12/26/2024	RES23-1413	25106027	7410 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2A-R/2877SQ'	2,877	SFD
12/26/2024	RES23-1414	25106027	7398 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3F/2972SQ'	2,972	SFD
12/26/2024	RES23-1415	25106027	7386 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4E-R/3267SQ' W/NEXTGE	3,267	SFD ADU
12/26/2024	RES23-1416	25106027	7374 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1D-R/2500SQ'	2,500	SFD
12/26/2024	RES23-1417	25106027	7362 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2E-R/2877SQ'	2,877	SFD
12/26/2024	RES23-1419	25106027	7338 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4A-R/3267SQ' W/NEXTGE	3,267	SFD ADU
12/26/2024	RES23-1420	25106027	7238 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1F-R/2500SQ'	2,500	SFD
12/26/2024	RES23-1421	25106027	7252 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4E-R/3267SQ' W/NEXTGE	3,267	SFD ADU
12/26/2024	RES23-1422	25106027	7266 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2F-R/2877SQ'	2,877	SFD
12/26/2024	RES23-1423	25106027	7280 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3E-R/2972SQ'	2,972	SFD
12/26/2024	RES23-1424	25106027	7294 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1A-R/2500SQ'	2,500	SFD

ISSUED	PERMIT_NO	SITE APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
12/26/2024	RES23-1425	25106027	7308 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4D-R/3267SQ' W/NEXTGE	3,267	SFD ADU
12/26/2024	RES23-1426	25106027	7322 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2E-R/2877SQ'	2,877	SFD
12/26/2024	RES23-1427	25106027	7336 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3A-R/2972SQ'	2,972	SFD
12/26/2024	RES23-1428	25106027	7350 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1F-R/2500SQ'	2,500	SFD
12/26/2024	RES23-1429	25106027	7364 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4A-R/3267SQ' W/NEXTGE	3,267	SFD ADU
12/26/2024	RES23-1430	25106027	7378 RABINO AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3D/2972SQ'	2,972	SFD
12/26/2024	RES23-1431	25106027	7387 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1E-R/2500SQ'	2,500	SFD
12/26/2024	RES23-1432	25106027	7375 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2A/2877SQ'	2,877	SFD
12/26/2024	RES23-1433	25106027	7363 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3F/2972SQ'	2,972	SFD
12/26/2024	RES23-1434	25106027	7351 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4D/3267SQ' W/NEXTGE	3,267	SFD ADU
12/26/2024	RES23-1435	25106027	7339 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2F/2877SQ'	2,877	SFD
12/26/2024	RES23-1458		2708 GALIEN CT LOT 55	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3C-R/3269SQ'	3,269	SFD
12/26/2024	RES23-1459		2712 GALIEN CT LOT 56	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4F/3536SQ'	3,536	SFD
12/26/2024	RES23-1460		2713 GALIEN CT LOT 71	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3B-R/3269SQ'	3,269	SFD
12/26/2024	RES23-1461		2709 GALIEN CT LOT 72	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 1A/2492SQ'	2,492	SFD
12/26/2024	RES23-1483	25106023	8069 FLOYD GLENN WISE DR LOT 38	PLUMB ONLY/V9 ROCKINGHAM/PLAN 3A/3524SQ'	3,524	SFD
12/26/2024	RES23-1484	25106023	8055 FLOYD GLENN WISE DR LOT 39	PLUMB ONLY/V9 ROCKINGHAM/PLAN 2B/3364SQ'	3,364	SFD
12/26/2024	RES23-1485	25106023	8041 FLOYD GLENN WISE DR LOT 40	PLUMB ONLY/V9 ROCKINGHAM/PLAN 1D/2673SQ'	2,673	SFD
12/26/2024	RES23-1486	25106023	8027 FLOYD GLENN WISE DR LOT 41	PLUMB ONLY/V9 ROCKINGHAM/PLAN 2A/3364SQ'	3,364	SFD
12/26/2024	RES23-1487	25106023	8013 FLOYD GLENN WISE DR LOT 42	PLUMB ONLY/V9 ROCKINGHAM/PLAN 3B/3524SQ'	3,524	SFD
12/26/2024	RES23-1488	25106023	7999 FLOYD GLENN WISE DR LOT 43	PLUMB ONLY/V9 ROCKINGHAM/PLAN 2D/3364SQ'	3,364	SFD
12/26/2024	RES23-1490	25106023	7971 FLOYD GLENN WISE DR LOT 45	PLUMB ONLY/V9 ROCKINGHAM/PLAN 1D/2673SQ'	2,673	SFD
12/26/2024	RES23-1491	25106023	7957 FLOYD GLENN WISE DR LOT 46	PLUMB ONLY/V9 ROCKINGHAM/PLAN 3E/3524SQ'	3,524	SFD
12/26/2024	RES23-1492	25106023	7943 FLOYD GLENN WISE DR LOT 47	PLUMB ONLY/V9 ROCKINGHAM/PLAN 2D/3364SQ'	3,364	SFD
12/26/2024	RES23-1493	25106023	7972 FLOYD GLENN WISE DR LOT 62	PLUMB ONLY/V9 ROCKINGHAM/PLAN 1E-R/2673SQ'	2,673	SFD
12/26/2024	RES23-1494	25106023	7986 FLOYD GLENN WISE DR LOT 63	PLUMB ONLY/V9 ROCKINGHAM/PLAN 3D-R/3524SQ'	3,524	SFD
12/26/2024	RES23-1495	25106023	8012 FLOYD GLENN WISE DR LOT 64	PLUMB ONLY/V9 ROCKINGHAM/PLAN 2E-R/3364SQ'	3,364	SFD
12/26/2024	RES23-1496	25106023	8026 FLOYD GLENN WISE DR LOT 65	PLUMB ONLY/V9 ROCKINGHAM/PLAN 1A-R/2673SQ'	2,673	SFD
12/26/2024	RES23-1501	25106023	8430 FLOYD GLENN WISE DR LOT 28	PLUMB ONLY/V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-1502	25106023	8416 FLOYD GLENN WISE DR LOT 29	PLUMB ONLY/V10 SLATESHIRE/PLAN 3D-R/3912SQ'	3,912	SFD
12/26/2024	RES23-1503	25106023	8402 FLOYD GLENN WISE DR LOT 30	PLUMB ONLY/V10 SLATESHIRE/PLAN 2A-R/3766SQ'	3,766	SFD
12/26/2024	RES23-1504	25106023	8388 FLOYD GLENN WISE DR LOT 31	PLUMB ONLY/V10 SLATESHIRE/PLAN 3E-R/3912SQ'	3,912	SFD
12/26/2024	RES23-1505	25106023	8374 FLOYD GLENN WISE DR LOT 32	PLUMB ONLY/V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-1506	25106023	8360 FLOYD GLENN WISE DR LOT 33	PLUMB ONLY/V10 SLATESHIRE/PLAN 1D-R/2908SQ'	2,908	SFD
12/26/2024	RES23-1507	25106023	8403 FLOYD GLENN WISE DR LOT 34	PLUMB ONLY/V10 SLATESHIRE/PLAN 1B-R/2908SQ'	2,908	SFD
12/26/2024	RES23-1508	25106023	8389 FLOYD GLENN WISE DR LOT 35	PLUMB ONLY/V10 SLATESHIRE/PLAN 2D/3766SQ'	3,766	SFD
12/26/2024	RES23-1509	25106023	8375 FLOYD GLENN WISE DR LOT 36	PLUMB ONLY/V10 SLATESHIRE/PLAN 3A/3912SQ'	3,912	SFD
12/26/2024	RES23-1510	25106023	8361 FLOYD GLENN WISE DR LOT 37	PLUMB ONLY/V10 SLATESHIRE/PLAN 2E/3766SQ'	3,766	SFD
12/26/2024	RES23-1511	25106023	8347 FLOYD GLENN WISE DR LOT 38	PLUMB ONLY/V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-1512	25106023	8333 FLOYD GLENN WISE DR LOT 39	PLUMB ONLY/V10 SLATESHIRE/PLAN 3D/3912SQ'	3,912	SFD
12/26/2024	RES23-1513	25106023	8319 FLOYD GLENN WISE DR LOT 40	PLUMB ONLY/V10 SLATESHIRE/PLAN 1A/2908SQ'	2,908	SFD
12/26/2024	RES23-1514	25106023	8305 FLOYD GLENN WISE DR LOT 41	PLUMB ONLY/V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-1515	25106023	8291 FLOYD GLENN WISE DR LOT 42	PLUMB ONLY/V10 SLATESHIRE/PLAN 2B/3766SQ'	3,766	SFD
12/26/2024	RES23-1516	25106023	8277 FLOYD GLENN WISE DR LOT 43	PLUMB ONLY/V10 SLATESHIRE/PLAN 4D/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-1517	25106023	8263 FLOYD GLENN WISE DR LOT 44	PLUMB ONLY/V10 SLATESHIRE/PLAN 3A/3912SQ'	3,912	SFD
12/26/2024	RES23-1518	25106023	8249 FLOYD GLENN WISE DR LOT 45	PLUMB ONLY/V10 SLATESHIRE/PLAN 1E/2908SQ'	2,908	SFD
12/26/2024	RES23-1519	25106023	8235 FLOYD GLENN WISE DR LOT 46	PLUMB ONLY/V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-1520	25106023	8221 FLOYD GLENN WISE DR LOT 47	PLUMB ONLY/V10 SLATESHIRE/PLAN 2B/3766SQ'	3,766	SFD
12/26/2024	RES23-1521	25106023	8207 FLOYD GLENN WISE DR LOT 48	PLUMB ONLY/V10 SLATESHIRE/PLAN 1A/2908SQ'	2,908	SFD
12/26/2024	RES23-1522	25106023	8193 FLOYD GLENN WISE DR LOT 49	PLUMB ONLY/V10 SLATESHIRE/PLAN 3B/3912SQ'	3,912	SFD
12/26/2024	RES23-1523	25106023	8179 FLOYD GLENN WISE DR LOT 50	PLUMB ONLY/V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-1524	25106023	8165 FLOYD GLENN WISE DR LOT 51	PLUMB ONLY/V10 SLATESHIRE/PLAN 2D/3766SQ'	3,766	SFD
12/26/2024	RES23-1525	25106023	8151 FLOYD GLENN WISE DR LOT 52	PLUMB ONLY/V10 SLATESHIRE/PLAN 1E/2908SQ'	2,908	SFD
12/26/2024	RES23-1526	25106023	8137 FLOYD GLENN WISE DR LOT 53	PLUMB ONLY/V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN	4,095	SFD ADU
12/26/2024	RES23-1527	25106023	8123 FLOYD GLENN WISE DR LOT 54	PLUMB ONLY/V10 SLATESHIRE/PLAN 3D/3912SQ'	3,912	SFD
12/26/2024	RES23-1528	25106023	8109 FLOYD GLENN WISE DR LOT 55	PLUMB ONLY/V10 SLATESHIRE/PLAN 2E/3766SQ'	3,766	SFD
12/26/2024	RES23-1529	25106023	8095 FLOYD GLENN WISE DR LOT 56	PLUMB ONLY/V10 SLATESHIRE/PLAN 1B/2908SQ'	2,908	SFD
12/26/2024	RES23-1530	25106023	8192 FLOYD GLENN WISE DR LOT 80	PLUMB ONLY/V10 SLATESHIRE/PLAN 1B-R/2908SQ'	2,908	SFD
12/26/2024	RES23-1531	25106023	8178 FLOYD GLENN WISE DR LOT 81	PLUMB ONLY/V10 SLATESHIRE/PLAN 2A-R/3766SQ'	3,766	SFD
12/26/2024	RES23-1662	25106027	7326 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1E-R/2500SQ'	2,500	SFD
12/26/2024	RES23-1663	25106027	7314 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2D-R/2877SQ'	2,877	SFD
12/26/2024	RES23-1664	25106027	7302 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3A-R/2972SQ'	2,972	SFD
12/26/2024	RES23-1665	25106027	7290 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4E-R/3267SQ' W/NEXTGE	3,267	SFD
12/26/2024	RES23-1666	25106027	7278 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1F-R/2500SQ'	2,500	SFD
12/26/2024	RES23-1667	25106027	7327 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3D/2972SQ'	2,972	SFD
12/26/2024	RES23-1668	25106027	7315 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4F/3267SQ' W/NEXTGE	3,267	SFD
12/26/2024	RES23-1669	25106027	7303 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1D/2500SQ'	2,500	SFD
12/26/2024	RES23-1670	25106027	7279 OSCAR DR	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2E/2877SQ'	2,877	SFD
12/26/2024	RES23-2066	25106027	2641 EMERY ST	PLUMBING ONLY/V2 CAIRNWAY/PLAN 1A/2220 SQ'	2,220	SFD
12/26/2024	RES23-2067	25106027	2649 EMERY ST	PLUMBING ONLY/V2 CAIRNWAY/PLAN 4D-R/3196 SQ'	3,196	SFD
12/26/2024	RES23-2068	25106027	2657 EMERY ST	PLUMBING ONLY/V2 CAIRNWAY/PLAN 2B/2639 SQ'	2,639	SFD
12/26/2024	RES23-2077	25106027	2594 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 4A/3267 SQ'	3,267	SFD
12/26/2024	RES23-2078	25106027	2586 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 3D/2972 SQ'	2,972	SFD
12/26/2024	RES23-2080	25106027	2578 DASHWOOD ST	PLUMBING ONLY/V2 CAIRNWAY/PLAN 3B-R/2763 SQ'	2,763	SFD
12/26/2024	RES23-2081	25106027	2570 DASHWOOD ST	PLUMBING ONLY/V2 CAIRNWAY/PLAN 4D/3196 SQ'	3,196	SFD
12/26/2024	RES23-2082	25106027	2562 DASHWOOD ST	PLUMBING ONLY/V2 CAIRNWAY/PLAN 2B-R/2639 SQ'	2,639	SFD
12/26/2024	RES23-2134	25106027	2569 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2D/2566SQSF	2,566	SFD
12/26/2024	RES23-2135	25106027	2577 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 1B/2164SQSF	2,164	SFD
12/26/2024	RES23-2136	25106027	2585 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4A/2795SQSF	2,795	SFD
12/26/2024	RES23-2137	25106027	2593 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3E-R/2644SQSF	2,644	SFD
12/26/2024	RES23-2138	25106027	2601 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 1B/2164SQSF	2,164	SFD
12/26/2024	RES23-2139	25106027	2609 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4A/2795SQSF	2,795	SFD
12/26/2024	RES23-2140	25106027	2617 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3E-R/2644SQSF	2,644	SFD

ISSUED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
12/26/2024	RES23-2141	25106027	2625 CAULFIED ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 1D/2164SQSF	2,164	SFD
12/26/2024	RES23-2142	25106027	2633 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2A-R/2566SQSF	2,566	SFD
12/26/2024	RES23-2143	25106027	2641 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4B/2795SQSF	2,795	SFD
12/26/2024	RES23-2144	25106027	2649 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3E-R/2644SQSF	2,644	SFD
12/26/2024	RES23-2145	25106027	2657 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2D/2566SQSF	2,566	SFD
12/26/2024	RES23-2146	25106027	2665 CAULFIED ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 1B-R/2164SQSF	2,164	SFD
12/26/2024	RES23-2147	25106027	2673 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4A/2795SQSF	2,795	SFD
12/26/2024	RES23-2148	25106027	2681 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2E-R/2566SQSF	2,566	SFD
12/26/2024	RES23-2149	25106027	2689 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4D/2795SQSF	2,795	SFD
12/26/2024	RES23-2150	25106027	2697 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3B-R/2644SQSF	2,644	SFD
12/26/2024	RES23-2151	25106027	2698 CAULFIED ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 1D/2164SQSF	2,164	SFD
12/26/2024	RES23-2152	25106027	2690 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4B-R/2795SQSF	2,795	SFD
12/26/2024	RES23-2153	25106027	2682 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3A/2644SQSF	2,644	SFD
12/26/2024	RES23-2154	25106027	2674 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4E-R/2795SQSF	2,795	SFD
12/26/2024	RES23-2155	25106027	2666 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2B/2566SQSF	2,566	SFD
12/26/2024	RES23-2156	25106027	2658 CAULFIED ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 1D-R/2164SQSF	2,164	SFD
12/26/2024	RES23-2157	25106027	2650 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4E/2795SQSF	2,795	SFD
12/26/2024	RES23-2158	25106027	2642 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2B-R/2566SQSF	2,566	SFD
12/26/2024	RES23-2159	25106027	2634 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 4A/2795SQSF	2,795	SFD
12/26/2024	RES23-2160	25106027	2626 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3B-R/2644SQSF	2,644	SFD
12/26/2024	RES23-2161	25106027	2618 CAULFIED ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 1E/2164SQSF	2,164	SFD
12/26/2024	RES23-2162	25106027	2610 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 2D-R/2566SQSF	2,566	SFD
12/26/2024	RES23-2163	25106027	2602 CAULFIELD ST	PLUMB ONLY/BOULDER VILLAGE 1/PLAN 3A-R/2644SQSF	2,644	SFD
12/26/2024	RES24-0841	25106027	2805 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3F/2972 SQ FT	2,972	SFD
12/26/2024	RES24-0842	25106027	2813 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2E-R/2877 SQFT	2,877	SFD
12/26/2024	RES24-0843	25106027	2821 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4A/3267 SQFT	3,267	SFD
12/26/2024	RES24-0844	25106027	2829 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3D-R/2972 SQFT	2,972	SFD
12/26/2024	RES24-0845	25106027	2837 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2F/2877 SQFT	2,877	SFD
12/26/2024	RES24-0846	25106027	2845 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1A-R/2500FT	2,500	SFD
12/26/2024	RES24-0847	25106027	2853 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4D/3267 SQFT	3,267	SFD
12/26/2024	RES24-0848	25106027	2861 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3E-R/2972 SQFT	2,972	SFD
12/26/2024	RES24-0849	25106027	2869 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2D/2877 SQFT	2,877	SFD
12/26/2024	RES24-0850	25106027	2877 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1A-R/2500FT	2,500	SFD
12/26/2024	RES24-0851	25106027	2878 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3D/2972 SQFT	2,972	SFD
12/26/2024	RES24-0852	25106027	2870 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4E-R/3267 SQFT	3,267	SFD
12/26/2024	RES24-0853	25106027	2862 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1F/2500FT	2,500	SFD
12/26/2024	RES24-0854	25106027	2854 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2A-R/2877 SQFT	2,877	SFD
12/26/2024	RES24-0855	25106027	2846 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3E/2972 SQ FT	2,972	SFD
12/26/2024	RES24-0856	25106027	2838 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4D-R/3267 SQFT	3,267	SFD
12/26/2024	RES24-0857	25106027	2830 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1A/2500FT	2,500	SFD
12/26/2024	RES24-0858	25106027	2822 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2F-R/2877 SQFT	2,877	SFD
12/26/2024	RES24-0859	25106027	2814 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3A/2972 SQFT	2,972	SFD
12/26/2024	RES24-0860	25106027	2806 KISMET ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1D-R/2500FT	2,500	SFD
12/26/2024	RES24-0861	25106027	2839 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2E/2877 SQFT	2,877	SFD
12/26/2024	RES24-0862	25106027	2847 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1A-R/2500FT	2,500	SFD
12/26/2024	RES24-0863	25106027	2855 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2D/2877 SQFT	2,877	SFD
12/26/2024	RES24-0864	25106027	2863 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3A-R/2972 SQFT	2,972	SFD
12/26/2024	RES24-0865	25106027	2871 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1F/2500FT	2,500	SFD
12/26/2024	RES24-0866	25106027	7213 ULSTER AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2E/2877 SQFT	2,877	SFD
12/26/2024	RES24-0867	25106027	7231 ULSTER AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4F/3267 SQFT	3,267	SFD
12/26/2024	RES24-0868	25106027	7249 ULSTER AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3A/2972 SQFT	2,972	SFD
12/26/2024	RES24-0869	25106027	7267 ULSTER AVE	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2D/2877 SQFT	2,877	SFD
12/26/2024	RES24-0870	25106027	2904 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3F-R/2972SQFT	2,972	SFD
12/26/2024	RES24-0871	25106027	2896 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1A/2500FT	2,500	SFD
12/26/2024	RES24-0872	25106027	2888 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4D-R/3267 SQFT	3,267	SFD
12/26/2024	RES24-0873	25106027	2880 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3D/2972 SQFT	2,972	SFD
12/26/2024	RES24-0874	25106027	2872 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 2D-R/2877 SQFT	2,877	SFD
12/26/2024	RES24-0875	25106027	2864 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 1E/2500FT	2,500	SFD
12/26/2024	RES24-0876	25106027	2856 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4F-R/3267 SQFT	3,267	SFD
12/26/2024	RES24-0877	25106027	2848 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 3E/2972 SQ FT	2,972	SFD
12/26/2024	RES24-0878	25106027	2840 PENELOPE ST	PLUMB ONLY/CRESTWICK VILLAGE 5-6/PLAN 4D-R/3267 SQFT	3,267	SFD
12/26/2024	RES24-0879		8038 PUNJYA BROTHERS DR	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3C-R/3269 SQFT	3,269	SFD
12/26/2024	RES24-0880		8050 PUNJYA BROTHERS DR	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2F/3184 SQFT	3,184	SFD
12/26/2024	RES24-0881		8062 PUNJYA BROTHERS DR	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4A-R/3536 SQFT	3,536	SFD
12/26/2024	RES24-0882		8074 PUNJYA BROTHERS DR	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3B/3269 SQFT	3,269	SFD
12/26/2024	RES24-0883		8086 PUNJYA BROTHERS DR	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2C-R/3184 SQFT	3,184	SFD
12/26/2024	RES24-0884		8098 PUNJYA BROTHERS DR	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 1F/2492 SQFT	2,492	SFD
12/26/2024	RES24-0885		2738 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4C-R/3536 SQFT	3,536	SFD
12/26/2024	RES24-0886		2746 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3B-R/3269 SQFT	3,269	SFD
12/26/2024	RES24-0887		2754 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2A-R/3184 SQFT	3,184	SFD
12/26/2024	RES24-0888		2762 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 1F-R/2492 SQFT	2,492	SFD
12/26/2024	RES24-0889		2770 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4C-R/3536 SQFT	3,536	SFD
12/26/2024	RES24-0890		2778 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3B-R/3269 SQFT	3,269	SFD
12/26/2024	RES24-0891		2786 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2A-R/3184 SQFT	3,184	SFD
12/26/2024	RES24-0892		2794 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4F-R/3536 SQFT	3,536	SFD
12/26/2024	RES24-0893		2827 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4C-R/3536 SQFT	3,536	SFD
12/26/2024	RES24-0894		2819 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3B/3269 SQFT	3,269	SFD
12/26/2024	RES24-0895		2811 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 1F-R/2492 SQFT	2,492	SFD
12/26/2024	RES24-0896		2803 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2A/3184 SQFT	3,184	SFD
12/26/2024	RES24-0897		2795 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3F-R/3269 SQFT	3,269	SFD
12/26/2024	RES24-0898		2787 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4B/3536 SQFT	3,536	SFD
12/26/2024	RES24-0899		2779 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 1C/2492 SQFT	2,492	SFD
12/26/2024	RES24-0900		2771 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2A/3184 SQFT	3,184	SFD

ISSUED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
12/26/2024	RES24-0901		2763 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4F/3536 SQFT	3,536	SFD
12/26/2024	RES24-0902		2755 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3C/3269 SQFT	3,269	SFD
12/26/2024	RES24-0903		2747 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 1A/2492 SQFT	2,492	SFD
12/26/2024	RES24-0904		2739 HOLLAND ST	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2B/3184 SQFT	3,184	SFD
12/26/2024	RES24-0907		2716 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2A-R/3184 SQFT	3,184	SFD
12/26/2024	RES24-0908		2720 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 1B/2492 SQFT	2,492	SFD
12/26/2024	RES24-0909		2724 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4C/3536 SQFT	3,536	SFD
12/26/2024	RES24-0910		2728 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2F/3184 SQFT	3,184	SFD
12/26/2024	RES24-0911		2732 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3A-R/3269 SQFT	3,269	SFD
12/26/2024	RES24-0912		2736 GALIEN CT	RANGEWOOD VILLAGE 7/PLAN 4C/3536 SQFT	3,536	SFD
12/26/2024	RES24-0913		2740 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2B-R/3184 SQFT	3,184	SFD
12/26/2024	RES24-0914		2741 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 1A/2492 SQFT	2,492	SFD
12/26/2024	RES24-0915		2737 GALIEN CT	RANGEWOOD VILLAGE 7/PLAN 3F-R/3269 SQFT	3,269	SFD
12/26/2024	RES24-0916		2733 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4B/3536 SQFT	3,536	SFD
12/26/2024	RES24-0917		2729 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 3C-R/3269 SQFT	3,269	SFD
12/26/2024	RES24-0918		2725 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 1A/2492 SQFT	2,492	SFD
12/26/2024	RES24-0919		2721 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 2F-R/3184 SQFT	3,184	SFD
12/26/2024	RES24-0920		2717 GALIEN CT	PLUMB ONLY/RANGEWOOD VILLAGE 7/PLAN 4C/3536 SQFT	3,536	SFD
01/30/2025	RES24-0189	24444042	3212 ECHO WY	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	2,520	SFD
01/30/2025	RES24-0190	24444043	3238 ECHO WY	TRACY LAKES/CALERO/PLAN 1A-R/2393 SQ FT	2,393	SFD
01/30/2025	RES24-0191	24444044	3264 ECHO WY	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	2,430	SFD
01/30/2025	RES24-0193	24444053	3239 ECHO WY	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	2,430	SFD
01/30/2025	RES24-0194	24444054	3213 ECHO WY	TRACY LAKES/CALERO/PLAN 3A-R/2520 SQ FT	2,520	SFD
01/30/2025	RES24-1019	24444055	3187 ECHO WAY	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	2,393	SFD
01/30/2025	RES24-1020	24444056	3161 ECHO WAY	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT	2,430	SFD
02/11/2025	RES25-0055		3841 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 1C/2183 SQ FT	2,183	SFD
02/11/2025	RES25-0056		3503 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 2A/2244 SQ FT	2,244	SFD
02/11/2025	RES25-0057		3525 FINNON AVE	TRACY LAKES/SHERWOOD/PLAN 3B-R/2323 SQ FT	2,323	SFD
02/18/2025	RES24-1017	24443033	2882 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT	1,560	SFD
02/18/2025	RES24-1018	24443034	2898 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT	1,710	SFD
02/18/2025	RES25-0046	24440001	2803 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT	1,829	SFD
02/18/2025	RES25-0047	24440002	2821 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
02/18/2025	RES25-0048	24440003	2839 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A-R/1880 SQ FT	1,880	SFD
02/18/2025	RES25-0049	24440004	2857 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	1,768	SFD
02/18/2025	RES25-0050	24440005	2875 BEYERS AVE LOT 5	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT	1,829	SFD
02/18/2025	RES25-0051	24440036	1884 SERENE CT	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	1,768	SFD
02/18/2025	RES25-0052	24440038	1892 SERENE CT	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT	1,829	SFD
02/18/2025	RES25-0085	24443030	2834 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT	1,710	SFD
02/18/2025	RES25-0086	24443031	2850 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 3A-R/1763 SQ FT	1,763	SFD
03/04/2025	RES25-0087	24443032	2866 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	1,919	SFD
04/07/2025	RES25-0290	24443029	2818 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 4B-R/1919 SQ FT	1,919	SFD
04/07/2025	RES25-0309	24440007	1891 SERENE CT	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD
04/07/2025	RES25-0310	24440009	1883 SERENE CT	TRACY LAKES/LAGUNA/PLAN 3B-R/1880 SQ FT	1,880	SFD
04/07/2025	RES25-0311	24440035	1876 SERENE CT	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT	1,880	SFD
05/21/2025	RES23-1621	23507032	21 E THIRD ST	2555 SQ FT SFD AND 2 CAR GARAGE	2,555	SFD
06/11/2025	RES25-0504		3572 MEMORY LN	ELLIS AVENUES 55'S/PLAN 1C-R/2335 SQ FT MODEL	2,335	SFD
06/11/2025	RES25-0539		3556 MEMORY LN	ELLIS AVENUES 55'S/PLAN 2A/2919 SQ FT MODEL	2,919	SFD
06/11/2025	RES25-0540		3534 MEMORY LN	ELLIS AVENUES 55'S/PLAN 4B-R/3213 SQ FT MODEL	3,213	SFD
07/23/2025	RES25-0748		3557 SUMMIT DR LOT 232	ELLIS AVENUES 40'S/ PLAN 3C/ 2302 SQ FT/ MODEL	2,302	SFD
07/23/2025	RES25-0749		3585 SUMMIT DR LOT 230	ELLIS AVENUES 40'S/PLAN 1A/ 2020 SQ FT/MODEL	2,020	SFD
07/23/2025	RES25-0750		3573 SUMMIT DR LOT 231	ELLIS AVENUES 40'S/ PLAN 2B/ 2133 SQ FT/ MODEL	2,133	SFD
07/24/2025	RES25-0717	24443005	2851 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT	1,560	SFD
07/24/2025	RES25-0718	24443006	2835 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT	1,710	SFD
07/24/2025	RES25-0719	24443007	2803 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	1,763	SFD
07/24/2025	RES25-0720	24443028	2802 STAMPEDE LN	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	1,560	SFD
07/28/2025	RES25-0755		FRONT ST LOT 135	ELLIS AVENUES 50'S/PLAN 4A/2948 SQ FT MODEL	2,948	SFD
07/28/2025	RES25-0756		FRONT ST LOT 136	ELLIS AVENUES 50'S/PLAN 3B/2766 SQ FT MODEL	2,766	SFD
07/28/2025	RES25-0757		FRONT ST LOT 137	ELLIS AVENUES 50'S/PLAN 1C/2108 SQ FT MODEL	2,108	SFD
Average Low Density					2,638	

ISSUED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	UNIT_SF	PERMITTYPE
03/11/2024	RES23-0786	23807010	3030 W BYRON RD UNIT A	DUPLEX 'A' - MASTER PLAN RES22-2680 ***2019 BLDG CODE***	4,404	2,202	DUPLEX-NEW
03/11/2024	RES23-0787	23807010	3030 W BYRON ROAD UNIT B	DUPLEX 'B' - MASTER PLAN RES22-2680 ***2019 BLDG CODE***	4,404	2,202	DUPLEX-NEW
03/11/2024	RES23-0788	23807010	3030 W BYRON ROAD UNIT C	DUPLEX 'C' - MASTER PLAN RES22-2680 ***2019 BLDG CODE***	4,404	2,202	DUPLEX-NEW
07/11/2024	RES24-0071	23526028	465 CECELIO WY	1177 SQ FT/1177SQ FT DUPLEX (SB9)	1,177	589	DUPLEX-NEW
04/03/2023	COM20-0281	21443006	282 W CLOVER RD	REBUILD TRIPLEX 'ABC' DUE TO FIRE LOSS	3,602	1,201	TRIPLEX-NW
Average Medium Density						1,679	

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
01/03/2023	19-3621	25360036	3047 LEEDS LN	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM	3,136	SFD ADU
01/03/2023	RES22-0635	24082026	3063 NEIL JEROME DR LOT 180	TOWNSEND/PLAN 4D-R/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM	3,260	SFD ADU
01/10/2023	RES21-1558	25362055	3367 PAGEANT AVE	VILLAGE 7C LOT 123 PLAN 3B-ALT 2313SQ'	2,313	SFD
01/10/2023	RES21-1559	25362057	3373 PAGEANT AVE	VILLAGE 7C LOT 124 PLAN 2C-R 2094SQ'	2,094	SFD
01/11/2023	RES21-2055	25366044	7319 DIAMOND AVE	KT HILLVIEW/PLAN 2B INT/1890SQ'	1,890	SFD
01/11/2023	RES21-2057	25366046	7291 DIAMOND AVE	KT HILLVIEW/PLAN 3C/2075SQ'	2,075	SFD
01/11/2023	RES22-0385	24082021	3113 NEIL JEROME DRIVE LOT 175	TOWNSEND/PLAN 4A-R/2587 SQ' W/ CA ROOM	2,587	SFD
01/12/2023	19-3617	25360018	3036 LEEDS LN LOT 119	VILLAGE 8/PLAN 1B/2914SF W/CA ROOM	2,914	SFD
01/12/2023	19-3618	25360017	3026 LEEDS LN	VILLAGE 8/PLAN 3E-R/3919SF W/CA ROOM	3,919	SFD
01/12/2023	RES21-2056	25366045	7305 DIAMOND AVE	KT HILLVIEW/PLAN 1F-R/1723SQ'	1,723	SFD
01/12/2023	RES21-2483	25135010	3587 SINGH LN	9B SUNHAVEN/PLAN 1F/2502SQ'	2,502	SFD
01/17/2023	RES20-1722	25361039	5878 LENIN PRIEGO ST LOT 39	VILLAGE 7C LOT 39 PLAN 3B 2313SQ'	2,313	SFD
01/17/2023	RES20-1773	25363012	1957 EVEREST PL LOT 156	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	1,890	SFD
01/18/2023	RES21-2052	25366042	7347 DIAMOND AVE	KT HILLVIEW/PLAN 3B-R/2075SQ'	2,075	SFD
01/18/2023	RES21-2053	25366043	7333 DIAMOND AVE	KT HILLVIEW/PLAN 4B INT/2209SQ'	2,209	SFD
01/18/2023	RES21-2401	25134038	3563 SINGH LN	9A PARKLIN/PLAN 3D/2477SQ'	2,477	SFD
01/18/2023	RES21-2403		5322 KUSNICK AVE LOT 35	9A PARKLIN/PLAN 4E/2688SQ'	2,688	SFD
01/18/2023	RES21-2404	25134041	5340 KUSNICK AVE	9A PARKLIN/PLAN 2A-R/2278SQ'	2,278	SFD
01/18/2023	RES21-2405	25134042	5358 KUSNICK AVE	9A PARKLIN/PLAN 3B/2477SQ'	2,477	SFD
01/18/2023	RES22-0547	24082059	3028 ELLIS TOWN DRIVE LOT 213	TOWNSEND/PLAN 2C/2246 SQ'	2,246	SFD
01/19/2023	RES20-1780	25363019	1833 FRENCH WY	KT HILLVIEW/PLAN 4AY-R/2209SQ'	2,209	SFD
01/19/2023	RES21-2400	25134036	3551 SINGH LN	9A PARKLIN/PLAN 1E/2173SQ'	2,173	SFD
01/19/2023	RES21-2402	25134040	5322 KUSNICK AVE	9A PARKLIN/PLAN 1D-R/2173SQ'	2,173	SFD
01/19/2023	RES21-2410	25134028	3503 SINGH LN	9A PARKLIN/PLAN 4D/2688SQ'	2,688	SFD
01/19/2023	RES21-2412	25134029	3515 SINGH LN	9A PARKLIN/PLAN 3B-R/2477SQ'	2,477	SFD
01/20/2023	RES21-2399	25134033	3539 SINGH LN	9A PARKLIN/PLAN 4A-R/2688SQ'	2,688	SFD
01/23/2023	19-3622	25360035	3062 MANTLE DR	VILLAGE 8/PLAN 1D-R/2914SF W/CA ROOM	2,914	SFD
01/24/2023	RES20-1781	25363020	1819 FRENCH WY	KT HILLVIEW/PLAN 3C-R/2075SQ'	2,075	SFD
01/24/2023	RES20-1782	25363021	1805 FRENCH WY	KT HILLVIEW/PLAN 2B/1890SQ'	1,890	SFD
01/24/2023	RES21-2479	25135007	5323 KUSNICK AVE	9B SUNHAVEN/PLAN 4B-R/3543SQ'	3,543	SFD
01/24/2023	RES22-0338	24084030	3062 NEIL JEROME DRIVE LOT 161	HARTWELL/PLAN 12B-R/3914 SQFT W/ CA ROOM MULTI-GEN SUITE	3,914	SFD ADU
01/25/2023	RES20-1763	25363002	1804 FRENCH WY	KT HILLVIEW/PLAN 4B-R/2209SQ'	2,209	SFD
01/25/2023	RES20-2166	25363046	7006 DIAMOND AVE	KT HILLVIEW/PLAN 1C-R/1723SQ'	1,723	SFD
01/26/2023	19-3533	25358037	2765 TEJAS LN	TRACY HILLS VILLAGE 5 3C-R/3533SQFT W/CA ROOM	3,533	SFD
01/26/2023	RES21-2481	25135008	5305 KUSNICK AVE	9B SUNHAVEN/PLAN 2C/3196SQ'	3,196	SFD
01/26/2023	RES21-2487	25135014	3635 SINGH LN	9B SUNHAVEN/PLAN 2B/3196SQ'	3,196	SFD
01/26/2023	RES22-0641	24082031	3013 NEIL JEROME DRIVE LOT 185	TOWNSEND/PLAN 1A/2107 SQ' W/ CA ROOM	2,107	SFD
01/26/2023	RES22-0643	24082033	2993 NEIL JEROME DRIVE LOT 187	TOWNSEND/PLAN 4E/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM	3,260	SFD ADU
01/30/2023	19-3534	25358072	2754 TEJAS LN	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM	2,683	SFD
01/30/2023	19-3536	25358073	2744 TEJAS LN	TRACY HILLS VILLAGE 5 4C-R/3599SQFT W/CA ROOM	3,599	SFD
01/30/2023	RES20-1764	25363003	1818 FRENCH WY	KT HILLVIEW/PLAN 1B-R/1723SQ'	1,723	SFD
01/30/2023	RES20-1765	25363004	1832 FRENCH WY	KT HILLVIEW/PLAN 3F/2075SQ'	2,075	SFD
01/30/2023	RES21-2398	25134031	3527 SINGH LN	9A PARKLIN/PLAN 2E/2278SQ'	2,278	SFD
01/30/2023	RES21-2484	25135011	3599 SINGH LN LOT 80	9B SUNHAVEN/PLAN 4C-R/3543SQ'	3,543	SFD
01/31/2023	19-3535	25358071	2764 TEJAS LN	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM	3,372	SFD
01/31/2023	RES22-0640	24082030	3023 NEIL JEROME DRIVE LOT 184	TOWNSEND/PLAN 2B-R/2919 SQ' CA ROOM, MULTITEN, 2/1BAY GARAGE	2,919	SFD ADU
01/31/2023	RES22-0642	24082032	3003 NEIL JEROME DRIVE LOT 186	TOWNSEND/PLAN 2B-R/2246 SQ' W/ CA ROOM	2,246	SFD
02/01/2023	19-3531	25358035	2745 TEJAS LN	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM	3,533	SFD
02/01/2023	19-3532	25358036	2755 TEJAS LN	TRACY HILLS VILLAGE 5 4D-R/3599SQFT W/CA ROOM	3,599	SFD
02/03/2023	19-3558	25358070	2774 TEJAS LN	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM	3,533	SFD
02/03/2023	RES21-2409	25134027	3491 SINGH LN	9A PARKLIN/PLAN 1A-R/2173SQ'	2,173	SFD
02/06/2023	RES21-2482	25135009	3575 SINGH LN	9B SUNHAVEN/PLAN 2A-R/3196SQ'	3,196	SFD
02/07/2023	19-3561	25360013	3063 MANTLE DR	VILLAGE 8/PLAN 4A/3136SF & 964 SF NEXT GEN & CA ROOM	3,136	SFD
02/07/2023	19-3562	25360014	3053 MANTLE DR LOT 115	VILLAGE 8/PLAN 2D-R/3773SF W/CA ROOM	3,773	SFD
02/07/2023	RES20-2145	25363047	7020 DIAMOND AVE	KT HILLVIEW/PLAN 3B/2075SQ'	2,075	SFD
02/07/2023	RES21-2416	25134046	5339 DUSTIN PL	9A PARKLIN/PLAN 3A/2477SQ'	2,477	SFD
02/07/2023	RES21-2485	25135012	3611 SINGH LN	9B SUNHAVEN/PLAN 3A/3269SQ'	3,269	SFD
02/08/2023	19-3597	25360032	3112 MANTLE DR	F - VILLAGE 8/PLAN 2E-R/3773SF W/CA ROOM	3,773	SFD
02/08/2023	RES21-2417	25134047	5338 DUSTIN PL	9A PARKLIN/PLAN 2E-R/2278SQ'	2,278	SFD
02/08/2023	RES21-2418	25134048	5356 DUSTIN PL	9A PARKLIN/PLAN 1B/2173SQ'	2,173	SFD
02/09/2023	RES21-2408	25134026	3479 SINGH LN	9A PARKLIN/PLAN 4B/2688SQ'	2,688	SFD
02/09/2023	RES21-2415	25134045	5357 DUSTIN PL	9A PARKLIN/PLAN 4D-R/2688SQ'	2,688	SFD
02/13/2023	19-3539	25358053	6770 FLAT IRON ST	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM	2,683	SFD
02/13/2023	RES21-2496	25135044	5306 GATLIN DR	9B SUNHAVEN/PLAN 1B-R/2502SQ'	2,502	SFD
02/14/2023	19-3564	25360015	3043 MANTLE DR	VILLAGE 8/PLAN 3B-R/3919SF W/CA ROOM	3,919	SFD
02/15/2023	19-3540	25358052	6760 FLAT IRON ST	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	3,599	SFD
02/15/2023	19-3541	25358051	6750 FLAT IRON ST	TRACY HILLS VILLAGE 5 3A-R/3533SQFT W/CA ROOM	3,533	SFD
02/15/2023	19-3542	25358050	6740 FLAT IRON ST	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM	2,683	SFD
02/15/2023	RES21-2477	25135005	5359 KUSNICK AVE	9B SUNHAVEN/PLAN 3B-R/3269SQ'	3,269	SFD
02/15/2023	RES21-2478	25135006	5341 KUSNICK AVE	9B SUNHAVEN/PLAN 1F/2502SQ'	2,502	SFD
02/15/2023	RES21-2486	25135013	3623 SINGH LN	9B SUNHAVEN/PLAN 4A-R/3543SQ'	3,543	SFD
02/16/2023	19-3563	25360016	3033 MANTLE DR	VILLAGE 8/PLAN 1E/2914SF W/CA ROOM	2,914	SFD
02/16/2023	RES21-2062	25364060	1789 JADE PL	KT HILLVIEW/PLAN 1E/1723SQ'	1,723	SFD
02/16/2023	RES21-2494	25135042	5342 GATLIN DR	9B SUNHAVEN/PLAN 2F/3196SQ'	3,196	SFD
02/16/2023	RES22-0644	24082034	2983 NEIL JEROME DRIVE LOT 188	TOWNSEND/PLAN 1D-R/2780 SQ' W/ 2/1 BAY GRGE & MULTIG & CA RM	2,780	SFD ADU
02/17/2023	19-0394	25355032	6443 GREYMONT DR LOT 32	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM - MODEL	2,914	SFD
02/21/2023	19-0391	25355029	6473 GREYMONT DR LOT 29	VILLAGE 8/PLAN 4A/1005SF/964 SF NEXT GEN & CA ROOM - MODEL	4,100	SFD
02/21/2023	RES21-2063	25364061	1781 JADE PL	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	1,890	SFD
02/21/2023	RES21-2064	25364062	1773 JADE PL	KT HILLVIEW/PLAN 4A INT/2209SQ'	2,209	SFD
02/21/2023	RES21-2492	25135041	5360 GATLIN DR	9B SUNHAVEN/PLAN 4B-R/3543SQ'	3,543	SFD
02/21/2023	RES21-2497	25135047	3660 SINGH LN	9B SUNHAVEN/PLAN 2C-R/3196SQ'	3,196	SFD
02/22/2023	RES21-2488	25135015	3647 SINGH LN	9B SUNHAVEN/PLAN 1C-R/2502SQ'	2,502	SFD
02/22/2023	RES21-2490	25135016	3659 SINGH LN	9B SUNHAVEN/PLAN 4A/3543SQ'	3,543	SFD
02/22/2023	RES22-0645	24082035	2973 NEIL JEROME DRIVE LOT 189	TOWNSEND/PLAN 2B/2246 SQ'	2,246	SFD
02/22/2023	RES22-0646	24082036	2963 NEIL JEROME DRIVE LOT 190	TOWNSEND/PLAN 3D-R/2411 SQ'	2,411	SFD
02/23/2023	RES21-2495	25135043	5324 GATLIN DR	9B SUNHAVEN/PLAN 3A-R/3269SQ'	3,269	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
02/28/2023	RES22-0647	24082037	2953 NEIL JEROME DRIVE LOT 191	TOWNSEND/PLAN 4D/2587SQ' W/ CA ROOM	2,587	SFD
03/01/2023	RES21-2413	25134043	5393 DUSTIN PL	9A PARKLIN/PLAN 1B-R/2173SQ'	2,173	SFD
03/01/2023	RES22-0648	24082038	2943 NEIL JEROME DRIVE LOT 192	TOWNSEND/PLAN 3B-R/2880 SQ' W/ MULTIGEN	2,880	SFD ADU
03/02/2023	19-3543	25358049	6730 FLAT IRON ST	TRACY HILLS VILLAGE 5 3B-R/3533SQFT W/CA ROOM	3,533	SFD
03/03/2023	RES21-2414	25134044	5375 DUSTIN PL	9A PARKLIN/PLAN 2E/2278SQ'	2,278	SFD
03/03/2023	RES21-2419	25134049	5374 DUSTIN PL	9A PARKLIN/PLAN 4A-R/2688SQ'	2,688	SFD
03/04/2023	RES21-2059	25366036	1780 JADE PL	KT HILLVIEW/PLAN 1F-R/1723SQ'	1,723	SFD
03/06/2023	RES21-2060	25366037	1788 JADE PL	KT HILLVIEW/PLAN 3B/2075SQ'	2,075	SFD
03/06/2023	RES21-2420	25134050	5392 DUSTIN PL	9A PARKLIN/PLAN 3E/2477SQ'	2,477	SFD
03/06/2023	RES21-2501	25135050	5379 GATLIN DR	9B SUNHAVEN/PLAN 2A-R/3196SQ'	3,196	SFD
03/06/2023	RES21-2508	25135038	5414 GATLIN DR	9B SUNHAVEN/PLAN 2B/3196SQ'	3,196	SFD
03/07/2023	19-3544	25358048	6720 FLAT IRON ST	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM	3,599	SFD
03/08/2023	RES21-2061	25364059	1797 JADE PL	KT HILLVIEW/PLAN 4B-R/2209SQ'	2,209	SFD
03/08/2023	RES21-2491	25135040	5378 GATLIN DR	9B SUNHAVEN/PLAN 1C/2502SQ'	2,502	SFD
03/08/2023	RES21-2500	25135049	5361 GATLIN DR	9B SUNHAVEN/PLAN 3B/3269SQ'	3,269	SFD
03/09/2023	19-3587	25355034	6423 GREYMONTE DR LOT 34	VILLAGE 8/PLAN 1A/2914SF W/CA ROOM	2,914	SFD
03/09/2023	RES22-0549	24082061	3038 ELLIS TOWN DRIVE LOT 215	TOWNSEND/PLAN 3D/2411 SQ' W/ CA ROOM	2,411	SFD
03/09/2023	RES22-0650	24082040	2923 NEIL JEROME DRIVE LOT 194	TOWNSEND/PLAN 2C/2246 SQ' W/ CA ROOM	2,246	SFD
03/13/2023	RES21-2509	25135039	5396 GATLIN DR	9B SUNHAVEN/PLAN 3F-R/3269SQ'	3,269	SFD
03/14/2023	RES21-2498	25135048	5343 GATLIN DR	9B SUNHAVEN/PLAN 4A/3543SQ'	3,543	SFD
03/15/2023	RES22-0649	24082039	2933 NEIL JEROME DRIVE LOT 193	TOWNSEND/PLAN 1A/2780 SQ' W/ 2/1 BAY GARAGE & MULTIGEN	2,780	SFD ADU
03/16/2023	RES22-1316	24081055	3110 RIO GRANDE DR LOT 113	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM W/ DECK	3,733	SFD
03/17/2023	19-3545	25358047	6710 FLAT IRON ST	TRACY HILLS VILLAGE 5 1C-R/2683SQFT W/CA ROOM	2,683	SFD
03/17/2023	19-3546	25358046	6700 FLAT IRON ST	TRACY HILLS VILLAGE 5 2E/3372SQFT W/CA ROOM	3,372	SFD
03/17/2023	RES22-1312	24081008	3138 JAKE ST LOT 51	HARTWELL/PLAN 11C-R/3564SQFT W/ CA RM W/OPT DECK & MULTI-GE	3,564	SFD ADU
03/20/2023	RES21-2433	25134063	3602 CORSICA ST	9A PARKLIN/PLAN 1D/2173SQ'	2,173	SFD
03/20/2023	RES22-1313	24081009	3148 JAKE ST LOT 52	HARTWELL/PLAN 12B/3914 SQFT W/ OPT CA RM, DECK, MULTIGEN	3,914	SFD ADU
03/21/2023	RES21-2434	25134064	3614 CORSICA ST	9A PARKLIN/PLAN 2B/2278SQ'	2,278	SFD
03/23/2023	19-3559	25355033	6433 GREYMONTE DR	VILLAGE 8/PLAN 4E-R/3136SF & 964 SF NEXT GEN & CA ROOM	3,136	SFD ADU
03/23/2023	RES21-2511	25135052	5415 GATLIN DR	9B SUNHAVEN/PLAN 1A-R/2502SQ'	2,502	SFD
03/23/2023	RES22-1095	24082051	2988 ELLIS TOWN DR LOT 205	TOWNSEND/PLAN 4E/3056 SQ' W/ MUTLIGEN AT 2BAY	3,056	SFD ADU
03/23/2023	RES22-1311	24081007	3128 JAKE ST LOT 50	HARTWELL/PLAN 10B/3774 SQFT W/ MULTIGEN	3,774	SFD ADU
03/27/2023	RES21-2430	25134060	3566 CORSICA ST	9A PARKLIN/PLAN 1E-R/2173SQ'	2,173	SFD
03/27/2023	RES21-2432	25134062	3590 CORSICA ST	9A PARKLIN/PLAN 3A-R/2477SQ'	2,477	SFD
03/28/2023	RES21-2510	25135051	5397 GATLIN DR	9B SUNHAVEN/PLAN 4C/3543SQ'	3,543	SFD
03/28/2023	RES22-1090	24082048	2974 ELLIS TOWN DR LOT 202	TOWNSEND/PLAN 1A-R/2780 SQ' W/ MULTIGEN AT 2BAY/1BAY	2,780	SFD ADU
03/29/2023	RES21-2431	25134061	3578 CORSICA ST	9A PARKLIN/PLAN 4B/2688SQ'	2,688	SFD
03/29/2023	RES22-1089	24082047	2968 ELLIS TOWN DR LOT 201	TOWNSEND/PLAN 2C/2919 SQ' W/ MULTIGEN AT 2BAY/1BAY	2,919	SFD ADU
03/29/2023	RES22-1091	24082049	2978 ELLIS TOWN DR LOT 203	TOWNSEND/PLAN 3D/3084 SQ' W/ CA ROOM, MULTIGEN	3,084	SFD ADU
03/30/2023	19-3553	25358044	2845 TEJAS LN	F - TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	3,372	SFD
03/30/2023	19-3554	25358045	6690 FLAT IRON ST	F - TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM	3,599	SFD
03/30/2023	RES22-1086	24082044	2954 ELLIS TOWN DR LOT 198	TOWNSEND/PLAN 1D-R/2780 SQ' W/ CA ROOM W/ MULTI-GEN	2,780	SFD ADU
04/04/2023	RES22-1092	24082050	2984 ELLIS TOWN DR LOT 204	TOWNSEND/PLAN 2B-R/2919SQ' W/ CA ROOM & MULTI-GEN	2,919	SFD ADU
04/05/2023	RES22-0775	24082001	3061 RIO GRANDE DR LOT 138	KINBRIDGE/PLAN 7B-R/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL	3,007	SFD
04/05/2023	RES22-1088	24082046	2964 ELLIS TOWN DR LOT 200	TOWNSEND/PLAN 3B-R/2411 SQ' W/ CA ROOM	2,411	SFD
04/06/2023	RES22-1087	24082045	2958 ELLIS TOWN DR LOT 199	TOWNSEND/PLAN 4A/2587 SQ'	2,587	SFD
04/10/2023	19-3551	25358042	2825 TEJAS LN	F - TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	3,533	SFD
04/10/2023	19-3552	25358043	2835 TEJAS LN	F - TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM	2,683	SFD
04/12/2023	RES21-2506	25135036	3678 BARTON ST	9B SUNHAVEN/PLAN 3F-R/3269SQ'	3,269	SFD
04/14/2023	RES21-2505	25135035	3690 BARTON ST	9B SUNHAVEN/PLAN 2F/3196SQ'	3,196	SFD
04/14/2023	RES21-2507	25135037	3666 BARTON ST	9B SUNHAVEN/PLAN 1C-R/2502SQ'	2,502	SFD
04/14/2023	RES22-1083	24082042	2944 ELLIS TOWN DR LOT 196	TOWNSEND/PLAN 3B-R/3084 SQ' W/ 2BAY/1BAY MULTIGEN & CA ROOM	3,084	SFD ADU
04/14/2023	RES22-1085	24082043	2948 ELLIS TOWN DR LOT 197	TOWNSEND/PLAN 4D/3260 SQ' W/ CA ROOM AT 3BAY, MULTIGEN	3,260	SFD ADU
04/18/2023	RES22-0776	24082004	3031 RIO GRANDE DR LOT 141	KINBRIDGE/PLAN 8B/2894 SQ FT W/ CA RM, MULTIGEN & LOFT	2,894	SFD ADU
04/18/2023	RES22-0782	24082007	3001 RIO GRANDE DR LOT 144	KINBRIDGE/PLAN 5B-R/2628 SQ FT W/ CA ROOM & 5TH BEDROOM	2,628	SFD
04/19/2023	RES22-0776	24082002	3051 RIO GRANDE DR LOT 139	KINBRIDGE/PLAN 6C/2611 SQ FT W/ CA ROOM	2,611	SFD
04/19/2023	RES22-0777	24082003	3041 RIO GRANDE DR LOT 140	KINBRIDGE/PLAN 5A-R/2382 SQ FT W/ CA ROOM	2,382	SFD
04/19/2023	RES22-0780	24082005	3021 RIO GRANDE DR LOT 142	KINBRIDGE/PLAN 7A-R/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL	3,007	SFD
04/19/2023	RES22-0785	24082010	2971 RIO GRANDE DR LOT 147	KINBRIDGE/PLAN 6A-R/2611 SQ FT W/ CA ROOM	2,611	SFD
04/19/2023	RES22-1070	24082041	2938 ELLIS TOWN DR LOT 195	TOWNSEND/PLAN 2A-R/2919 SQ' W/ CA ROOM & MULTI-GEN	2,919	SFD ADU
04/25/2023	19-3547	25358038	2785 TEJAS LN	F - TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM	3,599	SFD
04/25/2023	19-3548	25358039	2795 TEJAS LN	F - TRACY HILLS VILLAGE 5 1B-R/2683SQFT W/CA ROOM	2,683	SFD
04/25/2023	19-3549	25358040	2805 TEJAS LN	F - TRACY HILLS VILLAGE 5 2A/3372SQFT W/CA ROOM	3,372	SFD
04/25/2023	19-3550	25358041	2815 TEJAS LN	F - TRACY HILLS VILLAGE 5 4C-R/3599SQFT W/CA ROOM	3,599	SFD
04/25/2023	19-3555	25358067	2804 TEJAS LN	F - TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM	3,533	SFD
04/26/2023	RES21-2503	25135034	3702 BARTON ST LOT 103	9B SUNHAVEN/PLAN 3C/3269SQ'	3,269	SFD
04/27/2023	RES22-1314	24081010	3158 JAKE ST LOT 53	HARTWELL/PLAN 9C-R/3034 SQFT W/ OPT 2ND FLOOR	3,034	SFD
04/27/2023	RES22-1315	24081051	3159 JAKE ST LOT 109	HARTWELL/PLAN 12A/3914 SQFT W/ OPT CA RM, MULTIGEN	3,914	SFD ADU
05/05/2023	RES22-1457	24081013	3188 JAKE ST LOT 56	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM	3,733	SFD ADU
05/09/2023	RES21-2502	25135033	3714 BARTON ST	9B SUNHAVEN/PLAN 4B-R/3543SQ'	3,543	SFD
05/10/2023	RES22-1459	24081015	3208 JAKE ST LOT 58	HARTWELL/PLAN 10B/3774 SQ' W/ CA ROOM & MULTI GEN	3,774	SFD ADU
05/11/2023	19-3556	25358068	2794 TEJAS LN LOT 177	F - TRACY HILLS VILLAGE 5 2D/3372SQFT W/CA ROOM	3,372	SFD
05/11/2023	19-3557	25358069	2784 TEJAS LN LOT 178	F - TRACY HILLS VILLAGE 5 4B-R/3599SQFT W/CA ROOM	3,599	SFD
05/16/2023	RES22-1460	24081016	3218 JAKE ST LOT 59	HARTWELL/PLAN 12A-R/3914 SQFT W/ CA ROOM & MULTI GEN	3,914	SFD ADU
05/17/2023	RES22-1461	24081017	3228 JAKE ST LOT 60	HARTWELL/PLAN 11C/3376 SQ FT W/ CA ROOM	3,376	SFD
05/24/2023	RES21-0785	21443005	286 W CLOVER RD	FIRE REBUILD-1562SQ' SFD, 366SQ' ADU & 1283SQ' DETACHED SHOP	366	SFD ADU
06/09/2023	RES21-3313	25136005	3838 NEEDHAM ST LOT 5	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	2,869	SFD ADU
06/09/2023	RES21-3337	25136035	5584 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	2,580	SFD
06/09/2023	RES21-3351	25136053	5567 POSNER AVE LOT 53	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	2,700	SFD
06/09/2023	RES21-3352	25136054	5585 POSNER AV LOT 54	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN	2,869	SFD ADU
06/10/2023	19-3593	25355024	3067 COPLEY DRIVE LOT	VILLAGE 8/PLAN 4B/3136SF & 964 SF NEXT GEN & CA ROOM	3,136	SFD ADU
06/12/2023	RES21-3334	25136032	5514 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF	2,452	SFD
06/12/2023	RES21-3335	25136033	5548 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN	2,869	SFD ADU
06/12/2023	RES21-3349	25136051	5531 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 1B/2452SF	2,452	SFD
06/12/2023	RES21-3350	25136052	5549 POSNER AVE LOT 52	GREENWOOD VILLAGE 10C/PLAN 2D/2580SQSF	2,580	SFD
06/14/2023	RES21-3346	25136048	5477 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF	2,452	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
06/14/2023	RES21-3348	25136050	5513 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	2,869	SFD ADU
06/14/2023	RES22-1458	24081014	3198 JAKE ST LOT 57	HARTWELL/PLAN 9A-R/2297 SQFT W/ CA ROOM	2,297	SFD
06/15/2023	RES21-3336	25136034	5566 POSNER AV LOT 34	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF	2,452	SFD
06/16/2023	RES21-3314	25136039	3747 JUNEFIELD AVE	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF	2,452	SFD
06/16/2023	RES21-3316	25136008	3874 NEEDHAM ST	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF	2,580	SFD
06/16/2023	RES21-3317	25136009	3886 NEEDHAM ST	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	2,700	SFD
06/16/2023	RES21-3318	25136010	3898 NEEDHAM ST	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN	2,869	SFD ADU
06/16/2023	RES21-3319	25136011	3910 NEEDHAM ST	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF	2,580	SFD
06/16/2023	RES21-3320	25136012	3922 NEEDHAM ST	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	2,452	SFD
06/16/2023	RES21-3332	25136030	5478 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	2,700	SFD
06/16/2023	RES21-3333	25136031	5496 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	2,580	SFD
06/20/2023	RES21-3315	25136007	3862 NEEDHAM ST LOT 7	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	2,700	SFD
06/20/2023	RES21-3347	25136049	5495 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF	2,580	SFD
06/20/2023	RES21-3376	25138002	3946 NEEDHAM ST LOT 2	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	2,416	SFD
06/20/2023	RES21-3379	25138004	3970 NEEDHAM ST LOT 4	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF	1,945	SFD
06/20/2023	RES21-3385	25138005	3982 NEEDHAM ST LOT 5	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF	2,287	SFD
06/20/2023	RES21-3386	25138006	3994 NEEDHAM STREET LOT	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF	2,416	SFD
06/20/2023	RES21-3387	25138007	5461 SANTINI LN LOT 7	FAIRGROVE VILLAGE 11/PLAN 1E/1945SF	1,945	SFD
06/20/2023	RES21-3388	25138008	5443 SANTINI LN LOT 8	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF	2,140	SFD
06/20/2023	RES21-3390	25138009	5425 SANTINI LN LOT 9	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF	2,287	SFD
06/20/2023	RES21-3391	25138010	5407 SANTINI LN	FAIRGROVE VILLAGE 11/PLAN 4D/2416SF	2,416	SFD
06/20/2023	RES21-3392	25138011	5389 SANTINI LN	FAIRGROVE VILLAGE 11/PLAN 1C/1945SF	1,945	SFD
06/20/2023	RES21-3424	25138040	3993 NEEDHAM ST LOT 40	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF	2,416	SFD
06/20/2023	RES21-3428	25138044	3945 NEEDHAM ST	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF	2,140	SFD
06/21/2023	RES21-3374	25138001	3934 NEEDHAM ST LOT 1	FAIRGROVE VILLAGE 11/PLAN 3A/2287SF	2,287	SFD
06/21/2023	RES21-3377	25138003	3958 NEEDHAM ST LOT 3	FAIRGROVE VILLAGE 11/PLAN 2D/2140SF	2,140	SFD
06/21/2023	RES21-3425	25138041	3981 NEEDHAM ST LOT 41	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF	2,140	SFD
06/21/2023	RES21-3426	25138042	3969 NEEDHAM ST LOT 42	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416SF	2,416	SFD
06/21/2023	RES21-3427	25138043	3957 NEEDHAM ST LOT 43	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF	2,287	SFD
06/21/2023	RES21-3429	25138045	3933 NEEDHAM ST LOT 45	FAIRGROVE VILLAGE 11/PLAN 1E/1945SF	1,945	SFD
06/22/2023	RES21-3393	25138012	5371 SANTINI LN LOT 12	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF	2,140	SFD
06/28/2023	RES22-1455	24081011	3168 JAKE ST LOT 54	HARTWELL/PLAN 10A/3231 SQFT W/CA ROOM	3,231	SFD
07/03/2023	RES22-1456	24081012	3178 JAKE ST LOT 55	HARTWELL/PLAN 11-R/3376' FT W/MULTI GEN & CA ROOM	3,376	SFD ADU
07/10/2023	RES21-2428	25134058	3542 CORSICA ST LOT 53	9A PARKLIN/PLAN 3D-R/2477SQ'	2,477	SFD
07/10/2023	RES21-2429	25134059	3554 CORSICA ST LOT 54	9A PARKLIN/PLAN 2D/2278SQ'	2,278	SFD
07/11/2023	RES21-2427	25134057	3530 CORSICA ST LOT 52	9A PARKLIN/PLAN 1A/2173SQ'	2,173	SFD
07/17/2023	RES20-1755	25364037	1889 ITALIA WY LOT 13	KT HILLVIEW/PLAN 2F-R/1878SQ'	1,878	SFD
07/18/2023	RES21-2426	25134056	3518 CORSICA ST LOT 51	9A PARKLIN/PLAN 4D-R/2688SQ'	2,688	SFD
07/20/2023	18-3209	25341001	7050 CARRERA PL	TRACY HILLS VILLAGE 5 1B/2683SQFT MODEL	2,683	SFD
07/20/2023	18-3212	25341003	7030 CARRERA PL	TRACY HILLS VILLAGE 5 3C/3533SQFT MODEL	3,533	SFD
07/20/2023	RES20-1756	25364038	1873 ITALIA WY LOT 140	KT HILLVIEW/PLAN 1E-R/1723SQ'	1,723	SFD
07/20/2023	RES21-3423	25138039	3914 RENTON PL LOT 39	F1-FAIRGROVE VILLAGE 11/PLAN 1A/1945SF	1,945	SFD
07/21/2023	18-3210	25341002	7040 CARRERA PL	TRACY HILLS VILLAGE 5 2D/3372SQFT MODEL	3,372	SFD
07/21/2023	RES21-2425	25134055	3506 CORSICA ST LOT 50	9A PARKLIN/PLAN 3B-R/2477SQ'	2,477	SFD
07/21/2023	RES21-2517	25135031	3738 BARTON ST LOT 100	9B SUNHAVEN/PLAN 4F-R/3543SQ'	3,543	SFD
07/21/2023	RES21-2518	25135032	3726 BARTON ST	9B SUNHAVEN/PLAN 2A/3196SQ'	3,196	SFD
07/25/2023	RES20-1757	25364039	1859 ITALIA WY LOT 14	KT HILLVIEW/PLAN 4B/2209SQ'	2,209	SFD
07/25/2023	RES21-3422	25138038	3902 RENTON PL LOT 38	F1 - FAIRGROVE VILLAGE 11/PLAN 3B-R/2287SF	2,287	SFD
07/26/2023	RES21-3411	25138028	3915 RENTON PL LOT 28	F1-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	2,287	SFD
07/31/2023	RES21-2516	25135030	3750 BARTON ST	9B SUNHAVEN/PLAN 1B/2502SQ'	2,502	SFD
08/02/2023	RES21-3412	25138029	3903 RENTON PL LOT 29	F1-FAIRGROVE VILLAGE 11/PLAN 2C/2140SF	2,140	SFD
08/03/2023	18-3213	25341004	7020 CARRERA PL	TRACY HILLS VILLAGE 5 4A/3599SQFT MODEL	3,599	SFD
08/03/2023	RES20-1758	25364040	1845 ITALIA WY LOT 142	KT HILLVIEW/PLAN 1C/1723SQ'	1,723	SFD
08/04/2023	RES21-3415	25138031	3879 RENTON PL LOT 31	1F - FAIRGROVE VILLAGE 11/PLAN 3C/2287SF	2,287	SFD
08/08/2023	RES21-3420	25138036	3878 RENTON PL LOT 36	1F-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140SF	2,140	SFD
08/09/2023	RES21-3421	25138037	3890 RENTON PL LOT 37	1F-FAIRGROVE VILLAGE 11/PLAN 1D/1945SF	1,945	SFD
08/10/2023	RES21-3073	24829055	2881 PEBBLEBROOKE LOT 55	3,734 SQ FT SINGLE FAMILY HOME	3,734	SFD
08/16/2023	RES21-3414	25138030	3891 RENTON PL	1F-FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF	2,416	SFD
08/21/2023	RES21-1748	25364029	1872 ITALIA WY	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	1,890	SFD
08/21/2023	RES21-3343	25136045	3819 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	2,869	SFD ADU
08/22/2023	RES21-3345	25136047	5459 POSNER AVE LOT 47	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF	2,700	SFD
08/24/2023	RES20-1746	25364027	1844 ITALIA WY	KT HILLVIEW/PLAN 3C-R/2075SQ'	2,075	SFD
08/24/2023	RES20-1749	25364030	1888 ITALIA WY LOT 132	KT HILLVIEW/PLAN 4E/2209SQ'	2,209	SFD
08/24/2023	RES21-3331	25136029	5460 POSNER AVE LOT 29	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN	2,869	SFD ADU
08/30/2023	RES21-3344	25136046	5441 POSNER AVE LOT 46	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	2,452	SFD
09/06/2023	RES20-1747	25364028	1860 ITALIA WY LOT 130	KT HILLVIEW/PLAN 1D-R/1723SQ'	1,723	SFD
09/06/2023	RES21-2423	25134024	3455 SINGH LN LOT 24	9A PARKLIN/PLAN 2D/2278SQ'	2,278	SFD
09/06/2023	RES21-2424	25134025	3467 SINGH LN LOT 25	9A PARKLIN/PLAN 3E-R/2477SQ'	2,477	SFD
09/07/2023	RES21-1627	25361055	5816 MARKHAM CT	VILLAGE 7C LOT 55 PLAN 3A-ALT 2313SQ'	2,313	SFD
09/07/2023	RES21-2320	25361065	5845 MARKHAM CT	VILLAGE 7C LOT 65 PLAN 2D 2094SQ'	2,094	SFD
09/07/2023	RES22-1360	24081001	4398 TURNER AVE LOT 44	KINBRIDGE/PLAN 6A-R/2611 SQ FT W/ CA ROOM & LOFT @ 2ND FL	2,611	SFD
09/07/2023	RES22-1361	24081002	4418 TURNER AVE LOT 45	KINBRIDGE/PLAN 5B/2382 SQ FT W/ CA ROOM	2,382	SFD
09/11/2023	RES21-1628	25361056	5806 MARKHAM CT	VILLAGE 7C LOT 56 PLAN 2D-R 2094SQ'	2,094	SFD
09/11/2023	RES21-2321	25361066	5855 MARKHAM CT	VILLAGE 7C LOT 66 PLAN 1A 1867SQ'	1,867	SFD
09/11/2023	RES21-3417	25138033	3855 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF	2,140	SFD
09/11/2023	RES21-3418	25138034	3854 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 4C-R/2416SF	2,416	SFD
09/11/2023	RES21-3419	25138035	3866 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF	2,287	SFD
09/11/2023	RES22-1362	24081003	4438 TURNER AVE LOT 46	KINBRIDGE/PLAN 6C-R/2611 SQ FT W/ CA ROOM	2,611	SFD
09/11/2023	RES22-1363	24081004	4458 TURNER AVE LOT 47	KINBRIDGE/PLAN 7B/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL	3,007	SFD
09/12/2023	RES21-3416	25138032	3867 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945SF	1,945	SFD
09/12/2023	RES22-1364	24081005	3108 JAKE ST LOT 48	KINBRIDGE/PLAN 8A-R/2894SQ FT W/ CA RM, LOFT @ 2 FL	2,894	SFD
09/13/2023	RES22-1365	24081006	3118 JAKE ST LOT 49	KINBRIDGE/PLAN 5D/2382 SQ FT W/ CA ROOM	2,382	SFD
09/18/2023	RES21-1568	25362043	5610 BARDWELL CT	VILLAGE 7C LOT 111 PLAN 3D 2313SQ'	2,313	SFD
09/18/2023	RES21-1569	25362044	5600 BARDWELL CT	VILLAGE 7C LOT 112 PLAN 2A-R 2094SQ'	2,094	SFD
09/18/2023	RES21-2422	25134023	5400 ARIEL LN LOT 23	9A PARKLIN/PLAN 1A/2173SQ'	2,173	SFD
09/19/2023	RES20-1760	25364042	1817 ITALIA WY LOT 144	KT HILLVIEW/PLAN 4B-R INT/2209SQ'	2,209	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
09/19/2023	RES21-2342	25362042	5620 BARDWELL CT	VILLAGE 7C LOT 110 PLAN 1C 1867SQ'	1,867	SFD
09/19/2023	RES22-1367	24081053	3139 JAKE ST LOT 111	KINBRIDGE/PLAN 6B-R/2611 SQFT	2,611	SFD
09/20/2023	RES20-1761	25364043	1803 ITALIA WY LOT 145	KT HILLVIEW/PLAN 2D/1890SQ'	1,890	SFD
09/20/2023	RES21-2421	25134022	5418 ARIEL LN LOT 22	9A PARKLIN/PLAN 2B/2278SQ'	2,278	SFD
09/20/2023	RES22-1369	24081054	3129 JAKE ST LOT 112	KINBRIDGE/PLAN 5A/2382 SQ FT W/ CA ROOM	2,382	SFD
09/21/2023	RES20-1759	25364041	1831 ITALIA WY LOT 143	KT HILLVIEW/PLAN 3D-R/2075SQ'	2,075	SFD
09/21/2023	RES22-1366	24081052	3149 JAKE ST LOT 110	KINBRIDGE/PLAN 7A/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL	3,007	SFD
09/26/2023	RES22-1520	24081057	3130 RIO GRANDE DR LOT 115	F1 - HARTWELL/PLAN 10C/3231SQFT/OPT CA ROOM	3,231	SFD
09/26/2023	RES22-1521	24081058	3140 RIO GRANDE DR LOT 116	F1 - HARTWELL/PLAN 11B-R/3564 SQ FT/OPT CA ROOM/OPT MULTIGEN	3,564	SFD ADU
09/26/2023	RES22-1522	24081059	3150 RIO GRANDE DR LOT 117	F1 - HARTWELL/PLAN 12C/3914 SQFT/OPT CA ROOM/OPT MULTIGEN	3,914	SFD ADU
09/27/2023	RES22-1519	24081056	3120 RIO GRANDE DR LOT 114	F1 HARTWELL/PLAN 9A-R/OPT SECOND FLOOR/3034 SQFT/OPT CA RM	3,034	SFD
09/28/2023	RES21-2065	25364010	1757 JADE PL LOT 11	KT HILLVIEW/PLAN 1D/1723SQ'	1,723	SFD
09/28/2023	RES21-2341	25362041	5630 BARDWELL CT	VILLAGE 7C LOT 109 PLAN 3B 2313SQ'	2,313	SFD
09/28/2023	RES22-1523	24081060	3160 RIO GRANDE DR LOT 118	F1- HARTWELL/PLAN 9A-R/3034 SQFT/OPT SECOND FLOOR/OPT CA RM	3,034	SFD
09/29/2023	RES21-2066	25364011	1749 JADE PL LOT 12	KT HILLVIEW/PLAN 2A-R INT/1878SQ'	1,878	SFD
10/02/2023	RES21-2448	25134054	5417 ARIEL LN LOT 49	9A PARKLIN/PLAN 3D/2477SQ'	2,477	SFD
10/03/2023	RES21-2446	25134052	5453 ARIEL LN LOT 47	9A PARKLIN/PLAN 2A-R/2278SQ'	2,278	SFD
10/03/2023	RES21-2447	25134053	5435 ARIEL LN LOT 48	9A PARKLIN/PLAN 4B/2688SQ'	2,688	SFD
10/04/2023	RES21-2070	25364063	1765 JADE PL LOT 214	KT HILLVIEW/PLAN 3C-R/2075SQ'	2,075	SFD
10/04/2023	RES21-2512	25135027	3786 BARTON ST LOT 96	9B SUNHAVEN/PLAN 2B-R/3196SQ'	3,196	SFD
10/04/2023	RES21-2515	25135029	3762 BARTON ST LOT 98	9B SUNHAVEN/PLAN 3F-R/3269SQ'	3,269	SFD
10/05/2023	RES21-2326	25361063	5825 MARKHAM CT	VILLAGE 7C LOT 63 PLAN 1C-R 1867SQ'	1,867	SFD
10/09/2023	RES21-2519	25135053	5348 HINTON DR LOT 120	9B SUNHAVEN/PLAN 3B/3269SQ'	3,269	SFD
10/10/2023	RES21-2323	25361061	5805 MARKHAM CT	VILLAGE 7C LOT 61 PLAN 2A 2094SQ'	2,094	SFD
10/10/2023	RES21-2324	25361062	5815 MARKHAM CT	VILLAGE 7C LOT 62PLAN 3D-R 2313SQ'	2,313	SFD
10/10/2023	RES21-2327	25361064	5835 MARKHAM CT	VILLAGE 7C LOT 64 PLAN 3B-R 2313SQ'	2,313	SFD
10/10/2023	RES21-2520	25135054	5330 HINTON DR LOT 121	9B SUNHAVEN/PLAN 4C-R/3543SQ'	3,543	SFD
10/11/2023	RES21-2444	25134021	5436 ARIEL LN LOT 21	9A PARKLIN/PLAN 4E/2688SQ'	2,688	SFD
10/11/2023	RES21-2445	25134051	5471 ARIEL LN LOT 46	9A PARKLIN/PLAN 1D-R/2173SQ'	2,173	SFD
10/11/2023	RES21-2523	25135066	5347 HINTON DR LOT 129	9B SUNHAVEN/PLAN 2C-R/3196SQ'	3,196	SFD
10/11/2023	RES22-1470	24081050	3169 JAKE ST LOT 108	HARTWELL/PLAN 11A-R/3564 SQ FT/MULTIGEN/CA ROOM	3,564	SFD ADU
10/12/2023	RES22-1468	24081048	3189 JAKE ST LOT 106	HARTWELL/PLAN 12A-R/3914 SQFT/MULTIGEN/CA ROOM	3,914	SFD ADU
10/12/2023	RES22-1469	24081049	3179 JAKE LOT 107	HARTWELL/PLAN 10C/3774SQFT/MULTIGEN/CA ROOM	3,774	SFD ADU
10/13/2023	RES21-2067	25366033	1756 JADE PL LOT 99	KT HILLVIEW/PLAN 1C/1723SQ'	1,723	SFD
10/13/2023	RES21-2514	25135028	3774 BARTON ST	9B SUNHAVEN/PLAN 1A/2502SQ'	2,502	SFD
10/17/2023	RES22-1524	24081061	3170 RIO GRANDE DR LOT 119	1F- HARTWELL/PLAN 10A/3774 SQFT/MULTIGEN/CA ROOM	3,774	SFD ADU
10/18/2023	RES22-1467	24081047	3199 JAKE ST LOT 105	HARTWELL/PLAN 11C/3564 SQ FT/MULTIGEN/OPT CA ROOM	3,564	SFD ADU
10/19/2023	RES21-2442	25134019	5472 ARIEL LN LOT 19	9A PARKLIN/PLAN 1E/2173SQ'	2,173	SFD
10/19/2023	RES21-2443	25134020	5454 ARIEL LN LOT 20	9A PARKLIN/PLAN 3A-R/2477SQ'	2,477	SFD
10/19/2023	RES21-3396	25138015	3877 TELLURIDE ST LOT 15	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF	1,945	SFD
10/19/2023	RES21-3397	25138016	3865 TELLURIDE ST LOT 16	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	2,287	SFD
10/23/2023	RES22-1465	24081045	3219 JAKE ST LOT 103	HARTWELL/PLAN 9C/3034 SQFT/OPT SECOND FLOOR/OPT CA ROOM	3,034	SFD
10/23/2023	RES22-1466	24081046	3209 JAKE ST LOT 104	HARTWELL/PLAN 10A-R/3774 SQFT/MULTIGEN/OPT CA ROOM	3,774	SFD ADU
10/24/2023	RES21-3395	25138014	3889 TELLURIDE ST LOT 14	FAIRGROVE VILLAGE 11/PLAN 2E-R/2140SF	2,140	SFD
10/24/2023	RES22-1525	24081062	3180 RIO GRANDE DR LOT 120	1F - HARTWELL/PLAN 11C-R/3564SQ FT/MULTIGEN/CA ROOM	3,564	SFD ADU
10/25/2023	RES21-2069	25366035	1772 JADE PL LOT 101	KT HILLVIEW/PLAN 3D/2075SQ'	2,075	SFD
10/25/2023	RES21-2521	25135065	5329 HINTON DR LOT 128	9B SUNHAVEN/PLAN 1F/2502SQ'	2,502	SFD
10/25/2023	RES21-2529	25135055	5312 HINTON DR LOT 122	9B SUNHAVEN/PLAN 2F/3196SQ'	3,196	SFD
10/25/2023	RES21-2530	25135056	5294 HINTON DR	9B SUNHAVEN/PLAN 1C-R/2502SQ'	2,502	SFD
10/26/2023	RES22-1463	24081043	3239 JAKE ST LOT 101	HARTWELL/PLAN 12A/3914SQFT/OPT MULTIGEN/OPT CA ROOM	3,914	SFD ADU
10/26/2023	RES22-1526	24081063	3190 RIO GRANDE DR LOT 121	1F - HARTWELL/PLAN 12A/3914 SQFT/MULTIGEN/CA ROOM	3,914	SFD ADU
10/27/2023	RES20-1741	25364026	1830 ITALIA WY LOT 128	KT HILLVIEW/PLAN 4A/2209SQ'	2,209	SFD
10/27/2023	RES21-2068	25366034	1764 JADE PL	KT HILLVIEW/PLAN 4B-R INT/2209SQ'	2,209	SFD
10/27/2023	RES21-3409	25138027	3876 TELLURIDE ST LOT 27	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF	2,416	SFD
10/27/2023	RES22-2846	24444006	1582 BALTIMORE PL LOT 177	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	2,520	SFD
10/27/2023	RES22-2872	24443035	1599 BALTIMORE PL LOT 133	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
10/27/2023	RES22-2873	24443036	1583 BALTIMORE PL LOT 134	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	1,919	SFD
10/27/2023	RES22-2879	24444007	3026 LAKESHORE AV LOT 178	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT	2,520	SFD
10/27/2023	RES22-2881	24444008	3048 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	2,430	SFD
10/27/2023	RES22-2902	24443070	2980 FEELEY AV LOT 168	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	1,919	SFD
10/29/2023	RES22-1464	24081044	3229 JAKE LOT 102	HARTWELL/PLAN 11A-R/3564 SQ FT/MULTIGEN/OPT CA ROOM	3,564	SFD
10/30/2023	RES21-2441	25134018	5490 ARIEL LN	9A PARKLIN/PLAN 2B-R/2278SQ'	2,278	SFD
10/31/2023	RES21-3394	25138013	5353 SANTINI LN LOT 13	FAIRGROVE VILLAGE 11/PLAN 3C/2287SF	2,287	SFD
10/31/2023	RES22-1462	24081018	3238 JAKE ST LOT 61	KINBRIDGE/PLAN 6A/2611 SQFT/OPT CA ROOM	2,611	SFD
10/31/2023	RES22-2874	24443037	1567 BALTIMORE PL LOT 135	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	1,560	SFD
11/01/2023	RES21-2332	25361060	5795 MARKHAM CT	VILLAGE 7C LOT 60 PLAN 3D-R 2313SQ'	2,313	SFD
11/02/2023	RES20-1743	25364025	1816 ITALIA WY LOT 127	KT HILLVIEW/PLAN 2A-R INT/1878SQ'	1,878	SFD
11/02/2023	RES22-1482	24081021	3268 JAKE ST LOT 64	KINBRIDGE/PLAN 5B-R/2382 SQ FT/OPT CA ROOM	2,382	SFD
11/02/2023	RES22-1527	24081064	3200 RIO GRANDE DR LOT 122	1F - HARTWELL/PLAN 9C-R/2724 SQFT/SECOND FLOOR/OPT CA ROOM	2,724	SFD
11/02/2023	RES22-2845	24444005	1566 BALTIMORE PL LOT 176	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT	2,430	SFD
11/06/2023	RES21-2440	25134017	5508 ARIEL LN LOT 17	9A PARKLIN/PLAN 4D/2688SQ'	2,688	SFD
11/07/2023	RES20-1742	25364024	1802 ITALIA WY LOT 126	KT HILLVIEW/PLAN 4C-R/2209SQ'	2,209	SFD
11/07/2023	RES21-2328	25361057	5796 MARKHAM CT	VILLAGE 7C LOT 57PLAN 2C 2094SQ'	2,094	SFD
11/07/2023	RES21-2331	25361059	5785 MARKHAM CT	VILLAGE 7C LOT 59 PLAN 1A-R 1867SQ'	1,867	SFD
11/07/2023	RES21-2531	25135057	5276 HINTON DR LOT 124	9B SUNHAVEN/PLAN 4A/3543SQ'	3,543	SFD
11/07/2023	RES22-1480	24081019	3248 JAKE ST LOT 62	KINBRIDGE/PLAN 7D-R/2717 SQ FT/OPT CA ROOM	2,717	SFD
11/07/2023	RES22-1481	24081020	3258 JAKE ST LOT 63	KINBRIDGE/PLAN 8C/2894 SQ FT/OPT CA ROOM	2,894	SFD
11/07/2023	RES22-1528	24081065	3210 RIO GRANDE DR LOT 123	1F - HARTWELL/PLAN 10A/3231 SQFT/OPT CA ROOM	3,231	SFD
11/08/2023	RES21-2071	25364012	1741 JADE PL LOT 13	KT HILLVIEW/PLAN 4A INT/2209SQ'	2,209	SFD
11/08/2023	RES21-2072	25364013	1733 JADE PL LOT 14	KT HILLVIEW/PLAN 3E-R/2075SQ'	2,075	SFD
11/08/2023	RES21-2073	25364014	1725 JADE PL LOT 15	KT HILLVIEW/PLAN 1B/1723SQ'	1,723	SFD
11/09/2023	RES21-3341	25136043	3795 JUNEFIELD PL LOT 43	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	2,580	SFD
11/13/2023	RES22-1490	24081040	4202 RANDA WAY LOT 98	KINBRIDGE/PLAN 5A/2382 SQ FT W/ CA ROOM	2,382	SFD
11/14/2023	RES21-2532	25135060	5258 HINTON DR LOT 125	9B SUNHAVEN/PLAN 3A-R/3269SQ'	3,269	SFD
11/14/2023	RES21-3339	25136042	3783 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF	2,452	SFD
11/14/2023	RES21-3342	25136044	3807 JUNEFIELD ST LOT 44	GREENWOOD VILLAGE 10C/PLAN 3C-R/2700SF	2,700	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
11/14/2023	RES22-1491	24081041	4222 RANDA WAY LOT 99	KINBRIDGE/PLAN 6B-R/2611 SQFT/OPT CA ROOM	2,611	SFD
11/14/2023	RES22-1492	24081042	4242 RANDA WAY LOT 100	KINBRIDGE/PLAN 8B/2894 SQ FT/OPT CA ROOM	2,894	SFD
11/14/2023	RES22-1529	24081066	3220 RIO GRANDE DR LOT 124	1F - HARTWELL/PLAN 11B-R/3564 SQ FT/MULTIGEN/OPT CA ROOM	3,564	SFD ADU
11/15/2023	RES21-2438	25134015	5544 ARIEL LN	9A PARKLIN/PLAN 2A/2278SQ'	2,278	SFD
11/15/2023	RES21-2439	25134016	5526 ARIEL LN LOT 16	9A PARKLIN/PLAN 3E-R/2477SQ'	2,477	SFD
11/15/2023	RES22-1488	24081038	4162 RANDA WAY LOT 96	KINBRIDGE/PLAN 8B-R/2894 SQ FT/OPT CA ROOM	2,894	SFD
11/15/2023	RES22-1489	24081039	4182 RANDA WAY LOT 97	KINBRIDGE/PLAN 7A/2717 SQ FT	2,717	SFD
11/16/2023	RES21-2075	25366031	1740 JADE PL LOT 97	KT HILLVIEW/PLAN 1F/1723SQ'	1,723	SFD
11/16/2023	RES21-2330	25361058	5786 MARKHAM CT	VILLAGE 7C LOT 58PLAN 1B 1867SQ'	1,867	SFD
11/16/2023	RES21-2534	25135061	3720 SINGH LN LOT 126	9B SUNHAVEN/PLAN 3C-R/3269SQ'	3,269	SFD
11/16/2023	RES21-2535	25135064	5311 HINTON DR LOT 127	9B SUNHAVEN/PLAN 4B/3543SQ'	3,543	SFD
11/16/2023	RES21-3283	25136040	3759 JUNEFIELD ST LOT 40	GREENWOOD VILLAGE 10C/PLAN 3B/2700SF	2,700	SFD
11/16/2023	RES21-3338	25136041	3771 JUNEFIELD ST LOT 41	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	2,869	SFD ADU
11/16/2023	RES22-1483	24081034	4243 RANDA WAY LOT 88	KINBRIDGE/PLAN 7A-R/2717 SQ FT	2,717	SFD
11/16/2023	RES22-1530	24081067	3230 RIO GRANDE DR LOT 125	1F - HARTWELL/PLAN 12C/3914 SQFT/MULTIGEN/OPT CA ROOM	3,914	SFD ADU
11/20/2023	RES21-2820	23512008	215 E THIRD	1242 SQ FT SINGLE FAMILY DWELLING	1,242	SFD
11/20/2023	RES22-1531	24081068	3240 RIO GRANDE DR LOT 126	1F - HARTWELL/PLAN 11B-R/3376 SQ FT/OPT CA ROOM	3,376	SFD
11/21/2023	RES21-2074	25365050	1732 JADE PL	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	1,890	SFD
11/21/2023	RES21-2076	25366032	1748 JADE PL	KT HILLVIEW/PLAN 3A-R/2075SQ'	2,075	SFD
11/21/2023	RES21-2437	25134014	5562 ARIEL LN	9A PARKLIN/PLAN 1D/2173SQ'	2,173	SFD
11/21/2023	RES22-1624	24081023	3288 JAKE ST LOT 66	1F - KINBRIDGE/PLAN 7A-R/2717 SQ FT/OPT CA ROOM	2,717	SFD
11/27/2023	RES22-1484	24081035	4223 RANDA WAY LOT 89	KINBRIDGE/PLAN 5B-R/2382 SQ FT/OPT CA ROOM	2,382	SFD
11/27/2023	RES22-1485	24081036	4203 RANDA WAY LOT 90	KINBRIDGE/PLAN 6A/2611 SQFT/OPT CA ROOM	2,611	SFD
11/27/2023	RES22-1623	24081022	3278 JAKE ST LOT 65	1F- KINBRIDGE/PLAN 6C/2611 SQFT/OPT CA ROOM	2,611	SFD
11/27/2023	RES22-1625	24081024	3298 JAKE ST LOT 67	1F - HARTWELL/PLAN 9B-R/2297 SQFT/OPT CA ROOM	2,297	SFD
11/28/2023	RES22-2880	24444009	3070 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	2,393	SFD
11/29/2023	RES22-1486	24081037	4183 RANDA WAY LOT 91	KINBRIDGE/PLAN 7D-R/2717 SQ FT/OPT CA ROOM	2,717	SFD
11/29/2023	RES22-1487	24084012	4163 RANDA WAY LOT 92	KINBRIDGE/PLAN 8C-R/2894 SQ FT/OPT CA ROOM	2,894	SFD
11/30/2023	RES22-1626	24081025	4265 MADDY AVE LOT 68	1F - KINBRIDGE/PLAN 8A-R/2894 SQ FT/OPT CA ROOM	2,894	SFD
12/04/2023	RES22-2878	24443073	3034 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2B/1683 SQ FT	1,683	SFD
12/05/2023	RES21-0761	23508617	91 W FIRST ST	2,897 SQFT TWO STORY SFD 528 SQFT CAR GARAGE W/PATIO & DECK	2,897	SFD
12/05/2023	RES22-1627	24081026	4245 MADDY AVE LOT 69	1F- KINBRIDGE/PLAN 5B/2382 SQ FT/OPT CA ROOM	2,382	SFD
12/07/2023	RES22-1633	24081032	4224 MADDY AVE LOT 86	1F - KINBRIDGE/PLAN 5D-R/2382 SQ FT	2,382	SFD
12/09/2023	RES22-1628	24081027	4225 MADDY AVE LOT 70	1F- HARTWELL/PLAN 10C/3774 SQFT/ WITH OPT MULTIGEN UNIT	3,774	SFD ADU
12/11/2023	18-2233	25339058	2300 IVERSTONE ST	VILLAGE 1/PLAN 4E/2654SF	2,654	SFD
12/11/2023	RES22-1632	24081031	4204 MADDY AVE LOT 85	1F - KINBRIDGE/PLAN 6A/2611 SQFT	2,611	SFD
12/11/2023	RES22-2877	24443072	3016 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	1,560	SFD
12/12/2023	RES22-1629	24081028	4205 MADDY AVE LOT 71	1F - HARTWELL/PLAN 11B-R/3376 SQ FT/OPT CA ROOM	3,376	SFD
12/12/2023	RES22-1631	24081030	4184 MADDY AVE LOT 84	1F- KINBRIDGE/PLAN 7B-R/2717 SQ FT/OPT CA ROOM	2,717	SFD
12/13/2023	RES22-1630	24081029	4185 MADDY AVE LOT 72	1F - HARTWELL/PLAN 12A/3914 SQFT WITH OPT MULTIGEN/CA ROOM	3,914	SFD ADU
12/13/2023	RES22-1634	24081033	4244 MADDY AVE LOT 87	1F- KINBRIDGE/PLAN 7B/2717 SQ FT	2,717	SFD
12/19/2023	RES22-1682	24084001	4165 MADDY LOT 73	HARTWELL/PLAN 10B-R/3774 SQFT W/MULTI GEN	3,774	SFD ADU
12/19/2023	RES22-1683	24084002	4145 MADDY AVE LOT 74	HARTWELL/PLAN 11A/3564 SQ' W/MULTI GEN & CA ROOM	3,564	SFD ADU
12/21/2023	RES22-1684	24084003	4125 MADDY AVE LOT 75	HARTWELL/PLAN 12B-R/3914 SQ' W/MULTI GEN	3,914	SFD ADU
12/21/2023	RES22-1691	24084010	4144 MADDY AVE LOT 82	KINBRIDGE/PLAN 5A-R/2382 SQ' W/CA ROOM	2,382	SFD ADU
12/26/2023	RES21-2435	25134012	3522 BARTON ST	9A PARKLIN/PLAN 3D/2477SQ'	2,477	SFD
12/26/2023	RES21-2436	25134013	5580 ARIEL LN	9A PARKLIN/PLAN 2E/2278SQ'	2,278	SFD
12/26/2023	RES22-1690	24084009	4124 MADDY AVE LOT 81	KINBRIDGE/PLAN 6B/2611 SQ' W/CA ROOM	2,611	SFD
12/26/2023	RES22-1692	24084011	4164 MADDY AVE LOT 83	KINBRIDGE/PLAN 8C/2894 SQ' W/MULTI GEN & CA ROOM	2,894	SFD ADU
12/27/2023	RES21-2346	25362040	5640 BARDWELL CT	VILLAGE 7C LOT 108 PLAN 2C-R 2094SQ'	2,094	SFD
12/27/2023	RES21-3282	25136039	3747 JUNEFIELD AVE	1F-GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	2,452	SFD
01/03/2024	RES21-3281	25136038	3735 JUNEFIELD ST	1F-GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	2,700	SFD
01/04/2024	RES21-2344	25362030	5639 BARDWELL CT	VILLAGE 7C LOT 98 PLAN 3D-R 2313SQ'	2,313	SFD
01/04/2024	RES21-2345	25362039	5650 BARDWELL CT	VILLAGE 7C LOT 107 PLAN 3B-ALT 2313SQ'	2,313	SFD
01/05/2024	RES21-2343	25362029	5629 BARDWELL CT	VILLAGE 7C LOT 97 PLAN 1A-R 1867SQ'	1,867	SFD
01/05/2024	RES21-2525	25135018	3683 SINGH LN	9B SUNHAVEN/PLAN 4F/3543SQ'	3,543	SFD
01/05/2024	RES21-2526	25135019	3695 SINGH LN	9B SUNHAVEN/PLAN 1B-R/2502SQ'	2,502	SFD
01/08/2024	RES21-3430	25141001	3901 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 4E/2416SF	2,416	SFD
01/08/2024	RES21-3431	25141002	3913 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF	2,287	SFD
01/11/2024	19-3518	25341005	7010 CARRERA PL LOT 5	VILLAGE 5/PLAN 3A-R/3533 SQ'	3,533	SFD
01/11/2024	RES21-2349	25362037	5670 BARDWELL CT	VILLAGE 7C LOT 105 PLAN 2A 2094SQ'	2,094	SFD
01/11/2024	RES21-2350	25362038	5660 BARDWELL CT	VILLAGE 7C LOT 106 PLAN 1D 1867SQ'	1,867	SFD
01/11/2024	RES21-2524	25135017	3671 SINGH LN	9B SUNHAVEN/PLAN 3C-R/3269SQ'	3,269	SFD
01/11/2024	RES21-2527	25135020	3707 SINGH LN	9B SUNHAVEN/PLAN 2C-R/3196SQ'	3,196	SFD
01/11/2024	RES22-2897	24443055	2927 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	1,763	SFD
01/16/2024	RES21-2452	25134010	3546 BARTON ST	9A PARKLIN/PLAN 1A/2173SQ'	2,173	SFD
01/16/2024	RES21-2453	25134011	3534 BARTON ST	9A PARKLIN/PLAN 4B-R/2688SQ'	2,688	SFD
01/17/2024	RES20-2144	25364022	7121 DIAMOND AVE	KT HILLVIEW/PLAN 3B/2075SQ'	2,075	SFD
01/17/2024	RES20-2170	25364023	7107 DIAMOND AVE	KT HILLVIEW/PLAN 1D/1723SQ'	1,723	SFD
01/17/2024	RES21-3279	25136037	3723 JUNEFIELD ST	1F-GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN	2,869	SFD ADU
01/17/2024	RES22-2898	24443056	2909 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
01/18/2024	RES20-2169	25364020	7149 DIAMOND AVE	KT HILLVIEW/PLAN 1A/1723SQ'	1,723	SFD
01/18/2024	RES21-3278	25136036	3711 JUNEFIELD ST	1F GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF	2,580	SFD
01/19/2024	RES20-2165	25364021	7135 DIAMOND AVE	KT HILLVIEW/PLAN 4B-R INT/2209SQ'	2,209	SFD
01/19/2024	RES21-2451	25134009	3558 BARTON ST	9A PARKLIN/PLAN 2D-R/2278SQ'	2,278	SFD
01/19/2024	RES21-3432	25141003	3925 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 1E-R/1945SF	1,945	SFD
01/19/2024	RES21-3433	25141004	3924 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 2A-R/2140SF	2,140	SFD
01/23/2024	RES21-2528	25135021	3719 SINGH LN	9B SUNHAVEN/PLAN 3F/3269SQ'	3,269	SFD
01/29/2024	RES21-2347	25134014	5690 BARDWEL ARIEL LN	VILLAGE 7C LOT 103 PLAN 3C 2313SQ'	2,313	SFD
01/29/2024	RES21-2348	25362036	5680 BARDWELL CT	VILLAGE 7C LOT 104 PLAN 1B 1867SQ'	1,867	SFD
01/29/2024	RES21-2353	25362033	5710 BARDWELL CT	VILLAGE 7C LOT 101 PLAN 3D 2313SQ'	2,313	SFD
01/29/2024	RES21-2354	25362034	5700 BARDWELL CT	VILLAGE 7C LOT 102 PLAN 2A-R 2094SQ'	2,094	SFD
01/29/2024	RES21-2456	25134073	3557 BARTON ST	9A PARKLIN/PLAN 4A/2688SQ'	2,688	SFD
02/02/2024	RES20-2143	25364018	7177 DIAMOND AVE	KT HILLVIEW/PLAN 2A INT/1878SQ'	1,878	SFD
02/02/2024	RES20-2158	25364019	7163 DIAMOND AVE	KT HILLVIEW/PLAN 3C-R/2075SQ'	2,075	SFD
02/02/2024	RES21-2538	25135023	3743 SINGH LN	9B SUNHAVEN/PLAN 2B-R/3196SQ'	3,196	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
02/05/2024	RES21-2351	25362031	5699 BARDWELL CT	VILLAGE 7C LOT 99 PLAN 2C 2094SQ'	2,094	SFD
02/05/2024	RES21-2352	25362032	5709 BARDWELL CT	VILLAGE 7C LOT 100 PLAN 1B 1867SQ'	1,867	SFD
02/08/2024	RES21-2009	25364017	7191 DIAMOND AVE	KT HILLVIEW/PLAN 4A-R/2209SQ'	2,209	SFD
02/13/2024	RES20-1695	25361010	5905 MARKHAM DR	VILLAGE 7C LOT 10- PLAN 3B 2313SQ'	2,313	SFD
02/20/2024	RES20-1693	25361009	5915 MARKHAM DR	PP-VILLAGE 7C LOT 9- PLAN 1C 1867SQ'	1,867	SFD
02/20/2024	RES20-1694	25361008	5925 MARKHAM DR	PP-VILLAGE 7C LOT 8- PLAN 2C 2094SQ'	2,094	SFD
02/29/2024	RES20-1692	25361007	5935 MARKHAM DR	PP- VILLAGE 7C LOT 7- PLAN 1B 1867SQ'	1,867	SFD
03/01/2024	RES21-2077	25364015	1717 JADE PL	KT HILLVIEW/PLAN 2A-R INT/1878SQ'	1,878	SFD
03/04/2024	RES21-3273	25136020	5528 OBERON ST	GREENWOOD VILLAGE 10C/PLAN 3E-R/2700SF	2,700	SFD
03/04/2024	RES21-3434	25141005	3936 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 3B-R/2287SF	2,287	SFD
03/04/2024	RES21-3435	25141006	3948 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945SF	1,945	SFD
03/04/2024	RES22-1176	25141013	3937 TELLURIDE ST LOT 55	FAIRGROVE VILLAGE 11/PLAN 2C/2140SF	2,140	SFD
03/05/2024	RES21-3272	25136019	5546 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF	2,452	SFD
03/05/2024	RES22-1177	25141015	3949 TELLURIDE ST LOT 56	FAIRGROVE VILLAGE 11/PLAN 4E/2416SF	2,416	SFD
03/05/2024	RES22-1564	25141007	3960 TELLURIDE ST LOT 52	FAIRGROVE VILLAGE 11/PLAN 4C-R/2416 SF	2,416	SFD
03/05/2024	RES22-1685	24084004	4105 MADDY LOT 76	1F- KINBRIDGE/PLAN 6C-R/2611 SQFT W/ CA ROOM	2,611	SFD
03/05/2024	RES22-1686	24084005	4085 MADDY LOT 77	1F- KINBRIDGE/PLAN 7D/2717 SQ FT W/ CA ROOM	2,717	SFD
03/05/2024	RES22-1688	24084007	4045 MADDY LOT 79	1F-HARTWELL/PLAN 12A-R/3914 SQFT W/ CA ROOM & MULTIGEN	3,914	SFD ADU
03/06/2024	RES21-2078	25365001	1709 JADE PL LOT 19	KT HILLVIEW/PLAN 4A EXP/2209SQ'	2,209	SFD
03/06/2024	RES21-3277	25136028	5527 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 2E/2580SQSF	2,580	SFD
03/06/2024	RES22-1565	25141008	3972 TELLURIDE ST LOT 53	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF	2,287	SFD
03/06/2024	RES22-1567	25140001	3961 TELLURIDE ST LOT 57	FAIRGROVE VILLAGE 11/PLAN 2D/2140 SF	2,140	SFD
03/06/2024	RES22-1568	25140002	3973 TELLURIDE ST LOT 58	FAIRGROVE VILLAGE 11/PLAN 1E/1945 SF	1,945	SFD
03/11/2024	RES21-2079	25365047	1708 JADE PL	KT HILLVIEW/PLAN 1C-R/1723SQ'	1,723	SFD
03/11/2024	RES21-2537	25135022	3731 SINGH LN	9B SUNHAVEN/PLAN 1F/2502SQ'	2,502	SFD
03/11/2024	RES21-2539	25135024	3755 SINGH LN	9B SUNHAVEN/PLAN 4C/3543SQ'	3,543	SFD
03/11/2024	RES21-3270	25136018	5564 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN	2,869	SFD ADU
03/11/2024	RES22-1687	24084006	4065 MADDY LOT 78	1F - KINBRIDGE/PLAN 8B-R/2894 SQ FT W/ CA ROOM	2,894	SFD
03/11/2024	RES22-1693	24084013	3250 RIO GRANDE LOT 93	1F-HARTWELL/PLAN 12A/2297 SQFT W/ CA ROOM & MULTIGEN	2,297	SFD ADU
03/12/2024	RES21-2449	25134007	3582 BARTON ST	9A PARKLIN/PLAN 4E-R/2688SQ'	2,688	SFD
03/12/2024	RES22-1689	24084008	4104 MADDY AVE	1F- KINBRIDGE/PLAN 7A-R/2717 SQ FT W/ CA ROOM	2,717	SFD
03/13/2024	RES21-2450	25134008	3570 BARTON ST	9A PARKLIN/PLAN 1B/2173SQ'	2,173	SFD
03/13/2024	RES21-2541	25135026	3779 SINGH LN	9B SUNHAVEN/PLAN 1A/2502SQ'	2,502	SFD
03/14/2024	RES21-2454	25134071	3581 BARTON ST	9A PARKLIN/PLAN 4D/2688SQ'	2,688	SFD
03/14/2024	RES22-1570	25140004	3997 TELLURIDE ST LOT 60	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	2,287	SFD
03/15/2024	RES21-2540	25135025	3767 SINGH LN	9B SUNHAVEN/PLAN 3B/3269SQ'	3,269	SFD
03/15/2024	RES21-2544	25135071	5256 IRONWOOD AVE	9B SUNHAVEN/PLAN 1B/2502SQ'	2,502	SFD
03/15/2024	RES21-2545	25135072	5238 IRONWOOD AVE	9B SUNHAVEN/PLAN 2A-R/3196SQ'	3,196	SFD
03/15/2024	RES22-1569	25105042	3985 TELLURIDE ST LOT 59	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	2,416	SFD
03/15/2024	RES22-1694	24084014	3260 RIO GRANDE LOT 94	1F - HARTWELL/PLAN 10C-R/3231 SQFT W/ CA ROOM	3,231	SFD
03/18/2024	RES21-2080	25365048	1716 JADE PL	KT HILLVIEW/PLAN 3F-R/2075SQ'	2,075	SFD
03/18/2024	RES21-2455	25134072	3569 BARTON ST	9A PARKLIN/PLAN 3A-R/2477SQ'	2,477	SFD
03/18/2024	RES21-3268	25136017	5582 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF	2,580	SFD
03/18/2024	RES22-2875	24443052	2981 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
03/19/2024	RES21-2081	25365049	1724 JADE PL	KT HILLVIEW/PLAN 1E/1723SQ'	1,723	SFD
03/19/2024	RES21-2463	25134006	3594 BARTON ST	9A PARKLIN/PLAN 2A/2278SQ'	2,278	SFD
03/19/2024	RES21-3274	25136025	5581 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	2,700	SFD
03/19/2024	RES21-3275	25136026	5563 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF	2,452	SFD
03/19/2024	RES22-1566	25141010	3984 TELLURIDE ST LOT 54	FAIRGROVE VILLAGE 11/PLAN 2B-R/2140SF	2,140	SFD
03/19/2024	RES22-1571	25140005	4009 TELLURIDE ST LOT 61	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF	2,140	SFD
03/19/2024	RES22-1679	24080008	4530 MINER DR LOT 8	1F-HARTWELL/PLAN 11B-R/3564 SQ' W/ MULTI GEN & CA ROOM	3,564	SFD ADU
03/19/2024	RES22-1695	24084015	3270 RIO GRANDE LOT 95	1F- KINBRIDGE/PLAN 8A/2894 SQ FT W/ CA ROOM	2,894	SFD
03/19/2024	RES22-2876	24443071	2998 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	1,763	SFD
03/20/2024	RES21-2358	25362048	3325 PAGEANT AVE	VILLAGE 7C LOT 116 PLAN 1A 1867SQ'	1,867	SFD
03/20/2024	RES21-2457	25134074	3545 BARTON ST	9A PARKLIN/PLAN 2B/2278SQ'	2,278	SFD
03/21/2024	RES21-2357	25362047	3319 PAGEANT AVE	VILLAGE 7C LOT 115 PLAN 2D 2094SQ'	2,094	SFD
03/21/2024	RES21-2542	25135067	5292 IRONWOOD AVE	9B SUNHAVEN/PLAN 3A/3269SQ'	3,269	SFD
03/21/2024	RES21-2543	25135068	5274 IRONWOOD AVE	9B SUNHAVEN/PLAN 4F-R/3543SQ'	3,543	SFD
03/21/2024	RES22-1680	24080009	4550 MINER DR	1F - HARTWELL/PLAN 12A/3914 SQ' W/ CA ROOM & MUTLI-GEN	3,914	SFD
03/21/2024	RES22-1681	24080010	4570 MINER DR	1F - HARTWELL/PLAN 10A-R/3231 SQFT W/ CA ROOM	3,231	SFD
03/25/2024	RES22-1572	25105042	4021 TELLURIDE ST LOT 62	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF	1,945	SFD
03/26/2024	RES21-2462	25134005	3606 BARTON ST	9A PARKLIN/PLAN 4B-R/2688SQ'	2,688	SFD
03/26/2024	RES21-2475	25135003	5395 KUSNICK AVE	9B SUNHAVEN/PLAN 3C-R/3269SQ'	3,269	SFD
03/28/2024	RES21-2085	25366016	7345 UMBERTO PL	KT HILLVIEW/PLAN 1D-R/1723SQ'	1,723	SFD
03/28/2024	RES21-2355	25362045	3318 PAGEANT AVE	VILLAGE 7C LOT 113 PLAN 2B 2094SQ'	2,094	SFD
03/29/2024	RES20-2175	25364053	1795 LUTHER WY	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	1,890	SFD
03/29/2024	RES21-2356	25362046	3302 PAGEANT AVE	VILLAGE 7C LOT 114 PLAN 1C 1867SQ'	1,867	SFD
03/29/2024	RES21-2467	25134070	3593 BARTON ST	9A PARKLIN/PLAN 1E-R/2173SQ'	2,173	SFD
04/01/2024	RES20-2151	25364054	1783 LUTHER WY	KT HILLVIEW/PLAN 1C/1723SQ'	1,723	SFD
04/01/2024	RES21-2086	25366052	7329 UMBERTO PL	KT HILLVIEW/PLAN 4A-R INT/2209SQ'	2,209	SFD
04/02/2024	RES21-2476	25135004	5377 KUSNICK AVE	9B SUNHAVEN/PLAN 2F/3196SQ'	3,196	SFD
04/03/2024	RES20-2176	25364055	1771 LUTHER WY	KT HILLVIEW/PLAN 2A-X/1878SQ	1,878	SFD
04/03/2024	RES21-2087	25366018	7313 UMBERTO PL	KT HILLVIEW/PLAN 2A/1878SQ'	1,878	SFD
04/03/2024	RES22-2896	24443053	2963 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT	1,560	SFD
04/04/2024	RES21-2460	25134003	3630 BARTON ST	9A PARKLIN/PLAN 3E-R/2477SQ'	2,477	SFD
04/04/2024	RES21-2461	25134004	3618 BARTON ST	9A PARKLIN/PLAN 1A/2173SQ'	2,173	SFD
04/09/2024	RES21-3326	25136016	5600 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	2,452	SFD
04/09/2024	RES22-1601	25141030	5260 UPTON AVE LOT 124	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	2,287	SFD
04/09/2024	RES22-1602	25141033	5242 UPTON AVE LOT 125	FAIRGROVE VILLAGE 11/PLAN 1E-R/1945SF	1,945	SFD
04/10/2024	RES21-3324	25136014	5636 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF	2,580	SFD
04/10/2024	RES21-3330	25136024	5599 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	2,869	SFD ADU
04/10/2024	RES23-0097	24443054	2945 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2C/1683 SQ FT ***2019 CODE***	1,683	SFD
04/11/2024	RES21-3329	25136023	5617 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF	2,580	SFD
04/12/2024	RES22-2901	24443069	2962 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2C/1683 SQ FT	1,683	SFD
04/15/2024	RES20-1866	24069019	2280 ELLIS TOWN DR	STANFORD/PLAN 3C/2945 SQ FT	2,945	SFD
04/15/2024	RES20-1871	24077037	2683 BREWER ST	BERKSHIRE/PLAN 1A/2865 SQ FT	2,865	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
04/16/2024	RES22-0639	24082029	3033 NEIL JEROME DRIVE LOT 183	TOWNSEND/PLAN 2B/2919 SQ' CA ROOM, MULTIGEN, 2/1BAY GARAGE	2,919	SFD ADU
04/16/2024	RES22-1603	25140056	5243 UPTON AVE LOT 126	FAIRGROVE VILLAGE 11/PLAN 2B/2140SF	2,140	SFD
04/16/2024	RES22-1604	25140057	5261 UPTON AVE LOT 127	FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF	1,945	SFD
04/17/2024	RES20-2149	25364056	1770 LUTHER WY	KT HILLVIEW/PLAN 4AX-R EXP/2209SQ'	2,209	SFD
04/17/2024	RES21-2458	25134001	3654 BARTON ST	9A PARKLIN/PLAN 4E/2688SQ'	2,688	SFD
04/17/2024	RES21-2459	25134002	3642 BARTON ST	9A PARKLIN/PLAN 2D/2278SQ'	2,278	SFD
04/18/2024	RES20-2148	25364057	1784 LUTHER WY	KT HILLVIEW/PLAN 3E/2075SQ'	2,075	SFD
04/18/2024	RES20-2150	25364058	1796 LUTHER WY	KT HILLVIEW/PLAN 4F/2209SQ'	2,209	SFD
04/22/2024	RES21-3322	25136013	5654 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	2,700	SFD
04/22/2024	RES22-2843	24444003	1534 BALTIMORE PL	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
04/22/2024	RES22-2844	24444004	1550 BALTIMORE PL	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	2,393	SFD
04/22/2024	RES22-2850	24442001	1799 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT	2,548	SFD
04/22/2024	RES22-2855	24442002	1781 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT	2,695	SFD
04/22/2024	RES22-2856	24442003	1763 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	2,775	SFD
04/22/2024	RES22-2857	24442004	1745 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT	2,548	SFD
04/22/2024	RES22-2858	24442005	1727 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 2A/2695 SQ FT	2,695	SFD
04/22/2024	RES22-2859	24442006	1709 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	2,775	SFD
04/22/2024	RES22-2863	24442010	1762 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 2C/2695 SQ FT	2,695	SFD
04/22/2024	RES23-0096	24441031	1823 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT ***2019 CODE***	1,880	SFD
04/23/2024	RES21-3328	25136022	5635 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	2,700	SFD
04/23/2024	RES22-2866	24441032	1831 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
04/23/2024	RES22-2871	24441049	1832 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
04/23/2024	RES22-2888	24441035	1855 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	1,768	SFD
04/23/2024	RES22-2889	24441036	1863 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	1,829	SFD
04/24/2024	RES22-2868	24441034	1847 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
04/25/2024	RES22-2842	24444002	1518 BALTIMORE PL	TRACY LAKES/CALERO/PLAN 2B-R/2430 SQ FT	2,430	SFD
04/29/2024	RES22-2841	24444001	1502 BALTIMORE PL	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	2,393	SFD
04/30/2024	RES21-3327	25136021	5653 OBERON AVE	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF	2,452	SFD
05/01/2024	RES21-2473	25135001	5431 KUSNICK AVE	9B SUNHAVEN/PLAN 4F-R/3543SQ'	3,543	SFD
05/01/2024	RES21-2474	25135002	5413 KUSNICK AVE	9B SUNHAVEN/PLAN 1A/2502SQ'	2,502	SFD
05/01/2024	RES21-3311	25136004	3826 NEEDHAM ST	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF	2,580	SFD
05/02/2024	RES20-1698	25361013	5936 MARKHAM DR	VILLAGE 7C LOT 13- PLAN 1B 1867SQ'	1,867	SFD
05/02/2024	RES21-2083	25366014	7328 UMBERTO PL	KT HILLVIEW/PLAN 3E-R/2075SQ'	2,075	SFD
05/02/2024	RES21-2084	25366015	7344 UMBERTO PL	KT HILLVIEW/PLAN 2B INT/1890SQ'	1,890	SFD
05/06/2024	RES20-1699	25361014	5946 MARKHAM DR	PP-VILLAGE 7C LOT 14- PLAN 3C 2313SQ'	2,313	SFD
05/06/2024	RES21-3312	25136003	3814 NEEDHAM ST	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF	2,700	SFD
05/06/2024	RES22-2900	24443068	2944 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	1,919	SFD
05/09/2024	RES20-1685	25361006	5945 MARKHAM DR	VILLAGE 7C LOT 6- PLAN 3A 2313SQ'	2,313	SFD
05/13/2024	RES21-2464	25134067	3629 BARTON ST	9A PARKLIN/PLAN 4A/2688SQ'	2,688	SFD
05/13/2024	RES21-2465	25134068	3617 BARTON ST	9A PARKLIN/PLAN 2E-R/2278SQ'	2,278	SFD
05/13/2024	RES21-2818	23508209	213 W SOUTH ST	1,000 SQ FT SINGLE FAMILY RESIDENCE	1,000	SFD
05/14/2024	RES20-1703	25361020	6006 MARKHAM DR	VILLAGE 7C AMETHYST DUETS PLAN3A MODEL LOT20	2,313	SFD
05/14/2024	RES21-2082	25366013	7312 UMBERTO PL	KT HILLVIEW/PLAN 4C-R/2209SQ'	2,209	SFD
05/14/2024	RES21-2333	25361005	5955 MARKHAM DR LOT 5	VILLAGE 7C LOT 5 PLAN 1D 1867SQ'	1,867	SFD
05/14/2024	RES21-3310	25136002	3802 NEEDHAM ST	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF	2,452	SFD
05/14/2024	RES22-2899	24443067	2926 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	1,763	SFD
05/15/2024	RES21-2407	25134066	3641 BARTON ST	9A PARKLIN/PLAN 1B-R/2173SQ' - MODEL	2,173	SFD
05/15/2024	RES21-2466	25134069	3605 BARTON ST	9A PARKLIN/PLAN 3B/2477SQ'	2,477	SFD
05/20/2024	RES21-3309	25136001	3790 NEEDHAM ST	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN	2,869	SFD ADU
05/21/2024	RES23-1732	24443066	2908 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT	1,710	SFD
05/22/2024	RES21-2337	25361015	5956 MARKHAM DR LOT 15	VILLAGE 7C LOT 15 PLAN 1D 1867SQ'	1,867	SFD
05/23/2024	RES21-2336	25361004	5965 MARKHAM DR LOT 4	VILLAGE 7C LOT 4 PLAN 3B-ALT 2313SQ'	2,313	SFD
05/28/2024	RES20-1702	25361019	5996 MARKHAM DR	VILLAGE 7C AMETHYST -DUETS PLAN2D MODEL LOT19	2,094	SFD
05/28/2024	RES21-2335	25361003	5975 MARKHAM DR	VILLAGE 7C LOT 3 PLAN 2C-R 2094SQ'	2,094	SFD
05/28/2024	RES21-2338	25361016	5966 MARKHAM DR LOT 16	VILLAGE 7C LOT 16 PLAN 2A 2094SQ'	2,094	SFD
05/29/2024	RES21-1105	24604002	545 BUENA TIERRA DR	3614 SQ FT SINGLE FAMILY DWELLING AND DETACHED GARAGE W/ AI	3,614	SFD ADU
05/29/2024	RES22-2882	24444058	3146 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1a/2393 SQ FT	2,393	SFD
05/29/2024	RES22-2883	24444059	3172 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	2,430	SFD
05/30/2024	RES21-2088	25366019	7285 VINNY PL	KT HILLVIEW/PLAN 2D-R/1890SQ'	1,890	SFD
06/04/2024	RES21-2089	25366020	7269 VINNY PL	KT HILLVIEW/PLAN 1B/1723SQ'	1,723	SFD
06/04/2024	RES21-2090	25366021	7253 VINNY PL	KT HILLVIEW/PLAN 4A INT/2209SQ'	2,209	SFD
06/11/2024	RES21-2406	25134065	3653 BARTON ST	9A PARKLIN/PLAN 3D-R/2477SQ' - MODEL	2,477	SFD
06/11/2024	RES23-1723	24443057	2891 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 1B-R/1560 SQ FT	1,560	SFD
06/13/2024	RES20-1700	25361017	5976 MARKHAM DR	PP-VILLAGE 7C LOT 17- PLAN 1C 1867SQ'	1,867	SFD
06/13/2024	RES20-1701	25361018	5986 MARKHAM DR	PP-VILLAGE 7C LOT 18- PLAN 3B 2313SQ'	2,313	SFD
06/17/2024	RES21-2340	25361002	5985 MARKHAM DR	VILLAGE 7C LOT 2 PLAN 2D 2094SQ'	2,094	SFD
06/20/2024	RES21-2339	25361001	5995 MARKHAM DR	VILLAGE 7C LOT 1 PLAN 1A 1867SQ'	1,867	SFD
06/21/2024	RES22-2867	24441033	1839 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
06/21/2024	RES22-2895	24441046	1856 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
06/21/2024	RES23-1724	24443058	2873 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT	1,710	SFD
06/21/2024	RES23-1731	24443065	2890 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 1B-R/1560 SQ FT	1,560	SFD
06/24/2024	RES20-2164	25364009	7162 MOON WY	KT HILLVIEW/PLAN 3A-R/2075SQ'	2,075	SFD
06/24/2024	RES21-2091	25366022	7252 VINNY PL	KT HILLVIEW/PLAN 2A-R INT/1878SQ'	1,878	SFD
06/24/2024	RES23-1847	24444064	3302 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	2,393	SFD
06/25/2024	RES22-2885	24444061	3224 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	2,393	SFD
06/27/2024	RES22-2869	24441047	1848 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD
06/27/2024	RES23-1702	24404021	3141 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 2A-R/2695 SQ FT	2,695	SFD
06/27/2024	RES23-1703	24404021	3169 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 3B-R/2775SQ FT	2,775	SFD
06/27/2024	RES23-1705	24404021	3225 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 2A-R/2695 SQ FT	2,695	SFD
06/27/2024	RES23-1707	24445006	3281 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 1B-R/2548 SQ FT	2,548	SFD
06/27/2024	RES23-1729	24443063	2854 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2B-R/1710 SQ FT	1,710	SFD
06/27/2024	RES23-1730	24443064	2872 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
07/01/2024	RES20-2142	25364008	7150 MOON WY	KT HILLVIEW/PLAN 1B/1723SQ'	1,723	SFD
07/01/2024	RES21-2093	25366024	7284 VINNY PL	KT HILLVIEW/PLAN 4D/2216SQ'	2,216	SFD
07/01/2024	RES23-1704	24404021	3197 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT	2,548	SFD
07/03/2024	RES20-2163	25364007	7138 MOON WY	KT HILLVIEW/PLAN 3D-R/2075SQ'	2,075	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
07/08/2024	RES22-2884	24444060	3198 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
07/10/2024	RES20-2173	25364047	1797 KAYTE WY	KT HILLVIEW/PLAN 2F-R/1878SQ'	1,878	SFD
07/11/2024	RES20-2168	25364006	7126 MOON WY	KT HILLVIEW/PLAN 2A INT/1878SQ'	1,878	SFD
07/11/2024	RES22-2886	24444062	3250 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT	2,430	SFD
07/15/2024	RES21-2393	24633062	230 DE BORD DR	LARKSPUR IV - 1883 SQ FT - ELEVATION D	1,883	SFD
07/15/2024	RES21-2394	24633063	240 DEBORD DR	LARKSPUR IV - 2441 SQ FT - ELEVATION A	2,441	SFD
07/16/2024	RES23-1849	24444066	3354 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT	2,520	SFD
07/17/2024	RES22-2870	24441048	1840 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	1,880	SFD
07/17/2024	RES22-2891	24441038	1879 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
07/18/2024	RES20-2154	25364048	1785 KAYTE WY	KT HILLVIEW/PLAN 1B/1723SQ'	1,723	SFD
07/19/2024	RES23-1706	24404021	3253 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	2,775	SFD
07/22/2024	RES20-2159	25364005	7114 MOON WY	KT HILLVIEW/PLAN 4A-R INT/2209SQ'	2,209	SFD
07/23/2024	RES20-2174	25364049	1773 KAYTE WY	KT HILLVIEW/PLAN 2A EXP/1878SQ'	1,878	SFD
07/25/2024	RES21-2099	25366012	7311 TABITHA PL	KT HILLVIEW/PLAN 2B/1890SQ'	1,890	SFD
07/25/2024	RES21-2389	24633058	190 De Bord Dr	LARKSPUR IV - 1883 SQ FT - ELEVATION D	1,883	SFD
07/25/2024	RES21-2391	24633060	210 DE BORD DR	LARKSPUR IV - 1883 SQ FT - ELEVATION A	1,883	SFD
07/25/2024	RES21-2392	24633061	220 DEBORD DR	LARKSPUR IV - 2441 SQ FT - ELEVATION H	2,441	SFD
07/29/2024	RES21-2390	24633061	200 DE BORD DR	LARKSPUR IV - 2441 SQ FT - ELEVATION A	2,441	SFD
07/30/2024	RES21-2097	25366010	7343 TABITHA PL	KT HILLVIEW/PLAN 4BY-R INT/2209SQ'	2,209	SFD
07/30/2024	RES21-2098	25366011	7327 TABITHA PL	KT HILLVIEW/PLAN 1C-R/1723SQ'	1,723	SFD
07/30/2024	RES21-2388	24633057	180 DE BORO	LARKSPUR IV - 2441 SQ FT - ELEVATION H	2,441	SFD
07/31/2024	RES20-2153	25364050	1772 KAYTE WY	KT HILLVIEW/PLAN 4AX-R/2209SQ'	2,209	SFD
07/31/2024	RES23-1725	24443059	2855 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3C-R/1763 SQ FT	1,763	SFD
08/01/2024	RES21-2386	24633056	170 DE BORD DR	LARKSPUR IV - 1883 SQ FT - ELEVATION A	1,883	SFD
08/01/2024	RES22-2887	24444063	3276 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	2,520	SFD
08/01/2024	RES23-1848	24444065	3328 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	2,430	SFD
08/02/2024	RES21-2096	25366009	7342 TABITHA PL	KT HILLVIEW/PLAN 3F/2075SQ'	2,075	SFD
08/05/2024	RES22-1600	25141029	5278 UPTON AVE LOT 123	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945 SF	1,945	SFD
08/06/2024	RES21-2385		160 DE BORD DRIVE LOT 5	LARKSPUR IV - 2441 SQ FT - ELEVATION A	2,441	SFD
08/07/2024	RES20-2147	25364051	1786 KAYTE WY	KT HILLVIEW/PLAN 3F/2075SQ'	2,075	SFD
08/07/2024	RES21-2094	25366007	7310 TABITHA PL	KT HILLVIEW/PLAN 4E-R/2209SQ'	2,209	SFD
08/07/2024	RES21-2095	25366008	7326 TABITHA PL	KT HILLVIEW/PLAN 2AY-R INT/1878SQ'	1,878	SFD
08/07/2024	RES21-2383	24633050	140 CAIRO CT	LARKSPUR IV - 1883 SQ FT - ELEVATION D	1,883	SFD
08/07/2024	RES22-1599	25141028	5296 UPTON AVE LOT 122	FAIRGROVE VILLAGE 11/PLAN 2E-R/2140 SF	2,140	SFD
08/08/2024	RES21-2384	24633050	150 CAIRO CT	LARKSPUR IV - 2441 SQ FT - ELEVATION H	2,441	SFD
08/08/2024	RES22-1605	25141035	5279 UPTON AVE LOT 128	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	2,416	SFD
08/13/2024	RES22-1606	25141036	5297 UPTON AVE LOT 129	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF	2,287	SFD
08/13/2024	RES23-1727	24443061	2818 FEELEY VE	TRACY LAKES/PINECREST/PLAN 1B-R/1560 SQ FT	1,560	SFD
08/14/2024	RES20-2152	25364052	1798 KAYTE WY	KT HILLVIEW/PLAN 4A/2209SQ'	2,209	SFD
08/15/2024	RES21-2381	24633050	120 CAIRO CT	LARKSPUR IV - 2441 SQ FT - ELEVATION H	2,441	SFD
08/15/2024	RES21-2382	24633050	130 CAIRO CT	LARKSPUR IV - 2441 SQ FT - ELEVATION A	2,441	SFD
08/16/2024	RES21-2395	24631008	2110 BENTLEY LN	LARKSPUR I - 2441 SQ FT - ELEVATION A	2,441	SFD
08/16/2024	RES22-1596	25141025	5350 UPTON AVE LOT 119	FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF	2,416	SFD
08/16/2024	RES22-1597	25141026	5332 UPTON AVE LOT 120	FAIRGROVE VILLAGE 11/PLAN 1E-R/1945 SF	1,945	SFD
08/16/2024	RES22-1598	25141027	5314 UPTON AVE LOT 121	FAIRGROVE VILLAGE 11/PLAN 4A-R/2416SF	2,416	SFD
08/19/2024	RES23-1726	24443060	2800 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	1,919	SFD
08/20/2024	RES21-2105	25366029	7268 WISHWOOD PL	KT HILLVIEW/PLAN 3C/2075SQ'	2,075	SFD
08/21/2024	RES21-2102	25366027	7251 WISHWOOD PL	KT HILLVIEW/PLAN 1A/1723SQ'	1,723	SFD
08/21/2024	RES22-1607	25141038	5315 UPTON AVE LOT 130	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF	2,140	SFD
08/22/2024	RES21-2101	25366026	7267 WISHWOOD PL	KT HILLVIEW/PLAN 4F/2209SQ'	2,209	SFD
08/22/2024	RES21-2106	25366030	7282 WISHWOOD PL	KT HILLVIEW/PLAN 4F/2209SQ'	2,209	SFD
08/22/2024	RES22-1608	25141039	5333 UPTON AVE LOT 131	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF	2,416	SFD
08/22/2024	RES23-1714	24443027	1521 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT	1,710	SFD
08/22/2024	RES23-1844	24441041	1896 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD
08/26/2024	RES21-2103	25366028	7250 WISHWOOD PL	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	1,890	SFD
08/27/2024	RES22-2890	24441037	1871 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
08/28/2024	RES20-2141	25364004	7102 MOON WY	KT HILLVIEW/PLAN 3E/1723SQ'	1,723	SFD
08/28/2024	RES20-2162	25364003	7090 MOON WY	KT HILLVIEW/PLAN 1F-R/1723SQ'	1,723	SFD
08/28/2024	RES21-2100	25366025	7283 WISHWOOD PL	KT HILLVIEW/PLAN 2E-R/1878SQ'	1,878	SFD
08/29/2024	RES20-2167	25364002	7078 MOON WY	KT HILLVIEW/PLAN 4B/2209SQ'	2,209	SFD
08/29/2024	RES22-2864	24442011	1780 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT	2,548	SFD
08/29/2024	RES23-1708	24445007	3309 EDGEWATER AVE	TRACY LAKES/ECHO/PLAN 2A/2695 SQ FT	2,695	SFD
08/29/2024	RES23-1709	24445008	3337 EDGEWATER AVE	TRACY LAKES/ECHO/PLAN 3B-R/2775SQ FT	2,775	SFD
08/29/2024	RES23-1710	24445009	3365 EDGEWATER AVENUE	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT	2,548	SFD
09/04/2024	RES22-1595	25141024	4102 BARLEY WAY LOT 118	FAIRGROVE VILLAGE 11/PLAN 3B-R/2287SF	2,287	SFD
09/04/2024	RES23-1713	24443026	1529 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	1,763	SFD
09/04/2024	RES23-1721	24443050	2964 ELLA WAY	TRACY LAKES/PINECREST/PLAN 2C/1710 SQ FT	1,710	SFD
09/04/2024	RES23-1728	24443062	2836 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 3A-R/1763 SQ FT	1,763	SFD
09/04/2024	RES23-1842	24441039	1887 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	1,829	SFD
09/05/2024	RES20-2160	25364001	7066 MOON WY	KT HILLVIEW/PLAN 2BY-R/1890SQ'	1,890	SFD
09/05/2024	RES21-3290	25139007	5681 KUSNICK ST	GREENWOOD VILLAGE 10C/PLAN 3B/2700SF	2,700	SFD
09/05/2024	RES21-3291	25139008	5699 KUSNICK ST	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	2,869	SFD ADU
09/05/2024	RES21-3292	25139011	3754 NEEDHAM AVE	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN	2,869	SFD ADU
09/05/2024	RES21-3294	25139012	3742 NEEDHAM AVE	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF	2,580	SFD
09/05/2024	RES21-3296	25139013	3730 NEEDHAM ST	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	2,452	SFD
09/05/2024	RES21-3300	25139019	5682 KUSNICK AVE	GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF	2,700	SFD
09/05/2024	RES21-3301	25139018	5700 KUSNICK AVE	GREENWOOD VILLAGE 10C/PLAN 1B/2452SF	2,452	SFD
09/05/2024	RES21-3361	25139009	3778 NEEDHAM AVE	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	2,452	SFD
09/05/2024	RES21-3362	25139010	3766 NEEDHAM AVE	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	2,700	SFD
09/05/2024	RES22-1594	25141023	4110 BARLEY WAY LOT 117	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140 SF	2,140	SFD
09/05/2024	RES23-1719	24443048	2912 ELLA WAY	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
09/06/2024	RES22-1592	25141021	4126 BARLEY WAY LOT 115	FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF	1,945	SFD
09/06/2024	RES22-1593	25141022	4118 BARLEY WAY LOT 116	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	2,287	SFD
09/09/2024	RES20-2140	25363001	7054 MOON WY	KT HILLVIEW/PLAN 1E/1723SQ'	1,723	SFD
09/09/2024	RES23-1845	24441042	1888 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
09/09/2024	RES23-1908	24442022	1673 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	2,393	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
09/09/2024	RES23-1911	24442025	1619 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	2,393	SFD
09/10/2024	RES23-1711	24443024	1545 GRANITE PL	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
09/10/2024	RES23-1712	24443025	1537 GRANITE PL	TRACY LAKES/PINECREST/PLAN 1A-R/1560 SQ FT	1,560	SFD
09/11/2024	RES23-1895	24441004	2965 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
09/13/2024	RES23-1722	24443051	2990 ELLA WAY	TRACY LAKES/PINECREST/PLAN 3B-R/1763 SQ FT	1,763	SFD
09/13/2024	RES23-1907	24442021	1691 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	2,430	SFD
09/13/2024	RES23-1909	24442023	1655 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	2,520	SFD
09/16/2024	RES21-3288	25139005	5645 KUSNICK AVE	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF	2,580	SFD
09/16/2024	RES21-3289	25139006	5663 KUSNICK AVE	GREENWOOD VILLAGE 10C/PLAN 1B/2452SF	2,452	SFD
09/16/2024	RES21-3302	25139020	5664 KUSNICK AVE	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF	2,580	SFD
09/17/2024	RES21-3304	25139021	5646 KUSNICK AVE	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	2,452	SFD
09/19/2024	RES22-2892	24441043	1880 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
09/19/2024	RES22-2894	24441045	1864 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
09/23/2024	RES22-1590	25141019	4142 BARLEY WAY LOT 113	FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF	2,140	SFD
09/23/2024	RES23-1720	24443049	2938 ELLA WAY	TRACY LAKES/PINECREST/PLAN 1A-R/1560 SQ FT	1,560	SFD
09/24/2024	RES22-1591	25141020	4134 BARLEY WAY LOT 114	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416SF	2,416	SFD
09/26/2024	RES21-3286	25139003	5609 KUSNICK ST	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF	2,580	SFD
09/26/2024	RES21-3306	25139023	5610 KUSNICK ST	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	2,452	SFD
09/26/2024	RES22-1841	25141045	5281 VALIANT AVE LOT 142	FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF	1,945	SFD
09/26/2024	RES22-2893	24441044	1872 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
09/26/2024	RES23-1906	24442020	1690 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
09/27/2024	RES22-1842	25105042	5299 VALIANT AVE LOT 43	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	2,140	SFD
09/30/2024	RES21-3287	25139004	5627 KUSNICK ST	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF	2,700	SFD
09/30/2024	RES21-3305	25139022	5628 KUSNICK ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN	2,869	SFD ADU
10/02/2024	RES22-1831	25141040	5298 VALIANT AVE LOT 132	FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF	1,945	SFD
10/02/2024	RES23-1715	24443038	2939 ELLA WY	TRACY LAKES/PINECREST/PLAN 2A/1710 SQ FT	1,710	SFD
10/03/2024	RES22-1832	25141042	5280 VALIANT AVE LOT 133	FAIRGROVE VILLAGE 11/PLAN 2E-R/2140 SF	2,140	SFD
10/03/2024	RES24-0081	24443046	2860 ELLA WY	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
10/07/2024	RES20-2157	25363049	1787 JORDANA WY LOT 193	KT HILLVIEW/PLAN 1A/1723SQ'	1,723	SFD
10/07/2024	RES20-2171	25363048	1799 JORDANA WY LOT 192	KT HILLVIEW/PLAN 2E-R/1878SQ'	1,878	SFD
10/07/2024	RES23-1718	24443047	2886 ELLA WAY	TRACY LAKES/PINECREST/PLAN 2B-R/1710 SQ FT	1,710	SFD
10/09/2024	RES23-1910	24442024	1637 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	2,430	SFD
10/09/2024	RES23-1912	24442026	1601 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
10/10/2024	RES20-2172	25363050	1775 JORDANA WY LOT 194	KT HILLVIEW/PLAN 2D/1890SQ'	1,890	SFD
10/11/2024	RES23-1846	24441007	3019 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
10/14/2024	RES22-1839	25140063	5245 VALIANT AVE LOT 140	FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF	1,945	SFD
10/14/2024	RES22-1840	25140064	5263 VALIANT AVE LOT 141	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF	2,416	SFD
10/15/2024	RES21-3285	25139002	5591 KUSNICK AVE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	2,869	SFD ADU
10/16/2024	RES21-2112		7325 SAVOY PL LOT 55	KT HILLVIEW/PLAN 4AY-R INT/2209SQ'	2,209	SFD
10/16/2024	RES21-2270		7309 SAVOY PL LOT 56	KT HILLVIEW/PLAN 2C-R/1878SQ'	1,878	SFD
10/16/2024	RES21-3284	25139001	5573 KUSNICK AVE	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF	2,452	SFD
10/16/2024	RES21-3307	25139024	5592 KUSNICK AVE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	2,580	SFD
10/16/2024	RES24-0041	24441006	2873 EDGEWATER AVE	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	2,580	SFD
10/17/2024	RES20-2146	25364045	1788 JORDANA WY LOT 196	KT HILLVIEW/PLAN 3D/2075SQ'	2,075	SFD
10/17/2024	RES20-2155	25364046	1798 JORDANA WY LOT 197	PP-KT HILLVIEW/PLAN 4D/2216SQ'	2,216	SFD
10/17/2024	RES21-2110		7340 SAVOY PL LOT 53	KT HILLVIEW/PLAN 1B/1723SQ'	1,723	SFD
10/17/2024	RES21-3308	25139025	5574 KUSNICK AVE	GREENWOOD VILLAGE 10C/PLAN 3E-R/2700SF	2,700	SFD
10/17/2024	RES22-1833	25141043	5262 VALIANT AVE LOT 134	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945 SF	1,945	SFD
10/17/2024	RES22-1834	25140058	5244 VALIANT AVE LOT 135	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	2,287	SFD
10/17/2024	RES23-1716	24443039	2913 ELLA WY	TRACY LAKES/PINECREST/PLAN 3C-R/1763 SQ FT	1,763	SFD
10/17/2024	RES24-0042	24441006	2851 EDGEWATER LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
10/23/2024	RES21-2107	25366001	7308 SAVOY PL	KT HILLVIEW/PLAN 4D-R/2209SQ'	2,209	SFD
10/24/2024	RES21-2108	25366002	7324 SAVOY PL	KT HILLVIEW/PLAN 3D-R/2075SQ'	2,075	SFD
10/25/2024	RES20-2156	25364044	1776 JORDANA WY LOT 195	KT HILLVIEW/PLAN 4A-R EXP/2209SQ'	2,209	SFD
10/29/2024	RES22-1716	25137001	3675 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3E-R/2700SF	2,700	SFD
10/29/2024	RES22-1837	25105042	5209 VALIANT AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	2,287	SFD
10/29/2024	RES22-1838	25105042	5227 VALIANT AVE	FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF	2,416	SFD
10/30/2024	RES21-3491	25139043	3687 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1B/2452SF	2,452	SFD
10/30/2024	RES21-3566	25139042	3699 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN	2,869	SFD ADU
11/05/2024	RES22-1573	25105042	4033 TELLURIDE ST LOT 63	FAIRGROVE VILLAGE 11/PLAN 3C-R/2287SF	2,287	SFD
11/05/2024	RES22-1835	25105042	5226 VALIANT AVE	FAIRGROVE VILLAGE 11/PLAN 2B-R/2140SF	2,140	SFD
11/06/2024	RES22-1717	25137001	3663 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	2,580	SFD
11/06/2024	RES22-1836	25105042	5208 VALIANT AVE	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	2,416	SFD
11/07/2024	RES21-2261	25365035	7281 MONTROSE PL	KT HILLVIEW/PLAN 2F-R/1878SQ'	1,878	SFD
11/08/2024	RES22-1574	25105042	4045 TELLURIDE ST LOT 64	FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF	2,416	SFD
11/08/2024	RES22-1576	25105042	4069 TELLURIDE ST LOT 66	FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF	2,287	SFD
11/08/2024	RES22-1577	25105042	4081 TELLURIDE ST LOT 67	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945 SF	1,945	SFD
11/12/2024	RES21-2262	25365036	7265 MONTROSE PL	KT HILLVIEW/PLAN 1A/1723SQ'	1,723	SFD
11/12/2024	RES21-2271	25365037	7255 MONTROSE PL	KT HILLVIEW/PLAN 3B/2075SQ'	2,075	SFD
11/12/2024	RES21-3483	25139026	5607 MOOREFIELD AVE	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF	2,580	SFD
11/14/2024	RES21-3484	25139027	5625 MOOREFIELD AVE	GREENWOOD VILLAGE 10C/PLAN 1A/2452SF	2,452	SFD
11/14/2024	RES22-1575	25105042	4057 TELLURIDE ST LOT 65	FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF	2,140	SFD
11/14/2024	RES22-1578	25105042	4093 TELLURIDE ST LOT 68	FAIRGROVE VILLAGE 11/PLAN 4E/2416 SF	2,416	SFD
11/18/2024	RES21-2272	25365038	7254 MONTROSE PL	KT HILLVIEW/PLAN 1E-R/1723SQ'	1,723	SFD
11/18/2024	RES21-2274	25365039	7266 MONTROSE PL	KT HILLVIEW/PLAN 3E/2075SQ'	2,075	SFD
11/18/2024	RES22-1714	25139040	5624 MOOREFIELD AVE	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN	2,869	SFD ADU
11/18/2024	RES22-2865	24442012	1798 WHITE ROCK DR	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT	2,775	SFD
11/18/2024	RES24-0076	24443042	2835 ELLA WY	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	1,710	SFD
11/18/2024	RES24-0080	24443045	2834 ELLA WY	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
11/19/2024	RES22-1715	25139041	5606 MOOREFIELD AVE	GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF	2,700	SFD
11/21/2024	RES21-3485	25139028	5643 MOOREFIELD AVE	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	2,869	SFD ADU
11/21/2024	RES22-1711	25139037	5678 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	2,700	SFD
11/26/2024	RES21-2275	25365040	7280 MONTROSE PL	KT HILLVIEW/PLAN 4C/2209SQ'	2,209	SFD
11/27/2024	RES22-1712	25139038	5660 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF	2,452	SFD
12/04/2024	RES22-1713	25139039	5642 MOOREFIELD AVE	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF	2,580	SFD
12/05/2024	RES23-1893	24441002	2929 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
12/09/2024	RES21-3486	25139029	5661 MOOREFIELD AV	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF	2,700	SFD
12/10/2024	RES24-0039	24441006	1813 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
12/11/2024	RES23-1896	24441005	2983 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
12/12/2024	RES22-1718	25137001	3651 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	2,869	SFD ADU
12/12/2024	RES22-1829	25105044	4158 BARLEY WY	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	2,416	SFD
12/12/2024	RES22-1830	25105044	4150 BARLEY WY	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF	1,945	SFD
12/19/2024	RES22-1828	25105044	4166 BARLEY WY	FAIRGROVE VILLAGE 11/PLAN 2D/2140 SF	2,140	SFD
12/30/2024	RES22-1827	25105044	4174 BARLEY WY	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF	2,287	SFD
12/31/2024	RES22-1826	25105042	4182 BARLEY WY	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	2,416	SFD
01/06/2025	RES21-3487		5679 MOOREFIELD AVE LOT 92	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	2,580	SFD
01/07/2025	RES21-3488		5697 MOOREFIELD AVE LOT 93	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF	2,452	SFD
01/09/2025	RES21-2267		7323 REBUS PL LOT 49	KT HILLVIEW/PLAN 3E-R/2075SQ'	2,075	SFD
01/09/2025	RES21-2268		7307 REBUS PL LOT 50	KT HILLVIEW/PLAN 2B/1890SQ'	1,890	SFD
01/09/2025	RES21-3489	25139032	5715 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	2,869	SFD ADU
01/09/2025	RES22-2277	25106023	8122 FLOYD GLENN WISE DR LOT 85	V10 SLATESHIRE/PLAN 1D-R/2908SQ' - MODEL	2,908	SFD
01/09/2025	RES23-1049	25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL	4,095	SFD ADU
01/13/2025	RES22-1709		5714 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	2,869	SFD ADU
01/13/2025	RES22-1710	25139036	5696 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	2,580	SFD
01/14/2025	RES21-2264		7338 REBUS PL LOT 47	KT HILLVIEW/PLAN 3F/2075SQ'	2,075	SFD
01/14/2025	RES21-2266		7339 REBUS PL LOT 48	KT HILLVIEW/PLAN 4AY-R INT/2209SQ'	2,209	SFD
01/14/2025	RES21-3490	25139033	5733 MOOREFIELD AVENUE	GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF	2,700	SFD
01/14/2025	RES23-1897	24441006	3001 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	1,880	SFD
01/15/2025	RES22-1825	25105042	5237 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	2,287	SFD
01/16/2025	RES23-1717	24443040	2887 ELLA WAY	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	1,919	SFD
01/16/2025	RES24-0075	24443041	2861 ELLA WY	TRACY LAKES/PINECREST/PLAN 1A/1560 SQ FT	1,560	SFD
01/17/2025	RES22-1824	25105042	5219 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF	1,945	SFD
01/21/2025	RES23-1894	24441003	2947 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
01/21/2025	RES24-0038	24441006	1821 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	1,880	SFD
01/22/2025	RES23-1900	24442015	1600 WHITE ROCK DR	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	2,393	SFD
01/23/2025	RES22-1822	25105042	5201 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2B/2140 SF	2,140	SFD
01/27/2025	RES21-2263		7322 REBUS PL LOT 46	KT HILLVIEW/PLAN 1A-R/1723SQ'	1,723	SFD
01/27/2025	RES21-2265	25365029	7306 REBUS PLACE	KT HILLVIEW/PLAN 4E-R/2209SQ'	2,209	SFD
01/28/2025	RES22-1843	25105042	5220 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416SF	2,416	SFD
01/29/2025	RES21-3297		3718 NEEDHAM AVENUE LOT 76	GREENWOOD VILLAGE 10C/PLAN 2D/2580SQSF	2,580	SFD
01/30/2025	RES24-0040	24441039	2895 EDGEWATER AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
01/30/2025	RES24-0043	24441039	2917 EDGEWATER LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	1,829	SFD
01/31/2025	RES21-2269		1705 MALACHITE PL LOT 87	KT HILLVIEW/PLAN 1F/1723SQ'	1,723	SFD
02/05/2025	RES22-1844	25105042	5204 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF	2,287	SFD
02/12/2025	RES21-3558		5872 PLACER DR LOT 79	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF	2,580	SFD
02/12/2025	RES22-1742	25137002	5860 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF	2,452	SFD
02/13/2025	RES23-1898	24444010	1583 ALOHA LN	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	2,393	SFD
02/13/2025	RES24-0301	24444013	1535 ALOHA LN	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	2,393	SFD
02/13/2025	RES24-0303	24444015	1503 ALOHA LN	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	2,520	SFD
02/18/2025	RES22-1708	25137001	5873 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	2,452	SFD
02/19/2025	RES21-3556		5884 PLACER DR LOT 78	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	2,700	SFD
02/20/2025	RES21-3298		3706 NEEDHAM AVENUE LOT 77	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN	2,869	SFD ADU
02/24/2025	RES22-2800	25106023	2734 JOSHUA ST LOT 79	RANGEWOOD VILLAGE 7/PLAN 2F-R/3184SQSF	3,184	SFD
02/24/2025	RES22-2803	25106023	2758 JOSHUA ST LOT 82	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQSF	2,492	SFD
02/24/2025	RES22-2804	25106023	2766 JOSHUA ST LOT 83	RANGEWOOD VILLAGE 7/PLAN 2F/3184SQSF	3,184	SFD
02/24/2025	RES23-2088		2702 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQ'	3,536	SFD
02/25/2025	RES22-2799	25106023	2726 JOSHUA ST LOT 78	RANGEWOOD VILLAGE 7/PLAN 4A/3536SQSF	3,536	SFD ADU
02/25/2025	RES22-2801	25106023	2742 JOSHUA ST LOT 80	RANGEWOOD VILLAGE 7/PLAN 3C/3269SQSF	3,269	SFD
02/25/2025	RES23-2086		2686 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 2C-R/3184SQ'	3,184	SFD
02/26/2025	RES22-1752	25137002	5861 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF	2,700	SFD
02/26/2025	RES22-2169	25106023	2625 EMERY ST LOT 75	V2 CAIRNWAY/PLAN 1A-R/2220SQ'	2,220	SFD
02/26/2025	RES22-2175	25106027	2640 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220SQ'	2,220	SFD
02/26/2025	RES22-2178	25106027	2616 DASHWOOD ST	V2 CAIRNWAY/PLAN 4E-R/3196SQ'	3,196	SFD
02/26/2025	RES22-2179		2608 DASHWOOD ST LOT 103	V2 CAIRNWAY/PLAN 2B/2639SQ'	2,639	SFD
02/26/2025	RES22-2180	25106027	2600 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763SQ'	2,763	SFD
02/26/2025	RES22-2185	25106027	2641 DASHWOOD ST	V3 CAIRNWAY/PLAN 3E-R/2763SQ'	2,763	SFD
02/26/2025	RES22-2189	25106027	2609 DASHWOOD ST	V3 CAIRNWAY/PLAN 3D-R/2763SQ'	2,763	SFD
02/26/2025	RES23-1354	25106027	2649 DASHWOOD ST	V2 CAIRNWAY/PLAN 1D/2220 SQ'	2,220	SFD
02/28/2025	RES22-1820	25105042	5165 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	2,287	SFD
02/28/2025	RES22-1821	25105042	5183 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF	1,945	SFD
02/28/2025	RES22-1845	25105042	5182 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	2,140	SFD
02/28/2025	RES22-1846	25105042	5164 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	2,416	SFD
03/03/2025	RES22-2170	25106023	2633 EMERY ST LOT 76	V2 CAIRNWAY/PLAN 3B-R/2763SQ'	2,763	SFD
03/05/2025	RES22-1741	25137002	5848 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	2,869	SFD ADU
03/05/2025	RES22-2802	25106023	2750 JOSHUA ST LOT 81	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF	3,536	SFD ADU
03/05/2025	RES22-2805	25106023	2735 JOSHUA ST LOT 84	RANGEWOOD VILLAGE 7/PLAN 4F-R/3536SQSF	3,536	SFD ADU
03/05/2025	RES23-1843	24441040	1895 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
03/06/2025	RES22-2797	25106023	2710 JOSHUA ST LOT 76	RANGEWOOD VILLAGE 7/PLAN 3C/3269SQSF	3,269	SFD
03/11/2025	RES22-1753	25137002	5837 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF	2,580	SFD
03/12/2025	RES22-2186	25106027	2633 DASHWOOD ST	V3 CAIRNWAY/PLAN 4B/3196SQ'	3,196	SFD
03/12/2025	RES22-2798	25106023	2718 JOSHUA ST LOT 77	RANGEWOOD VILLAGE 7/PLAN 1B-R/2492SQSF	2,492	SFD
03/12/2025	RES22-2806	25106023	2727 JOSHUA ST LOT 85	RANGEWOOD VILLAGE 7/PLAN 1A-R/2492SQSF	2,492	SFD
03/12/2025	RES22-2807	25106023	2719 JOSHUA ST LOT 86	RANGEWOOD VILLAGE 7/PLAN 3B/2369SQSF	2,369	SFD
03/13/2025	RES21-2300		1692 QUENTIN PL LOT 41	KT HILLVIEW/PLAN 4A/2209SQ'	2,209	SFD
03/13/2025	RES22-2125	25106023	2577 DASHWOOD ST LOT 27	V2 CAIRNWAY/PLAN 4B-R/3196SQ' - MODEL	3,196	SFD
03/13/2025	RES22-2126	25106023	2569 DASHWOOD ST LOT 28	V2 CAIRNWAY/PLAN 1D/2220SQ' - MODEL	2,220	SFD
03/13/2025	RES22-2808	25106023	2711 JOSHUA ST LOT 87	RANGEWOOD VILLAGE 7/PLAN 2C-R/3184SQSF	3,184	SFD
03/13/2025	RES23-2089		2695 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 3F-R/3269SQ'	3,269	SFD
03/13/2025	RES24-0403	24441012	1853 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C-R/1829 SQ FT	1,829	SFD
03/14/2025	RES21-2298		1646 QUENTIN PL LOT 40	KT HILLVIEW/PLAN 1E-R/1723SQ'	1,723	SFD
03/14/2025	RES22-2176	25106027	2632 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A-R/3196SQ'	3,196	SFD
03/17/2025	RES21-2297		1600 QUENTIN PL LOT 39	KT HILLVIEW/PLAN 2BY-R/1890SQ'	1,890	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
03/17/2025	RES22-1740	25137002	5836 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF	2,700	SFD
03/17/2025	RES23-1353	25106027	2657 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E-R/2639 SQ'	2,639	SFD
03/18/2025	RES22-1754	25137002	5823 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN	2,869	SFD ADU
03/18/2025	RES22-2177	25106027	2624 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D/2639SQ'	2,639	SFD
03/18/2025	RES23-2090		2687 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'	3,536	SFD
03/19/2025	RES22-1818	25105042	5129 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF	2,416	SFD
03/19/2025	RES22-1819	25105042	5147 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 2C/2140 SF	2,140	SFD
03/19/2025	RES22-1847	25105042	5146 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	2,287	SFD
03/19/2025	RES22-2809	25106023	2703 JOSHUA ST LOT 88	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQSF	2,492	SFD
03/19/2025	RES23-2087		2694 JOSHUA ST	RANGEWOOD VILLAGE 7/PLAN 1A/2492SQ'	2,492	SFD
03/20/2025	RES22-1739	25137002	5824 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1A/2452SF	2,452	SFD
03/24/2025	RES22-1991	25106027	2528 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2E-R/2566SQSF/LOT 23	2,566	SFD
03/24/2025	RES22-1992	25106027	2520 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF/LOT 24	2,644	SFD
03/24/2025	RES22-1993	25106027	2536 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4A/2795SQSF/LOT 22	2,795	SFD
03/24/2025	RES22-1994	25106027	2544 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B-R/2164SQSF/LOT 21	2,164	SFD
03/24/2025	RES23-1364	25106027	2656 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D/3196 SQ'	3,196	SFD
03/24/2025	RES23-1365	25106027	2648 DASHWOOD ST	V2 CAIRNWAY/PLAN 3E-R/2763 SQ'	2,763	SFD
03/25/2025	RES22-2089	25106023	2943 FROST ST LOT 64	RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF	2,363	SFD
03/25/2025	RES22-2090	25106023	2935 FROST ST LOT 65	RIDGERTON VILLAGE 8/PLAN 2A/3051 SF	3,051	SFD
03/25/2025	RES22-2091	25106023	2927 FROST ST LOT 66	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN	3,551	SFD ADU
03/25/2025	RES22-2092	25106023	2919 FROST ST LOT 67	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF	3,275	SFD
03/25/2025	RES22-2093	25106023	2911 FROST ST LOT 68	RIDGERTON VILLAGE 8/PLAN 1A/2363 SF	2,363	SFD
03/25/2025	RES22-2094	25106023	2903 FROST ST LOT 69	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF	3,051	SFD
03/25/2025	RES22-2095	25106023	2895 FROST ST LOT 70	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN	3,551	SFD ADU
03/25/2025	RES22-2096	25106023	2887 FROST ST LOT 71	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF	3,275	SFD
03/25/2025	RES22-2097	25106023	2879 FROST ST LOT 72	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF	2,363	SFD
03/25/2025	RES22-2098	25106023	2871 FROST ST LOT 73	RIDGERTON VILLAGE 8/PLAN 2E/3051 SF	3,051	SFD
03/25/2025	RES22-2099	25106023	2863 FROST ST LOT 74	RIDGERTON VILLAGE 8/PLAN 4B/3551 SF W/ NEXT GEN	3,551	SFD ADU
03/25/2025	RES22-2100	25106023	8278 PUNJYA BROTHERS DR LOT 75	RIDGERTON VILLAGE 8/PLAN 3B-R/3275 SF	3,275	SFD
03/25/2025	RES22-2101	25106023	8266 PUNJYA BROTHERS DR LOT 76	RIDGERTON VILLAGE 8/PLAN 2D/3051 SF	3,051	SFD
03/25/2025	RES22-2102	25106023	8254 PUNJYA BROTHERS DR LOT 77	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF	2,363	SFD
03/25/2025	RES22-2187	25106027	2625 DASHWOOD ST	V3 CAIRNWAY/PLAN 3B-R/2763SQ'	2,763	SFD
03/25/2025	RES22-2188	25106027	2617 DASHWOOD ST	V3 CAIRNWAY/PLAN 2E/2639SQ'	2,639	SFD
03/25/2025	RES23-2034	25106027	2576 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4D-R/2795SQSF	2,795	SFD
03/25/2025	RES23-2036	25106027	2560 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	2,644	SFD
03/26/2025	RES22-1848	25105042	5128 WARDLOW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945 SF	1,945	SFD
03/26/2025	RES22-2201	25106023	7784 LAMPLIGHT CT LOT 20	V9 ROCKINGHAM/PLAN 2D/3364SQ'	3,364	SFD
03/26/2025	RES22-2242	25106023	8051 LAMPLIGHT DR LOT 1	V10 SLATESHIRE/PLAN 1A/2908SQ'	2,908	SFD
03/27/2025	RES21-2295		1647 QUENTIN PL LOT 37	KT HILLVIEW/PLAN 3D-R/2075SQ'	2,075	SFD
03/27/2025	RES21-2296		1601 QUENTIN PL LOT 38	KT HILLVIEW/PLAN 4BY/2209SQ'	2,209	SFD
03/27/2025	RES22-2204	25106023	7826 LAMPLIGHT CT LOT 23	V9 ROCKINGHAM/PLAN 2B-R/3364SQ'	3,364	SFD
03/27/2025	RES22-2207	25106023	7870 LAMPLIGHT CT LOT 26	V9 ROCKINGHAM/PLAN 2E/3364SQ'	3,364	SFD
03/27/2025	RES22-2246	25106023	8065 LAMPLIGHT DR LOT 2	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN	4,095	SFD ADU
03/28/2025	RES22-2199	25106023	7799 LAMPLIGHT CT LOT 18	V9 ROCKINGHAM/PLAN 3A-R/3524SQ'	3,524	SFD
03/28/2025	RES22-2200	25106023	7785 LAMPLIGHT CT LOT 19	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
03/28/2025	RES22-2206	25106023	7856 LAMPLIGHT CT LOT 25	V9 ROCKINGHAM/PLAN 3B-R/3524SQ'	3,524	SFD
03/28/2025	RES22-2262	25106023	8050 LAMPLIGHT DR LOT 57	V10 SLATESHIRE/PLAN 4D-R/4095SQ' W/NEXT GEN	4,095	SFD ADU
03/28/2025	RES22-2263	25106023	8066 LAMPLIGHT DR LOT 58	V10 SLATESHIRE/PLAN 2E-R/3766SQ'	3,766	SFD
03/28/2025	RES22-2601	25106023	2742 OLD LARKS LN LOT 6	CRESTWICK VILLAGE 5/PLAN 3F-R/2972SQSF	2,972	SFD
03/28/2025	RES22-2602	25106023	2750 OLD LARKS LN LOT 7	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF	3,267	SFD ADU
03/31/2025	RES21-2294		1693 QUENTIN PL LOT 36	KT HILLVIEW/PLAN 2F-R/1878SQ'	1,878	SFD
03/31/2025	RES22-2198	25106023	7813 LAMPLIGHT CT LOT 17	V9 ROCKINGHAM/PLAN 4D/3597SQ' W/NEXT GEN	3,597	SFD ADU
03/31/2025	RES22-2205	25106023	7840 LAMPLIGHT CT LOT 24	V9 ROCKINGHAM/PLAN 4A/3597SQ' W/NEXT GEN	3,597	SFD ADU
04/01/2025	RES22-2193	25106023	7883 LAMPLIGHT CT LOT 12	V9 ROCKINGHAM/PLAN 1A-R/2673SQ'	2,673	SFD
04/01/2025	RES22-2194	25106023	7869 LAMPLIGHT CT LOT 13	V9 ROCKINGHAM/PLAN 3D/3524SQ'	3,524	SFD
04/01/2025	RES22-2195	25106023	7855 LAMPLIGHT CT LOT 14	V9 ROCKINGHAM/PLAN 4E-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
04/01/2025	RES22-2203	25106023	7812 LAMPLIGHT CT LOT 22	V9 ROCKINGHAM/PLAN 3E/3524SQ'	3,524	SFD
04/01/2025	RES24-0583	24404033	1833 ISLAND LN	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT	2,695	SFD
04/02/2025	RES22-1736	25137002	5788 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF	2,452	SFD
04/02/2025	RES22-1738	25137002	5812 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	2,700	SFD
04/02/2025	RES22-2197	25106023	7827 LAMPLIGHT CT LOT 16	V9 ROCKINGHAM/PLAN 1B-R/2673SQ'	2,673	SFD
04/02/2025	RES22-2660	25106023	2757 JONAH ST LOT 23	CRESTWICK VILLAGE 5/PLAN 4A/3267SQSF	3,267	SFD ADU
04/03/2025	RES22-1737	25137002	5800 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2E/2580SQSF	2,580	SFD
04/03/2025	RES22-2196	25106023	7841 LAMPLIGHT CT LOT 15	V9 ROCKINGHAM/PLAN 2D/3364SQ'	3,364	SFD
04/03/2025	RES22-2252	25106023	8093 LAMPLIGHT DR LOT 4	V10 SLATESHIRE/PLAN 3E/3912SQ'	3,912	SFD
04/03/2025	RES22-2264	25106023	8080 LAMPLIGHT DR LOT 59	V10 SLATESHIRE/PLAN 3B-R/3912SQ'	3,912	SFD
04/03/2025	RES22-2265	25106023	8092 LAMPLIGHT DR LOT 60	V10 SLATESHIRE/PLAN 1A-R/2908SQ'	2,908	SFD
04/03/2025	RES22-2663	25106023	2733 JONAH ST LOT 26	CRESTWICK VILLAGE 5/PLAN 1E/2500SQSF	2,500	SFD
04/07/2025	RES21-2301		7347 ALABASTER WY LOT 42	KT HILLVIEW/PLAN 3C-R/2075SQ'	2,075	SFD
04/07/2025	RES22-2349		7811 HULLUM PLACE LOT 3	RANGEWOOD VILLAGE 7/PLAN 3B-R/3269SQSF	3,269	SFD
04/07/2025	RES22-2350		7803 HULLUM PLACE LOT 4	RANGEWOOD VILLAGE 7/PLAN 4F/3536SQSF	3,536	SFD ADU
04/07/2025	RES22-2606	25106023	2782 OLD LARKS LN LOT 11	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF	3,267	SFD ADU
04/07/2025	RES24-0661	24404033	3200 BOCA WAY	TRACY LAKES/ECHO/PLAN 2A/2695SQ FT	2,695	SFD
04/08/2025	RES22-2167	25106023	2609 EMERY ST LOT 73	V2 CAIRNWAY/PLAN 2E-R/2639SQ'	2,639	SFD
04/08/2025	RES22-2168	25106023	2617 EMERY ST LOT 74	V2 CAIRNWAY/PLAN 4D/3196SQ'	3,196	SFD
04/08/2025	RES22-2346		7827 HULLUM PLACE LOT 1	RANGEWOOD VILLAGE 7/PLAN 1C-R/2494SQSF	2,494	SFD
04/08/2025	RES23-1349	25106027	2689 DASHWOOD ST	V2 CAIRNWAY/PLAN 2D-R/2639 SQ'	2,639	SFD
04/08/2025	RES23-1350	25106027	2681 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'	2,220	SFD
04/08/2025	RES23-1351	25106027	2673 DASHWOOD ST	V2 CAIRNWAY/PLAN 3B-R/2763 SQ'	2,763	SFD
04/08/2025	RES23-1352	25106027	2665 DASHWOOD ST	V2 CAIRNWAY/PLAN 4A/3196 SQ'	3,196	SFD
04/08/2025	RES23-1362	25106027	2672 DASHWOOD ST	V2 CAIRNWAY/PLAN 1E/2220 SQ'	2,220	SFD
04/08/2025	RES23-1363	25106027	2664 DASHWOOD ST	V2 CAIRNWAY/PLAN 2B-R/2639 SQ'	2,639	SFD
04/08/2025	RES23-2033	25106027	2584 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1B/2164SQSF	2,164	SFD
04/08/2025	RES23-2093	25106027	2559 BECKETT ST	BOULDER VILLAGE 4/PLAN 1B/2164SQSF	2,164	SFD
04/08/2025	RES24-0966	24404033	3256 BOCA WAY	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT	2,775	SFD
04/09/2025	RES21-2303		7315 ALABASTER WY LOT 44	KT HILLVIEW/PLAN 2AX/1878SQ'	1,878	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
04/09/2025	RES22-2210	25106023	7929 FLOYD GLENN WISE CT LOT 48	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
04/09/2025	RES22-2211	25106023	7915 FLOYD GLENN WISE CT LOT 49	V9 ROCKINGHAM/PLAN 1D-R/2673SQ'	2,673	SFD
04/09/2025	RES22-2218	25106023	7886 FLOYD GLENN WISE CT LOT 56	V9 ROCKINGHAM/PLAN 2B/3364SQ'	3,364	SFD
04/09/2025	RES22-2604	25106023	2766 OLD LARKS LN LOT 9	CRESTWICK VILLAGE 5/PLAN 2D/2877SQSF	2,877	SFD
04/09/2025	RES23-1360	25106027	2688 DASHWOOD ST	V2 CAIRNWAY/PLAN 2E/2639 SQ'	2,639	SFD
04/09/2025	RES23-1361	25106027	2680 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'	2,763	SFD
04/10/2025	RES22-1735	25137002	5776 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN	2,869	SFD ADU
04/10/2025	RES22-2598	25106023	2718 OLD LARKS LN LOT 3	CRESTWICK VILLAGE 5/PLAN 4F/3267SQSF	3,267	SFD ADU
04/11/2025	RES22-2596	25106023	2702 OLD LARKS LN LOT 1	CRESTWICK VILLAGE 5/PLAN 2A-R/2877SQSF	2,877	SFD
04/11/2025	RES23-2029	25106027	2616 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 1A/2164SQSF	2,164	SFD
04/11/2025	RES23-2030	25106027	2608 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF	2,795	SFD
04/11/2025	RES23-2032	25106027	2592 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF	2,644	SFD
04/11/2025	RES23-2035	25106027	2568 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2A/2566SQSF	2,566	SFD
04/15/2025	RES23-2031	25106027	2600 OLD LARKS LN	BOULDER VILLAGE 4/PLAN 2D/2566SQSF	2,566	SFD
04/16/2025	RES21-2302		7331 ALABASTER WY LOT 43	KT HILLVIEW/PLAN 4B/2209SQ'	2,209	SFD
04/16/2025	RES22-2253	25106023	8107 LAMPLIGHT DR LOT 5	V10 SLATESHIRE/PLAN 1B/2908SQ'	2,908	SFD
04/16/2025	RES22-2597	25106023	2710 OLD LARKS LN LOT 2	CRESTWICK VILLAGE 5/PLAN 3E-R/2972SQSF	2,972	SFD
04/16/2025	RES22-2600	25106023	2734 OLD LARKS LN LOT 5	CRESTWICK VILLAGE 5/PLAN 2E/2877SQSF	2,877	SFD
04/17/2025	RES22-1799	25105042	4129 TELLURIDE ST LOT 71	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF	2,287	SFD
04/17/2025	RES22-2212	25106023	7901 FLOYD GLENN WISE CT LOT 50	V9 ROCKINGHAM/PLAN 3B-R/3524SQ'	3,524	SFD
04/17/2025	RES22-2213	25106023	7887 FLOYD GLENN WISE CT LOT 51	V9 ROCKINGHAM/PLAN 4D-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
04/17/2025	RES22-2220	25106023	7900 FLOYD GLENN WISE CT LOT 57	V9 ROCKINGHAM/PLAN 4E/3597SQ' W/NEXT GEN	3,597	SFD ADU
04/17/2025	RES22-2221	25106023	7914 FLOYD GLENN WISE CT LOT 58	V9 ROCKINGHAM/PLAN 2A-R/3364SQ'	3,364	SFD
04/17/2025	RES22-2222	25106023	7928 FLOYD GLENN WISE CT LOT 59	V9 ROCKINGHAM/PLAN 3E/3524SQ'	3,524	SFD
04/17/2025	RES22-2250	25106023	8079 LAMPLIGHT DR LOT 3	V10 SLATESHIRE/PLAN 2D/3766SQ'	3,766	SFD
04/21/2025	RES23-2094	25106027	2567 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2566SQSF	2,566	SFD
04/21/2025	RES23-2132	25106027	2568 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF	2,795	SFD
04/22/2025	RES21-2290		1694 PLACER PL LOT 35	KT HILLVIEW/PLAN 4C/2209SQ'	2,209	SFD
04/22/2025	RES22-1797	25105042	4105 TELLURIDE ST LOT 69	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF	2,140	SFD
04/22/2025	RES22-1800	25105042	4141 TELLURIDE ST LOT 72	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	2,416	SFD
04/22/2025	RES22-2256	25106023	8149 LAMPLIGHT DR LOT 8	V10 SLATESHIRE/PLAN 1D/2908SQ'	2,908	SFD
04/22/2025	RES22-2258	25106023	8177 LAMPLIGHT DR LOT 10	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN	4,095	SFD ADU
04/22/2025	RES22-2272	25106023	8176 LAMPLIGHT DR LOT 66	V10 SLATESHIRE/PLAN 3D-R/3912SQ'	3,912	SFD
04/22/2025	RES22-2608	25106023	2798 OLD LARKS LN LOT 13	CRESTWICK VILLAGE 5/PLAN 1D/2500SQSF	2,500	SFD
04/23/2025	RES21-2289		1648 PLACER PL LOT 34	KT HILLVIEW/PLAN 2BY-R/1890SQ'	1,890	SFD
04/23/2025	RES22-1744	25137002	5730 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	2,452	SFD
04/23/2025	RES22-1755	25137002	5749 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	2,700	SFD
04/23/2025	RES22-2266	25106023	8106 LAMPLIGHT DR LOT 61	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	4,095	SFD ADU
04/23/2025	RES23-2095	25106027	2575 BECKETT ST	BOULDER VILLAGE 4/PLAN 2D-R/2566SQSF	2,566	SFD
04/23/2025	RES23-2096	25106027	2583 BECKETT ST	BOULDER VILLAGE 4/PLAN 3B/2644SQSF	2,644	SFD
04/23/2025	RES23-2101	25106027	2584 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	2,644	SFD
04/24/2025	RES22-1756	25137002	5731 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	2,869	SFD ADU
04/25/2025	RES21-2288		1602 PLACER PL LOT 33	KT HILLVIEW/PLAN 3F-R/2075SQ'	2,075	SFD
04/25/2025	RES22-1743	25137002	5748 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF	2,580	SFD
04/25/2025	RES22-2347		7819 HULLUM PLACE LOT 2	RANGEWOOD VILLAGE 7/PLAN 2A/3184SQSF	3,184	SFD
04/25/2025	RES22-2662	25106023	2741 JONAH ST LOT 25	CRESTWICK VILLAGE 5/PLAN 2F/2877SQSF	2,877	SFD
04/29/2025	RES22-2268	25106023	8120 LAMPLIGHT DR LOT 62	V10 SLATESHIRE/PLAN 3D-R/3912SQ'	3,912	SFD
04/29/2025	RES22-2603	25106023	2758 OLD LARKS LN LOT 8	CRESTWICK VILLAGE 5/PLAN 1E-R/2500SQSF	2,500	SFD
04/29/2025	RES22-2659	25106023	2765 JONAH ST LOT 22	CRESTWICK VILLAGE 5/PLAN 1E-R/2500SQSF	2,500	SFD
04/30/2025	RES22-1798	25140014	4117 TELLURIDE ST	FAIRGROVE VILLAGE 11/PLAN 1A/1945SF	1,945	SFD
04/30/2025	RES22-2103	25106023	8242 PUNJYA BROTHERS DR LOT 78	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN	3,551	SFD ADU
04/30/2025	RES22-2104	25106023	8230 PUNJYA BROTHERS DR LOT 79	RIDGERTON VILLAGE 8/PLAN 3E-R/3275 SF	3,275	SFD
04/30/2025	RES22-2105	25106023	8218 PUNJYA BROTHERS DR LOT 80	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF	2,363	SFD
04/30/2025	RES22-2106	25106023	8206 PUNJYA BROTHERS DR LOT 81	RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF	3,275	SFD
04/30/2025	RES22-2107	25106023	8194 PUNJYA BROTHERS DR LOT 82	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN	3,551	SFD ADU
04/30/2025	RES22-2202	25106023	7798 LAMPLIGHT CT LOT 21	V9 ROCKINGHAM/PLAN 1A/2673SQ'	2,673	SFD
05/01/2025	RES22-2661	25106023	2749 JONAH ST LOT 24	CRESTWICK VILLAGE 5/PLAN 3D-R/2972SQSF	2,972	SFD
05/05/2025	RES21-2287		1603 PLACER PL LOT 32	KT HILLVIEW/PLAN 4AY/2209SQ'	2,209	SFD
05/05/2025	RES22-2254	25106023	8121 LAMPLIGHT DR LOT 6	V10 SLATESHIRE/PLAN 4A/4095SQ' W/NEXT GEN	4,095	SFD ADU
05/05/2025	RES22-2271	25106023	8162 LAMPLIGHT DR LOT 65	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	4,095	SFD ADU
05/05/2025	RES22-2658	25106023	2773 JONAH ST LOT 21	CRESTWICK VILLAGE 5/PLAN 3F/2972SQSF	2,972	SFD
05/06/2025	RES21-2286		1649 PLACER PL LOT 31	KT HILLVIEW/PLAN 1C-R/1723SQ'	1,723	SFD
05/07/2025	RES22-2255	25106023	8135 LAMPLIGHT DR LOT 7	V10 SLATESHIRE/PLAN 2E/3766SQ'	3,766	SFD
05/07/2025	RES22-2656	25106023	2789 JONAH ST LOT 19	CRESTWICK VILLAGE 5/PLAN 4D/3267SQSF	3,267	SFD ADU
05/07/2025	RES22-2657	25106023	2781 JONAH ST LOT 20	CRESTWICK VILLAGE 5/PLAN 2A-R/2877SQSF	2,877	SFD
05/07/2025	RES23-2097	25106027	2591 BECKETT ST	BOULDER VILLAGE 4/PLAN 4E-R/2795SQSF	2,795	SFD
05/09/2025	RES22-2351		2693 KESTER WAY LOT 5	RANGEWOOD VILLAGE 7/PLAN 3A/3269SQSF	3,269	SFD
05/09/2025	RES22-2655	25106023	2797 JONAH ST LOT 18	CRESTWICK VILLAGE 5/PLAN 3E-R/2972SQSF	2,972	SFD
05/09/2025	RES23-2098	25106027	2599 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF	2,566	SFD
05/12/2025	RES21-2291		7293 ALABASTER WY LOT 88	KT HILLVIEW/PLAN 4B-R/2209SQ'	2,209	SFD
05/12/2025	RES22-2352		2687 KESTER WAY LOT 6	RANGEWOOD VILLAGE 7/PLAN 4B-R/3536SQSF	3,536	SFD ADU
05/13/2025	RES21-2292		7271 ALABASTER WY LOT 89	KT HILLVIEW/PLAN 3E/2075SQ'	2,075	SFD
05/13/2025	RES22-1579	25105042	4153 TELLURIDE ST LOT 73	FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF	1,945	SFD
05/13/2025	RES22-1580	25105042	4165 TELLURIDE ST LOT 74	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	2,287	SFD
05/13/2025	RES22-1581	25105042	4177 TELLURIDE ST LOT 75	FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF	2,416	SFD
05/13/2025	RES22-1758	25137002	5695 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	2,700	SFD
05/13/2025	RES23-1348	25106027	2697 DASHWOOD ST	V2 CAIRNWAY/PLAN 4B/3196 SQ'	3,196	SFD
05/13/2025	RES23-2133	25106027	2560 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E-R/2644SQSF	2,644	SFD
05/14/2025	RES22-1582	25105042	4189 TELLURIDE ST LOT 76	FAIRGROVE VILLAGE 11/PLAN 2A-R/2140 SF	2,140	SFD
05/14/2025	RES22-1583	25105042	4201 TELLURIDE ST LOT 77	FAIRGROVE VILLAGE 11/PLAN 3C-R/2287 SF	2,287	SFD
05/14/2025	RES22-1584	25105042	4213 TELLURIDE ST LOT 78	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF	2,416	SFD
05/14/2025	RES22-1757	25137002	5713 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	2,580	SFD
05/14/2025	RES22-2273	25106023	8190 LAMPLIGHT DR LOT 67	V10 SLATESHIRE/PLAN 1B/2908SQ'	2,908	SFD
05/14/2025	RES23-2129	25106027	2592 BECKETT ST	BOULDER VILLAGE 4/PLAN 1A/2164SQSF	2,164	SFD
05/14/2025	RES23-2131	25106027	2576 BECKETT ST	BOULDER VILLAGE 4/PLAN 2A/2566SQSF	2,566	SFD
05/15/2025	RES21-2293		7249 ALABASTER WY LOT 90	KT HILLVIEW/PLAN 1B-R/1723SQ'	1,723	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
05/15/2025	RES22-1759	25137002	5677 LORAY LN	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF	2,452	SFD
05/15/2025	RES22-2257	25106023	8163 LAMPLIGHT DR LOT 9	V10 SLATESHIRE/PLAN 3B/3912SQ'	3,912	SFD
05/15/2025	RES22-2353		2681 KESTER WAY LOT 7	RANGEWOOD VILLAGE 7/PLAN 1C/2492SQSF	2,492	SFD
05/15/2025	RES22-2610	25106023	2821 JONAH ST LOT 15	CRESTWICK VILLAGE 5/PLAN 4E/3267SQSF	3,267	SFD ADU
05/15/2025	RES23-1347	25106027	2705 DASHWOOD ST	V2 CAIRNWAY/PLAN 3A-R/2763 SQ'	2,763	SFD
05/19/2025	RES22-1760	25137002	5659 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF	2,580	SFD
05/19/2025	RES23-1468		2688 KESTER WAY LOT 97	RANGEWOOD VILLAGE 7/PLAN 2A/3184SQ'	3,184	SFD
05/19/2025	RES23-2128	25106027	2600 BECKETT ST	BOULDER VILLAGE 4/PLAN 4D-R/2795SQSF	2,795	SFD
05/20/2025	RES21-2282		7227 ALABASTER WY LOT 91	KT HILLVIEW/PLAN 3A-R/2075SQ'	2,075	SFD
05/20/2025	RES21-2283	25365046	7205 ALABASTER WY	KT HILLVIEW/PLAN 2F/1878SQ'	1,878	SFD
05/20/2025	RES22-1750	25137002	5694 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN	2,869	SFD ADU
05/20/2025	RES22-2259	25106023	8191 LAMPLIGHT DR LOT 11	V10 SLATESHIRE/PLAN 1A/2908SQ'	2,908	SFD
05/20/2025	RES22-2269	25106023	8134 LAMPLIGHT DR LOT 63	V10 SLATESHIRE/PLAN 2B-R/3766SQ'	3,766	SFD
05/20/2025	RES22-2270	25106023	8148 LAMPLIGHT DR LOT 64	V10 SLATESHIRE/PLAN 1E-R/2908SQ'	2,908	SFD
05/20/2025	RES22-2609	25106023	2825 JONAH ST LOT 14	CRESTWICK VILLAGE 5/PLAN 3A-R/2972SQSF	2,972	SFD
05/20/2025	RES23-1359	25106027	2696 DASHWOOD ST	V2 CAIRNWAY/PLAN 4D-R/3196 SQ'	3,196	SFD
05/21/2025	RES22-1751	25137002	5712 LORAY LANE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	2,700	SFD
05/21/2025	RES22-2214	25106023	7873 FLOYD GLENN WISE CT LOT 52	V9 ROCKINGHAM/PLAN 2E/3364SQ'	3,364	SFD
05/21/2025	RES22-2215	25106023	7859 FLOYD GLENN WISE CT LOT 53	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
05/21/2025	RES23-2100	25106027	2615 BECKETT ST	BOULDER VILLAGE 4/PLAN 2E/2566SQSF	2,566	SFD
05/21/2025	RES23-2126	25106027	2616 BECKETT ST	BOULDER VILLAGE 4/PLAN 2B-R/2566SQSF	2,566	SFD
05/21/2025	RES23-2127	25106027	2608 BECKETT ST	BOULDER VILLAGE 4/PLAN 3E/2644SQSF	2,644	SFD
05/22/2025	RES22-2216	25106023	7858 FLOYD GLENN WISE CT LOT 54	V9 ROCKINGHAM/PLAN 3A/3524SQ'	3,524	SFD
05/22/2025	RES22-2260	25106023	8205 LAMPLIGHT DR LOT 12	V10 SLATESHIRE/PLAN 2D/3766SQ'	3,766	SFD
05/22/2025	RES22-2719	25106023	2845 NATION WAY LOT 36	CRESTWICK VILLAGE 6/PLAN 1A-R/2500SQSF	2,500	SFD
05/22/2025	RES23-1358	25106027	2704 DASHWOOD ST	V2 CAIRNWAY/PLAN 1B/2220 SQ'	2,220	SFD
05/22/2025	RES23-2099	25106027	2607 BECKETT ST	BOULDER VILLAGE 4/PLAN 4B-R/2795SQSF	2,795	SFD
05/22/2025	RES24-0079	24443044	2808 ELLA WY	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT	1,560	SFD
05/23/2025	RES22-2718	25106023	2837 NATION WAY LOT 35	CRESTWICK VILLAGE 6/PLAN 3D/2972SQSF	2,972	SFD
05/28/2025	RES22-2217	25106023	7872 FLOYD GLENN WISE CT LOT 55	V9 ROCKINGHAM/PLAN 1D/2673SQ'	2,673	SFD
05/28/2025	RES22-2720	25106023	2846 NATION WAY LOT 37	CRESTWICK VILLAGE 6/PLAN 2F/2877SQSF	2,877	SFD
05/28/2025	RES23-1467		2682 KESTER WAY LOT 96	RANGEWOOD VILLAGE 7/PLAN 3F/3269SQ'	3,269	SFD
06/02/2025	RES22-1734	25137002	5764 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF	2,700	SFD
06/03/2025	RES22-1585	25105042	4225 TELLURIDE ST LOT 79	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	2,140	SFD
06/03/2025	RES22-2261	25106023	8219 LAMPLIGHT DR LOT 13	V10 SLATESHIRE/PLAN 3E/3912SQ'	3,912	SFD
06/03/2025	RES22-2721	25106023	2838 NATION WAY LOT 38	CRESTWICK VILLAGE 6/PLAN 4E-R/3267SQSF	3,267	SFD ADU
06/04/2025	RES22-1733	25137002	5752 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	2,580	SFD
06/04/2025	RES22-2510	25106023	8206 LAMPLIGHT DR LOT 68	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	4,095	SFD ADU
06/12/2025	RES24-0584	24404033	1817 ISLAND LN	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	3,775	SFD
06/12/2025	RES24-0585	24404021	1801 ISLAND LN	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT	2,548	SFD
06/16/2025	RES22-1745	25137002	5739 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	2,869	SFD ADU
06/16/2025	RES22-2077	25106023	2913 DAPPER ST LOT 42	RIDGERTON VILLAGE 8/PLAN 1A-R/2363 SF	2,363	SFD
06/16/2025	RES22-2078	25106023	2905 DAPPER ST LOT 43	RIDGERTON VILLAGE 8/PLAN 2B/3051 SF	3,051	SFD
06/16/2025	RES22-2079	25106023	2897 DAPPER ST LOT 44	RIDGERTON VILLAGE 8/PLAN 3D/3275 SF	3,275	SFD
06/16/2025	RES22-2080	25106023	2889 DAPPER ST LOT 45	RIDGERTON VILLAGE 8/PLAN 4E/3551 SF W/ NEXT GEN	3,551	SFD ADU
06/16/2025	RES22-2086	25106023	2896 DAPPER ST LOT 61	RIDGERTON VILLAGE 8/PLAN 1B-R/2363 SF	2,363	SFD
06/16/2025	RES22-2087	25106023	2904 DAPPER ST LOT 62	RIDGERTON VILLAGE 8/PLAN 4A-R/3551 SF W/ NEXT GEN	3,551	SFD ADU
06/16/2025	RES22-2088	25106023	2912 DAPPER ST LOT 63	RIDGERTON VILLAGE 8/PLAN 2D/3051 SF	3,051	SFD
06/17/2025	RES22-2085	25106023	2888 DAPPER ST LOT 60	RIDGERTON VILLAGE 8/PLAN 2E-R/3051 SF	3,051	SFD
06/18/2025	RES22-2507	25106023	8233 LAMPLIGHT DR LOT 14	V10 SLATESHIRE/PLAN 4B/4095SQ' W/NEXT GEN	4,095	SFD ADU
06/25/2025	RES22-1732	25137002	5740 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	2,452	SFD
06/26/2025	RES22-2081	25106023	2881 DAPPER ST LOT 46	RIDGERTON VILLAGE 8/PLAN 1B/2363 SF	2,363	SFD
06/26/2025	RES22-2082	25106023	2873 DAPPER ST LOT 47	RIDGERTON VILLAGE 8/PLAN 2A/3051 SF	3,051	SFD
06/26/2025	RES22-2083	25106023	2872 DAPPER ST LOT 58	RIDGERTON VILLAGE 8/PLAN 1D-R/2363 SF	2,363	SFD
06/26/2025	RES22-2084	25106023	2880 DAPPER ST LOT 59	RIDGERTON VILLAGE 8/PLAN 3A-R/3275 SF	3,275	SFD
06/28/2025	RES22-2509	25106023	8247 LAMPLIGHT DR LOT 15	V10 SLATESHIRE/PLAN 1E/2908SQ'	2,908	SFD
07/01/2025	RES21-2281	25365013	1696 OPHELIA PL	KT HILLVIEW/PLAN 4D/2209SQ'	2,209	SFD
07/02/2025	RES21-2280	25365012	1650 OPHELIA PL	KT HILLVIEW/PLAN 3C-R/2075SQ'	2,075	SFD
07/02/2025	RES24-0404	24444019	3138 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B-R/2393 SQ FT	2,393	SFD
07/03/2025	RES21-2279	25365011	1604 OPHELIA PL	KT HILLVIEW/PLAN 1E-R/1723SQ'	1,723	SFD
07/08/2025	RES22-2354		2675 KESTER WAY LOT 8	RANGEWOOD VILLAGE 7/PLAN 3A-R/3269SQSF	3,269	SFD
07/09/2025	RES21-2278		1605 OPHELIA PL LOT 26	KT HILLVIEW/PLAN 4BY/2209SQ'	2,209	SFD
07/09/2025	RES22-2511	25106023	8220 LAMPLIGHT DR LOT 69	V10 SLATESHIRE/PLAN 2B-R/3766SQ'	3,766	SFD
07/09/2025	RES22-2512	25106023	8234 LAMPLIGHT DR LOT 70	V10 SLATESHIRE/PLAN 3D-R/3912SQ'	3,912	SFD
07/10/2025	RES21-2276		1651 OPHELIA PL LOT 25	KT HILLVIEW/PLAN 1D-R/1723SQ'	1,723	SFD
07/10/2025	RES22-2355		2669 KESTER WAY LOT 9	RANGEWOOD VILLAGE 7/PLAN 2B/3184SQSF	3,184	SFD
07/14/2025	RES24-0672	24441021	1894 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	1,829	SFD
07/14/2025	RES24-0677	24441026	1854 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	1,768	SFD
07/15/2025	RES21-2277		1697 OPHELIA PL LOT 24	KT HILLVIEW/PLAN 2E-R/1878SQ'	1,878	SFD
07/15/2025	RES22-1731	25137002	5728 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN	2,869	SFD ADU
07/15/2025	RES24-0184	24441029	1830 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	1,768	SFD
07/16/2025	RES22-1746	25137002	5727 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	2,700	SFD
07/16/2025	RES24-0077	24443043	2809 ELLA WY	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT	1,763	SFD
07/16/2025	RES24-0673	24441022	1886 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
07/17/2025	RES22-1730	25137002	5716 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 2A-R/2580SQSF	2,580	SFD
07/17/2025	RES23-1346	25106027	7447 FORBES AVE	V2 CAIRNWAY/PLAN 1A-R/2220 SQ'	2,220	SFD
07/17/2025	RES23-2101	25106027	2623 BECKETT ST	BOULDER VILLAGE 4/PLAN 3D-R/2644SQSF	2,644	SFD
07/17/2025	RES23-2102	25106027	2631 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF	2,795	SFD
07/17/2025	RES23-2125	25106027	2624 BECKETT ST	BOULDER VILLAGE 4/PLAN 4A/2795SQSF	2,795	SFD
07/17/2025	RES24-0528	24443023	1553 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	1,710	SFD
07/21/2025	RES22-2666	25106023	2821 NATION WAY LOT 33	CRESTWICK VILLAGE 6/PLAN 4D/3267SQSF	3,267	SFD ADU
07/22/2025	RES23-1345	25106027	7459 FORBES AVE	V2 CAIRNWAY/PLAN 2D/2639 SQ'	2,639	SFD
07/22/2025	RES23-2124	25106027	2632 BECKETT ST	BOULDER VILLAGE 4/PLAN 1E-R/2164SQSF	2,164	SFD
07/23/2025	RES22-1729	25137002	5704 PLACER DR	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF	2,452	SFD
07/23/2025	RES22-2356		2663 KESTER WAY LOT 10	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQSF	3,536	SFD ADU
07/23/2025	RES22-2357		2657 KESTER WAY LOT 11	RANGEWOOD VILLAGE 7/PLAN 3A/3269SQSF	3,269	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
07/23/2025	RES24-0179	24441013	1845 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	1,880	SFD
07/24/2025	RES23-1069	25106023	2865 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4D/3551 SF W/ NEXT GEN	3,551	SFD ADU
07/24/2025	RES23-1070	25106023	2857 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 3E/3275 SF	3,275	SFD
07/24/2025	RES23-1077	25106023	2856 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 2A-R/3051 SF	3,051	SFD
07/24/2025	RES23-1078	25106023	2864 DAPPER ST	RIDGERTON VILLAGE 8/PLAN 4E-R/3551 SF W NEXTGEN	3,551	SFD ADU
07/24/2025	RES24-0180	24441014	1837 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
07/24/2025	RES24-0181	24441015	1829 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD
07/28/2025	RES22-1728		5692 PLACER DRIVE	GREENWOOD VILLAGE 10C/PLAN 4B/2889SQSF/NEXT GEN	2,889	SFD ADU
07/28/2025	RES22-1816	25105042	5120 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	2,140	SFD
07/28/2025	RES22-1817	25105042	5102 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF	2,287	SFD
07/28/2025	RES22-2722	25106023	2830 NATION WAY LOT 39	CRESTWICK VILLAGE 6/PLAN 1F/2500SQSF	2,500	SFD
07/28/2025	RES22-2723	25106023	2822 NATION WAY LOT 40	CRESTWICK VILLAGE 6/PLAN 3E-R/2972SQSF	2,972	SFD
07/28/2025	RES23-1344	25106027	7471 FORBES AVE	V2 CAIRNWAY/PLAN 4E-R/3196 SQ'	3,196	SFD
07/28/2025	RES23-1464		2664 KESTER WAY LOT 93	RANGEWOOD VILLAGE 7/PLAN 2A-R/3184SQ'	3,184	SFD
07/29/2025	RES21-2373		1698 NELL PL LOT 23	KT HILLVIEW/PLAN 4E/2209SQ'	2,209	SFD
07/29/2025	RES23-1465		2670 KESTER WAY LOT 94	RANGEWOOD VILLAGE 7/PLAN 1B/2492SQ'	2,492	SFD
07/29/2025	RES23-1466		2676 KESTER WAY LOT 95	RANGEWOOD VILLAGE 7/PLAN 4C-R/3536SQ'	3,536	SFD
07/31/2025	RES21-2374		1652 NELL PL LOT 22	KT HILLVIEW/PLAN 3D-R/2075SQ'	2,075	SFD
07/31/2025	RES22-1804		5137 YARROW AVENUE	FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF	2,416	SFD
07/31/2025	RES22-1805	25105042	5119 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF	1,945	SFD
07/31/2025	RES23-1463		2658 KESTER WAY LOT 92	RANGEWOOD VILLAGE 7/PLAN 4B/3536SQ'	3,536	SFD
07/31/2025	RES24-0796	24404033	3143 BOCA WAY	TRACY LAKES/ECHO/PLAN 2B/2695SQ FT	2,695	SFD
08/01/2025	RES23-1342	25106027	7483 FORBES AVE	V2 CAIRNWAY/PLAN 2A/2639 SQ'	2,639	SFD
08/01/2025	RES24-0128	24444011	1567 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C-R/2430 SQ FT	2,430	SFD
08/01/2025	RES24-0129	24444012	1551 ALOHA LN	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	2,520	SFD
08/04/2025	RES23-1341	25106027	7495 FORBES AVE	V2 CAIRNWAY/PLAN 1B-R/2220 SQ'	2,220	SFD
08/05/2025	RES21-2372		1606 NELL PL LOT 21	KT HILLVIEW/PLAN 2AY-R/1878SQ'	1,878	SFD
08/05/2025	RES22-1727	25137002	3543 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF	2,580	SFD
08/05/2025	RES22-1815	25105042	5138 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF	1,945	SFD
08/06/2025	RES22-1726	25137002	3555 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	2,700	SFD
08/06/2025	RES22-2191	25106023	7911 LAMPLIGHT DR LOT 10	V9 ROCKINGHAM/PLAN 3E/3524SQ'	3,524	SFD
08/06/2025	RES22-2192	25106023	7897 LAMPLIGHT DR LOT 11	V9 ROCKINGHAM/PLAN 2B/3364SQ'	3,364	SFD
08/06/2025	RES23-0734	25106023	8261 LAMPLIGHT DR LOT 16	V10 SLATESHIRE/PLAN 2A/3766SQ'	3,766	SFD
08/07/2025	RES21-2371		1607 NELL PL LOT 20	KT HILLVIEW/PLAN 3B/2075SQ'	2,075	SFD
08/11/2025	RES21-2370		1653 NELL PL LOT 19	KT HILLVIEW/PLAN 1A-R/1723SQ'	1,723	SFD
08/11/2025	RES22-1725	25137002	3567 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	2,869	SFD ADU
08/11/2025	RES22-1747	25137002	3556 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF	2,452	SFD
08/11/2025	RES24-1397	24440006	2893 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
08/12/2025	RES22-2208	25106023	7896 LAMPLIGHT DR LOT 27	V9 ROCKINGHAM/PLAN 3A-R/3524SQ'	3,524	SFD
08/12/2025	RES22-2209	25106023	7910 LAMPLIGHT DR LOT 28	V9 ROCKINGHAM/PLAN 4B-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
08/13/2025	RES23-0735	25106023	8275 LAMPLIGHT DR LOT 17	V10 SLATESHIRE/PLAN 3D/3912SQ'	3,912	SFD
08/13/2025	RES25-0050	24440005	2875 BEYERS AVE LOT 5	TRACY LAKES/LAGUNA/PLAN 2A-R/1829 SQ FT	1,829	SFD
08/14/2025	RES21-2369		1699 NELL PL LOT 18	KT HILLVIEW/PLAN 2C-R/1878SQ'	1,878	SFD
08/15/2025	RES22-1748	25137002	3568 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	2,580	SFD
08/19/2025	RES23-0747	25106023	8248 LAMPLIGHT DR LOT 71	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN	4,095	SFD ADU
08/19/2025	RES23-0748	25106023	8262 LAMPLIGHT DR LOT 72	V10 SLATESHIRE/PLAN 1A-R/2908SQ'	2,908	SFD
08/28/2025	RES22-1813	25105042	5174 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF	2,140	SFD
08/28/2025	RES22-1814	25105042	5156 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416 SF	2,416	SFD
08/29/2025	RES23-0736	25106023	8289 LAMPLIGHT DR LOT 18	V10 SLATESHIRE/PLAN 4E/4095SQ' W/NEXT GEN	4,095	SFD ADU
09/03/2025	RES22-1802	25105042	5173 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF	2,140	SFD
09/03/2025	RES22-1803	25105042	5155 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	2,287	SFD
09/03/2025	RES22-1812	25105042	5192 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF	2,287	SFD
09/04/2025	RES22-1801	25105042	5191 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF	1,945	SFD
09/04/2025	RES23-0737	25106023	8303 LAMPLIGHT DR LOT 19	V10 SLATESHIRE/PLAN 3B/3912SQ'	3,912	SFD
09/08/2025	RES22-1724	25137002	3579 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	2,700	SFD
09/09/2025	RES22-1723	25137002	3591 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1D/2452SF	2,452	SFD
09/09/2025	RES23-0749	25106023	8276 LAMPLIGHT DR LOT 73	V10 SLATESHIRE/PLAN 2D-R/3766SQ'	3,766	SFD
09/10/2025	RES21-2304		1906 CATONA PL LOT 166	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	1,890	SFD
09/11/2025	RES22-1722	25137002	3603 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN	2,869	SFD ADU
09/11/2025	RES22-1749	25137002	3580 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	2,700	SFD
09/12/2025	RES21-2305		1932 CATONA PL LOT 167	KT HILLVIEW/PLAN 3D-R/2075SQ'	2,075	SFD
09/16/2025	RES24-0581	24404033	1865 ISLAND LN	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT	2,775	SFD
09/16/2025	RES24-0662	24404033	3172 BOCA WAY	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	2,775	SFD
09/18/2025	RES21-2307		1959 CATONA PL LOT 169	KT HILLVIEW/PLAN 1C-R/1723SQ'	1,723	SFD
09/18/2025	RES22-1720	25137002	3627 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF	2,580	SFD
09/18/2025	RES23-0738	25106023	8317 LAMPLIGHT DR LOT 20	V10 SLATESHIRE/PLAN 2D/3766SQ'	3,766	SFD
09/18/2025	RES24-0582	24404033	1849 ISLAND LN	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT	2,548	SFD
09/22/2025	RES21-2306		1958 CATONA PL LOT 168	KT HILLVIEW/PLAN 4A/2209SQ'	2,209	SFD
09/22/2025	RES24-0183	24441028	1838 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	1,880	SFD
09/23/2025	RES24-1014	24443002	2848 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	1,710	SFD
09/23/2025	RES21-2308		1933 CATONA PL LOT 170	KT HILLVIEW/PLAN 2A-R/1878SQ'	1,878	SFD
09/23/2025	RES23-0739	25106023	8331 LAMPLIGHT DR LOT 21	V10 SLATESHIRE/PLAN 1A/2908SQ'	2,908	SFD
09/23/2025	RES24-1016	24443004	2892 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT	1,919	SFD
09/25/2025	RES21-2309		1907 CATONA PL LOT 171	KT HILLVIEW/PLAN 4E/2209SQ'	2,209	SFD
09/25/2025	RES22-1719	25137001	3639 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	2,700	SFD
09/25/2025	RES24-1517	24443008	1626 GRANITE CT LOT 106	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	1,919	SFD
09/29/2025	RES23-0921	25106023	7939 LAMPLIGHT DR LOT 8	V9 ROCKINGHAM/PLAN 2D/3364SQ'	3,364	SFD
09/30/2025	RES22-1721	25137002	3615 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF	2,452	SFD
09/30/2025	RES23-0753	25106023	8318 LAMPLIGHT DR LOT 76	V10 SLATESHIRE/PLAN 1B-R/2908SQ'	2,908	SFD
09/30/2025	RES24-1012	24443001	2826 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	1,560	SFD
09/30/2025	RES24-1015	24443003	2870 LAKESHORE AVE	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
10/01/2025	RES23-0923	25106023	7924 LAMPLIGHT DR LOT 29	V9 ROCKINGHAM/PLAN 1B-R/2673SQ'	2,673	SFD
10/01/2025	RES24-0182	24441027	1846 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	1,829	SFD
10/01/2025	RES24-0402	24441011	1861 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	1,768	SFD
10/02/2025	RES23-0922	25106023	7925 LAMPLIGHT DR LOT 9	V9 ROCKINGHAM/PLAN 4A-R/3597SQ' W/NEXT GEN	3,597	SFD ADU
10/02/2025	RES24-0401	24441010	1869 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3C-R/1880 SQ FT	1,880	SFD

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	PERMITTYPE
10/02/2025	RES24-0675	24441024	1870 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	1,829	SFD
10/06/2025	RES23-0752	25106023	8304 LAMPLIGHT DR LOT 75	V10 SLATESHIRE/PLAN 4A-R/4095SQ' W/NEXT GEN	4,095	SFD ADU
10/06/2025	RES24-0674	24441023	1878 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	1,768	SFD
10/07/2025	RES23-2077	25106027	2594 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 4A/3267 SQ'	3,267	SFD
10/07/2025	RES23-2078	25106027	2586 DASHWOOD ST	V5 & 6 CRESTWICK/PLAN 3D/2972 SQ'	2,972	SFD
10/07/2025	RES24-0524	24443019	1585 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3C/1763 SQ FT	1,763	SFD
10/07/2025	RES24-0525	24443020	1577 GRANITE PL	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	1,919	SFD
10/07/2025	RES24-0526	24443021	1569 GRANITE PL	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT	1,560	SFD
10/07/2025	RES24-0676	24441025	1862 CASCADE LN	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	1,880	SFD
10/08/2025	RES24-0523	24443018	1593 GRANITE PL	TRACY LAKES/PINECREST/PLAN 2B/1710 SQ FT	1,710	SFD
10/08/2025	RES24-0527	24443022	1561 GRANITE PL	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	1,763	SFD
10/09/2025	RES21-3354		5512 IRONWOOD STREET LOT 56	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	2,869	SFD ADU
10/10/2025	RES21-3353		5530 IRONWOOD STREET LOT 55	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	2,700	SFD
10/10/2025	RES21-3355		5494 IRONWOOD STREET LOT 57	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF	2,452	SFD
10/15/2025	RES21-2359		1908 ARIANA PL LOT 172	KT HILLVIEW/PLAN 2A-R/1878SQ'	1,878	SFD
10/16/2025	RES22-1811	25105042	5210 YARROW AVE	FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	2,416	SFD
10/16/2025	RES24-0302	24444014	1519 ALOHA LN	TRACY LAKES/CALERO/PLAN 2C/2430 SQ FT	2,430	SFD
10/16/2025	RES24-0304	24444016	3060 PHOENIX AVE	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	2,393	SFD
Average Low Density					2,563	

FINALED	PERMIT_NO	SITE_APN	SITE_ADDR	DESCRIPTION	BLDG_SF	UNIT_SF	PERMITTYPE
04/23/2024	16-3209	21432083	321 E GRANT LINE RD	40 UNIT APARTMENT SITE WORK, LAUNDRY, TRASH ENCLOSURE & C	34,030	851	APARTMENT
10/09/2024	COM19-0018	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 5; TYPE K4-B	20,826	868	APARTMENT
10/09/2024	COM19-0022	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 9; TYPE K3-B-D	20,826	868	APARTMENT
10/09/2024	COM19-0023	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 10; TYPE K3-D-D	22,707	946	APARTMENT
10/09/2024	COM19-0024	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 11; TYPE K3-D-D	22,707	946	APARTMENT
10/10/2024	COM19-0014	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 1; TYPE K4-C	20,826	868	APARTMENT
10/10/2024	COM19-0015	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 2; TYPE K4-C	21,912	913	APARTMENT
10/10/2024	COM19-0016	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 3; TYPE K4-A	20,826	868	APARTMENT
10/10/2024	COM19-0017	24614023	351 E VALPICO RD	APARTMENTS-BLDG 4; TYPE K4-A	20,826	868	APARTMENT
10/10/2024	COM19-0019	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 6; TYPE K3-D	22,707	946	APARTMENT
10/10/2024	COM19-0020	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 7; TYPE K3-B-F	21,912	913	APARTMENT
10/10/2024	COM19-0021	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 8; TYPE K3-B-F	21,912	913	APARTMENT
10/17/2024	COM19-0025	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 12 CLUBHOUSE- fees com19-0012	5,280	EXCLUDED	APARTMENT
10/25/2024	COM19-0026	24614023	351 E VALPICO RD	VALPICO APARTMENTS-BLDG 13 MAINTENANCE BUILDING	787	EXCLUDED	APARTMENT
05/12/2025	RES24-0071	23526028	465 CECELJO WY	1177 SQ FT/1177SQ FT DUPLEX (SB9)	1,177	589	DUPLEX-NEW
12/08/2024	COM20-0281	21443006	282 W CLOVER RD	REBUILD TRIPLEX 'ABC' DUE TO FIRE LOSS	3,602	1,201	TRIPLEX-NW
02/22/2024	COM21-0349	21443006	282 W CLOVER RD	REBUILD TRIPLEX 'DEF' DUE TO FIRE LOSS	3,643	1,201	TRIPLEX-NW
Average Medium Density						997	
Average High Density						897	

Appendix C: Tracy Citywide Public Safety Master Plan Update (December 2023)

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Citywide Public Safety Master Plan Update

City of Tracy, California

12/4/2023

Indigo | Hammond & Playle Architects, LLP

Bruce Playle, AIA

Prescott Nichols, AIA



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ACKNOWLEDGEMENTS

The Citywide Public Safety Master Plan is a City of Tracy document. It has been prepared by INDIGO | Hammond & Playle Architects, LLP, in coordination with City leaders, staff and consultants listed here.

CITY COUNCIL

Nancy Young, Mayor

Eleassia Davis, Mayor Pro Tempore

Dan Arriola, Council Member

Matt Bedolla, Council Member

Dan Evans, Council Member

CITY STAFF

Sekou Millington, Chief of Police

Alex Neicu, Police Captain

Luis Mejia, Police Captain

Miguel Contreras, Police Lieutenant

Midori Lichtwardt, Interim City Manager

Koosun Kim, Assistant Director of Development Services/ City Engineer

Veronica Child, Management Analyst II – Development Services

Ilene Macintire, Senior Civil Engineer – Utilities Department

MASTER PLANNING

Indigo | Hammond & Playle Architects, LLP

909 5th Street, Davis CA 95616

Bruce Playle, Principal

Prescott Nichols, Project Manager

PROGRAM ANALYSIS

Greg Barker, AIA

120 Cerro Romauldo Ave, San Luis Obispo CA 93405

COST ANALYSIS

Bay Area Economics

803 2nd Street, Suite A, Davis CA 95616

Matt Kowta, Principal

SPECIAL THANKS

Alison Bouley, VP, Harris & Associates

Randall Bradley, Fire Chief, SSJCFA

David Bramell, Fire Chief, LMFD

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EXECUTIVE SUMMARY

The City of Tracy initiated this Citywide Public Safety Master Plan (CPSMP) update to maintain a clear statement of community objectives for public safety, establish a vision of the future, and include strategies to achieve that vision. The CPSMP update promotes a future land use pattern that is consistent with the community's long-range goals.

The information and concepts presented in the CPSMP update are used to guide local decisions regarding public uses of land and the provision of public safety facilities and services. The Plan is long-range in its view and is intended to guide Police Department development in the City through Horizon Year 2040 and to guide Fire Department development through buildout of Tracy's sphere of influence.

This CPSMP update includes evaluation of current conditions; space standards and functional flow; staff and space need projections; alternative facility plans; and comparative cost estimations.

This CPSMP update is intended to be used as a guideline document for the identification of public safety facilities needed to serve future land development projects within the City's Sphere of Influence. This CPSMP update is also a guideline document for the identification of public safety upgrades needed to adapt existing spaces to new or expanded uses. Finally, this CPSMP update serves as a reference document for existing public safety facilities and their functional characteristics. Modifications and

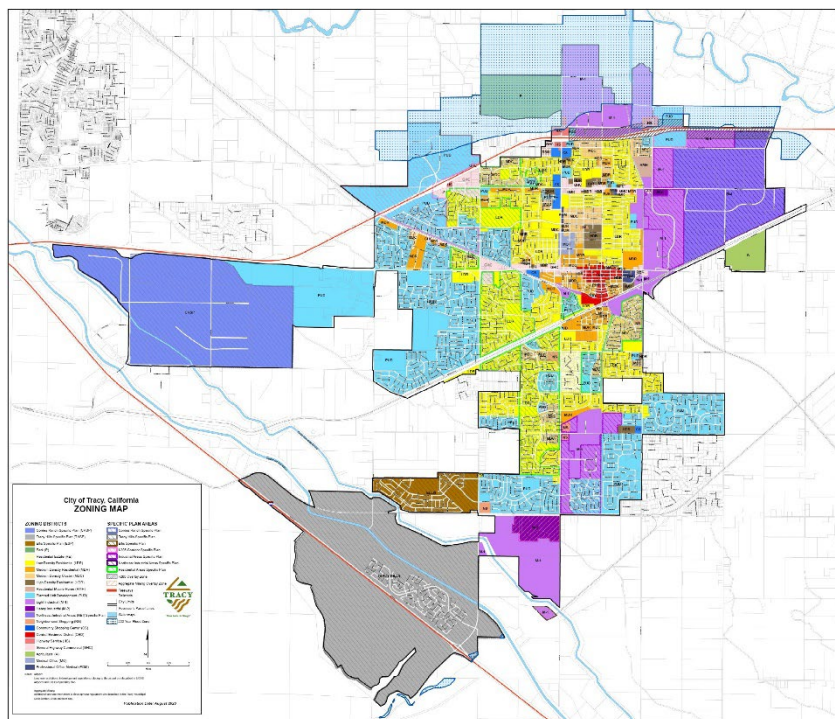


Figure 1 – 2020 Zoning Map

refinement to the public safety master plan represented herein may be considered by the City during the Specific Plan and development review process for new development. Any significant modifications to the elements of this CPSMP update should be approved by the City and will require that a formal "Supplement" be adopted by the City Council. The study area for this CPSMP update is the City's 42 square mile Sphere of Influence area (see Figure 1).

The combination of existing and proposed public safety facilities shall meet the needs to serve the City's Sphere of Influence

area whether under Horizon Year 2040 land use conditions, in the case of the Police, or at buildout per the General Plan, in the case of the Fire Department. At Horizon Year 2040, Tracy will have approximately 141,000 residents. The growth assumptions in this Master Plan are based on data from September 2021, received from the City of Tracy. They don't include the growth assumed in the City of Tracy 6th cycle Housing Element.

Citywide Public Safety Master Plan Update - Summary

South San Joaquin County Fire Authority

In 1999, the City Fire Department and the Tracy Rural Fire District consolidated to form the South San Joaquin County Fire Authority (SSJCFA). The SSJCFA was created to provide fire protection services to the entire jurisdictional area of both the corporate City limits and surrounding rural community, including Banta, Lammersville, and Vernalis. Both Tracy Rural and the City of Tracy contract with the SSJCFA to receive fire protection services. The SSJCFA in turn contracts with the City of Tracy to provide employee and administrative services.

Tracy Operating Joint Powers Authority

In 2011, the Tracy Operating Joint Powers Authority (TOJPA) was formed to issue \$13.7 million in public bonds. The bonds were issued to raise \$770,000 to help finance the acquisition and construction of certain public capital improvements, which are intended to consist generally of police range facilities, a new fire station, an animal shelter, a Police CAD/RMS system, remodeling of the City's maintenance service yard including building renovation, way finding signage, park improvements and HVAC system upgrades. The TOJPA has already played a role in the construction of fire stations 92, 95, and 96 in addition to the animal shelter (phase 1), and ongoing training facility upgrades.

Recommendations

This public safety master plan continues to further the purpose of the TOJPA, by implementing the 2017 recommendations of the SSJCFA's Standards of Cover Study, proposing four new fire stations and the expansion of the Fire Training Facility. Further, by consensus of City leadership, this master plan proposes keeping the Police Department in the downtown civic center, adding a proposed substation to the southern service area of the City, and expanding the animal shelter. Lastly, this public safety master plan proposes implementation of the 2020 South San Joaquin County Fire Authority Radio System Overall Assessment's recommendations for short and long term upgrades.

Fire Facilities Citywide

Existing City Fire Department facilities to remain include the following:

- 1916 - 9,700 square foot Fire Administration building on a 0.6 acre site at 835 Central Avenue.
- 2005 - 7,400 square foot Fire Station 91 at 1701 West 11th Street.
- 2014 - 5,100 square foot Fire Station 92 1035 E. Grant Line Road.
- 2014 - 5,100 square foot Fire Station 96 1800 W. Grant Line Road.

New City Fire Department stations and facilities:

- Proposed relocated 7,750 square foot Fire Station 97 on a 2 acre site in the Valpico area. This Station includes an extra 700 square feet for an extended ladder truck bay.
- Proposed 9,900 square foot Fire Training Facility expansion on 5.13 acre site at 1399 S. Chrisman Rd.
- Proposed 7,070 square foot Fire Station 99 on a 0.9 acre site near Ellis.

Existing Rural Fire District Stations to remain include the following:

- 2006 - 6,200 square foot Fire Station 93 at 1400 W. Durham Ferry Road.
- 2021 - 7,100 square foot Fire Station 95 on 0.9 acre site at 7151 Tracy Hills Drive.

New Rural Fire District station:

- Proposed relocated 7,750 square foot Fire Station 94 on a 2 acre site in the Cordes Ranch area.

Police Facilities Citywide

Existing Police Department facilities, citywide, to remain include the following:

- 1996 - 27,600 square foot City of Tracy Police Facility on 2.7 acres at 1000 Civic Center Drive.
- 2015 - 9,700 square foot Animal Shelter on 2.2 acres at 2375 Paradise Road.
- 2,300 square foot Capt. John J. Serpa Memorial Training Facility on 2 acres at 6649 S. Tracy Blvd.

New City Police Department stations and facilities:

- Proposed 5,900 square foot Animal Shelter addition on City-owned land at 2375 Paradise Road.
- Proposed 19,800 square foot Public Safety Facility addition on 4.7 acres of City-owned Civic Center campus land at 1000 Civic Center Drive.
- Proposed 8,800 square foot South Tracy Substation on 2.2 acres to be purchased by City near Ellis, South Linne, and Tracy Hills developments.
- Proposed 12,900 expansion of Capt. John J. Serpa Memorial Training Facility on City-owned land at 6649 S. Tracy Blvd..

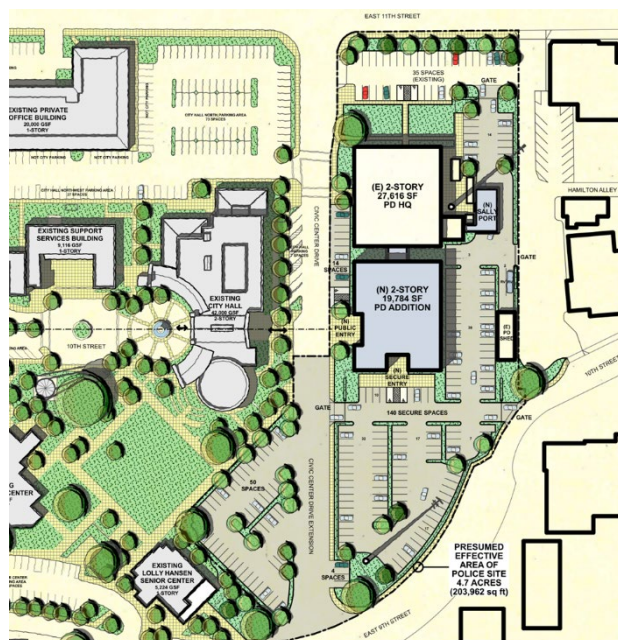


Figure 2 – Civic Center Expansion of Police Headquarters

The City's 2023 population is projected to exceed 100,000 people. The Police Department consists of 154 personnel, 99 of those sworn officers, for a ratio of 0.99 to this population.

The population of Tracy is expected to exceed 141,000 by Horizon Year 2040. The department will need to grow to 230 personnel to serve this population, with 152 of those sworn officers, for a ratio of 1.08.



Figure 3 - Bird's Eye View of Proposed Public Safety Addition

This 2023 Citywide Public Safety Master Plan Update supports the complete renovation of the 27,600 square foot Police Facility at 1000 Civic Center Drive; and, it further proposes to add on to this facility with a 2-acre expansion of the site and a 2-story addition of 19,784 square feet. The result: a new 47,400 square foot all-in-one Public Safety Center at City Hall on 4.7 acres.

This 2023 Citywide Public Safety Master Plan Update also supports the construction of a new 8,800 square foot Police Substation on 2.3 acres to be purchased by City near Ellis, South Linne, and Tracy Hills developments. This new site adds 94 parking spaces, with 74 of those inside a secure enclosure.



Figure 4 - Proposed Police Substation

This Substation along with the Public Safety Center renovation and addition will provide the Police Department with the building and site space it requires to serve the City through Horizon Year 2040.

For training facilities, this master plan supports the Police Department upgrading 900 square feet of the existing 2,300 square foot Capt. John J. Serpa Memorial Training Facility at 6649 S. Tracy Blvd and adding an additional 12,900 square feet of training facilities.

In addition to the above, small office space (approx. 323 SF) will be included for the Police at the proposed Multi-Gen Rec Center. See the concurrent Public Facilities Master Plan update for more information.

Public Safety Radio Communications Facilities

The City shall upgrade its communications infrastructure for P25 radio and microwave voter connectivity. All police and fire facilities to have SCD TAC 16 voted receivers, local radios, and microwave connections. The Police Department headquarters shall receive corresponding transmission upgrades.

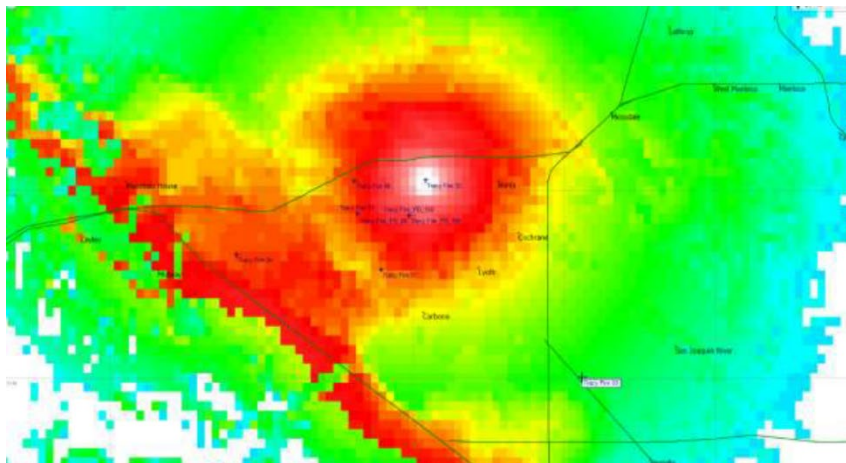


Figure 5 – Public Safety Radio Communications Systems Modeling

Cost Estimate Summary

The Public Safety Master Plan carries a total project development cost of approximately \$130.8 million as shown below. Included are estimated 2023 direct construction bid day costs (\$84.2 million), indirect and contingency costs (\$29.5 million), vehicles and furnishings, fixtures, and equipment (FF&E, \$13.9 million), and land acquisition (\$3.7 million). See also Appendix D.

PLACE NAME	2023 Construction Bid Day Cost	35% Indirect & Contingency: 10% Design & Planning; 10% CM; 15% General Contingency	FF&E & Vehicles	Land Acquisition	2023 Total Project Cost
Fire Headquarters Station "A"					
Fire Station 91					
Fire Station 92					
Fire Station 93					
Fire Station 94 (To Be Relocated. Property owned by SCFA.)					
Fire Station 94 (Relocation - Cordes Ranch Area)	\$6,942,300	\$2,429,805	\$2,600,000	\$500,000	\$12,472,000
Fire Station 95 (Tracy Hills Area)	\$6,197,192	\$2,169,017	\$874,518	\$192,837	\$9,433,000
Fire Station 96					
Fire Station 97 (To Be Relocated. Sell property.)					(\$451,350)
Fire Station 97 (Relocation - Valpico) incl. Ladder Bay	\$6,942,300	\$2,429,805	\$1,000,000	\$500,000	\$10,872,000
Fire Station 99 (Ellis Area)	\$5,427,849	\$1,899,747	\$1,000,000	\$233,012	\$8,561,000
Fire Training Facility - Phases 2 & 3	\$6,793,881	\$2,377,858	\$500,000	\$0	\$9,672,000
SUBTOTAL FIRE DEPARTMENT	\$32,303,500	\$11,306,200	\$5,974,500	\$1,425,800	\$50,558,700
PD Remodel & Addition on Expanded Civic Center Site	\$31,599,384	\$11,059,784	\$2,160,114	\$0	\$44,819,000
PD Annex (1979 Police Station to be Demolished)					
PD North Annex (Leased - to be let go)					
South Tracy Police Substation	\$9,479,695	\$3,317,893	\$648,049	\$1,760,000	\$15,206,000
Police Department Training Facility	\$4,887,202	\$1,710,521	\$36,098	\$402,925	\$7,037,000
Police Department Animal Shelter - Phase 2	\$5,044,104	\$1,765,436	\$1,000,000	\$0	\$7,810,000
SUBTOTAL POLICE DEPARTMENT	\$51,010,400	\$17,853,600	\$3,844,300	\$2,162,900	\$74,872,000
Public Safety Radio Communications Facilities	\$862,240	\$301,784	\$4,067,185	\$125,000	\$5,356,000
SUBTOTAL COMMUNICATIONS FACILITIES	\$862,200	\$301,784	\$4,067,185	\$125,000	\$5,356,000
TOTAL PUBLIC SAFETY FACILITIES (rounded)	\$84,177,000	\$29,462,000	\$13,886,000	\$3,714,000	\$130,799,000

Figure 6 - Public Safety Master Plan Cost Estimate Summary

Cost Attributions

This study identifies and projects public safety facility needs for the City of Tracy and it estimates the total project costs for these facilities in current dollars. The City is providing a separate study to document the required nexus findings to implement a fee program. This study will establish a nexus between future development in Tracy, the public facilities that will serve those projects, and the impact fees that will fund those facilities. The purpose of this separate, concurrent study is to ensure that a rational nexus exists between future development in the area and the use and need of the proposed infrastructure.

Solar Nanogrid Cost Estimate Summary

Effective January 1, 2023, the 2022 California Energy Code has been mandated by the California Building Standards Commission for all California jurisdictions (including the City of Tracy) to begin enforcement thereof. This forthcoming edition of the energy code requires electrical solar systems on all new City office buildings, including, by and large, the proposed public safety facilities envisioned in this report.

Also, effective January 1, 2023, the 2022 California Energy Code will require battery storage systems for these building types. The storage of electrical energy allows for the use of electricity from the battery during high peak period demands for electricity, the time when such delivered energy is the most expensive. This, of course, will reduce the cost of energy consumption even further.

This combination of solar and battery storage scaled to individual buildings is referred to as a “Solar Nanogrid.” Providing Solar Nanogrids for all proposed new public safety facilities and additions will cost an estimated \$6.8 million per Figure 8 (below). The attributable costs, if this CEC measure is adopted, will be incorporated into the City’s concurrent nexus study fee structure in addition to the Public Safety Master costs shown in Figure 6 (previous page). See Appendix E for full details.

KEY	PLACE NAME	Program Area	Loads		Rooftop Solar			Solar Carport (e)			
		New	Predicted (N) Facility Load	Predicted Maximum Battery Load	Rooftop Solar Maximum Capacity	Rooftop Solar Maximum Size	Estimated Rooftop Solar Cost @ \$3K/kW	Needed Solar Carport Capacity	Needed Solar Carport Size	Needed Solar Carport System Size	Estimated Solar Carport Cost @ \$3.4K/kW
94	Fire Station 94 (Reloc. Cordes Ranch Area) incl. Ladder Bay	7,750 sf	104 MWh/Yr	99 kW	70 MWh/Yr	74 kW	\$222,000	34 MWh/Yr	3,800 sf	36 kW	\$122,400
97	Fire Station 97 (Relocation - Valpico) incl. Ladder Bay	7,750 sf	104 MWh/Yr	99 kW	70 MWh/Yr	74 kW	\$222,000	34 MWh/Yr	3,800 sf	36 kW	\$122,400
99	Fire Station 99 (Ellis Area)	7,070 sf	95 MWh/Yr	90 kW	64 MWh/Yr	67 kW	\$201,000	31 MWh/Yr	3,500 sf	33 kW	\$112,200
T	Fire Training Facility - Phases 2 & 3	9,868 sf	132 MWh/Yr	126 kW	89 MWh/Yr	94 kW	\$282,000	43 MWh/Yr	4,800 sf	46 kW	\$156,400
SUBTOTAL FIRE DEPARTMENT		39,500 sf	435 MWh/Yr	414 kW	293 MWh/Yr	309 kW	\$927,000	142 MWh/Yr	15,900 sf	151 kW	\$513,400
P	PD Remodel & Addition on Expanded Civic Center Site	19,809 sf	265 MWh/Yr	253 kW	89 MWh/Yr	94 kW	\$282,000	176 MWh/Yr	19,600 sf	186 kW	\$632,400
S	South Tracy Police Substation	8,794 sf	118 MWh/Yr	113 kW	79 MWh/Yr	84 kW	\$252,000	39 MWh/Yr	4,300 sf	41 kW	\$139,400
T	Police Department Training Facility	12,866 sf	173 MWh/Yr	165 kW	116 MWh/Yr	123 kW	\$369,000	57 MWh/Yr	6,300 sf	60 kW	\$204,000
D	Police Department Animal Shelter - Phase 2	5,900 sf	79 MWh/Yr	76 kW	53 MWh/Yr	56 kW	\$168,000	26 MWh/Yr	2,900 sf	27 kW	\$91,800
SUBTOTAL POLICE DEPARTMENT		47,400 sf	635 MWh/Yr	607 kW	337 MWh/Yr	357 kW	\$1,071,000	298 MWh/Yr	33,100 sf	314 kW	\$1,067,600
SUBTOTAL PUBLIC SAFETY FACILITIES		87,300 sf	1,070 MWh/Yr	1,021 kW	630 MWh/Yr	666 kW	\$1,998,000	440 MWh/Yr	49,000 sf	465 kW	\$1,581,000

(continued)

KEY	PLACE NAME	2020 Subtotal Solar Carport Cost	Annual Construction Input Inflation 2021 & 2022	2023 Subtotal Solar Carport Bid Day Cost	Battery		Annual Construction Input Inflation 2021 & 2022	2023 Subtotal Battery System Bid Day Cost	2023 Total Project Bid Day Cost for Solar and Battery Installation	35% Indirect & Contingency: 10% Design & Planning; 10% CM; 15% General Contingency	2023 Total Project Cost for Solar and Battery Installation
					Needed Code-Required 6-Hour Battery	Estimated Battery System Cost					
94	Fire Station 94 (Reloc. Cordes Ranch Area) incl. Ladder Bay	\$122,400	26.8%	\$155,203	0.30 MWh	\$240,000	26.8%	\$304,320	\$459,523	\$160,833	\$620,356
97	Fire Station 97 (Relocation - Valpico) incl. Ladder Bay	\$122,400	26.8%	\$155,203	0.30 MWh	\$240,000	26.8%	\$304,320	\$459,523	\$160,833	\$620,356
99	Fire Station 99 (Ellis Area)	\$112,200	26.8%	\$142,270	0.27 MWh	\$216,000	26.8%	\$273,888	\$416,158	\$145,655	\$561,813
T	Fire Training Facility - Phases 2 & 3	\$156,400	26.8%	\$198,315	0.31 MWh	\$248,000	26.8%	\$314,464	\$512,779	\$179,473	\$692,252
SUBTOTAL FIRE DEPARTMENT		\$513,400		\$651,000	1.18 MWh	\$944,000		\$1,197,000	\$1,848,000	\$646,800	\$2,494,800
P	PD Remodel & Addition on Expanded Civic Center Site	\$632,400	26.8%	\$801,883	0.76 MWh	\$608,000	26.8%	\$770,944	\$1,572,827	\$550,490	\$2,123,317
S	South Tracy Police Substation	\$139,400	26.8%	\$176,759	0.34 MWh	\$272,000	26.8%	\$344,896	\$521,655	\$182,579	\$704,235
T	Police Department Training Facility	\$204,000	26.8%	\$258,672	0.50 MWh	\$400,000	26.8%	\$507,200	\$765,872	\$268,055	\$1,033,927
D	Police Department Animal Shelter - Phase 2	\$91,800	26.8%	\$116,402	0.23 MWh	\$184,000	26.8%	\$233,312	\$349,714	\$122,400	\$472,114
SUBTOTAL POLICE DEPARTMENT		\$1,067,600		\$1,353,700	1.83 MWh	\$1,464,000		\$1,856,400	\$3,210,100	\$1,123,500	\$4,333,600
TOTAL PUBLIC SAFETY FACILITIES (rounded)		\$1,581,000	26.8%	\$2,005,000	3.01 MWh	\$2,408,000	26.8%	\$3,054,000	\$5,059,000	\$1,771,000	\$6,829,000

Figure 7 - Estimated Solar Nanogrid Cost Summary

METHODOLOGY

Beginning 2021, the master plan team led by INDIGO coordinated with City of Tracy personnel and its separate consultants to prepare an interim and now DRAFT REPORT for a Citywide Public Safety Master Plan (CPSMP update) which assesses current and future public safety building needs. Included in the CPSMP update are Police Department and Fire Department facilities. Problems, opportunities, and community assets were identified.

The consultant worked with a Facilities Committee formed by the City composed of leadership from the Fire Department, the Police Department, the City Engineer, and other City staff. Periodic meetings with this committee have been attended by this consultant.

The CPSMP update establishes division-by-division programmatic needs, basing projections on standards of service and the staffing of other cities that are geographically and demographically similar to the community at Horizon Year 2040. This comparison approach substantiates the space required for City operations by making adjustments on the basis of statistical procedures to enhance predictive accuracy. The CPSMP update is based on projections in the City's General Plan and detail in the Sphere of Influence as provided by the City. The CPSMP update takes full advantage of several pre-existing studies and development land use types which have been provided by the City. See Figure 9 for current City organization.

The scope of this report is subdivided into the following sections:

- EVALUATION OF CURRENT CONDITIONS
- SPACE STANDARDS AND FUNCTIONAL FLOW
- STAFF AND SPACE NEED PROJECTIONS
- MASTER PLAN
- COST
- FUNDING OPTIONS
- DESIGN GUIDELINES

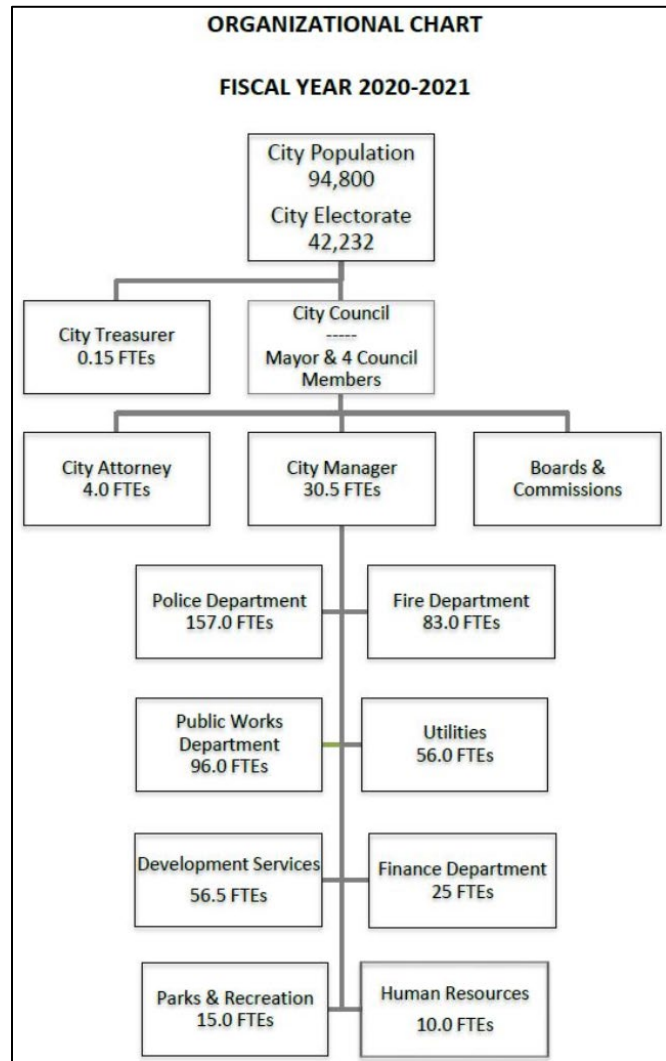


Figure 8 - City Organizational Chart

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EVALUATION OF CURRENT CONDITIONS

Existing Staff Levels and Space Utilization

Generally, the City of Tracy's 240 FTE of public safety staff – out of 533 FTE total City staff - are located in public safety facilities adding up to 108,000 square feet in area. These facilities are organized in as efficient manner as possible, given significant space separation issues and building deficiencies confronting both Police and Fire. Of the 108,000 square feet, the following 35,200 square feet of existing facilities require replacement:

- In 1995, Station 94 was relocated to a 5,600 square foot facility at 16502 W. Schulte Road. The condition of this 26-year-old facility is poor. The station houses a 2003 Pierce/Saber type 1 pumper ALS unit staffed with three personnel and a 2016 HME type 3 engine. The station is located on a site adjacent to CAL FIRE Santa Clara Unit, Station 26.

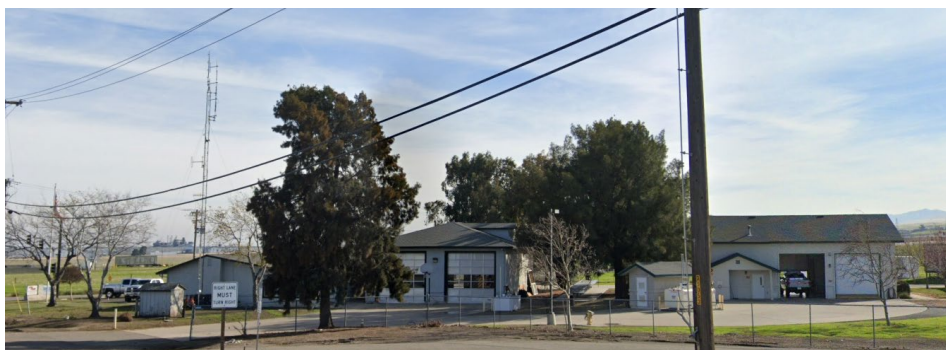


Figure 9 – 1995 Tracy Rural Fire Station 94, 16502 West Schulte Road (to be relocated)

- In 1986, the City built the 3,000 square foot Fire Station 97 at 595 West Central Ave. The condition of this 35-year-old facility is fair, and more significantly it is 40% of the size the South San Joaquin County Fire Authority (SSJCFA) now needs. Station 97 currently houses a 2015 Spartan Hi-Tech, type 1 pumper and is also staffed with three personnel trained to the Advanced Life Support (ALS) level.



Figure 10 – 1986 Tracy Fire Station 97, 595 West Central Ave (to be relocated)

- In 1979, the Police Department moved into the newly built 9,800 square foot Tracy Public Safety Facility Building at 400 East 10th Street as part of the new Civic Center complex. This 1-story building

included cast-in-place concrete partition walls for the 2,400 square foot jail. The department at this time consisted of less than 30 personnel.

- The condition of this 44-year-old building is poor;
- The facility requires demolition due to lack of accessibility, lack of essential service compliance, and unsuitability for renovation due to concrete jail infrastructure;
- Demolition also facilitates Civic Center expansion in place of existing Police Department.



Figure 11 - 1979 Tracy Police Building, 400 East 10th Street (to be demolished)

- In 2019, the department leased a 16,800 square foot “North Annex” industrial space at 1325 N MacArthur Drive to serve as an offsite evidence facility. The facility is outfitted with evidence lockers, 3 large evidence vaults, a drying room, a property release room, space for evidence vehicles, and a car lift. The condition of this leased facility is excellent. However, any time evidence is separated from the main police building, including its sallyport and holding facilities, it creates a more challenging chain-of-custody environment for the department and separates the Evidence Technician from Records and Patrol personnel, potentially weakening esprit de corps. The existing 1,000 square foot Evidence space in the 1996 building is now potentially made redundant, but it is not easily adapted to other uses. Because this is a leased space, this master plan does not count the department’s space use at 1325 N MacArthur Drive as “Existing Space” in its summary of attributable space.



Figure 12 - Leased North Annex Space, 1325 North MacArthur Drive (to be let go)

The end result of these needed adjustments to existing area is that 240 FTE of public safety staff are located in 73,100 square feet of existing space anticipated to remain in operation through Horizon Year 2040 and buildout. Figure 13 shows current staffing and space allocations organized by City departments and Figure 9 shows current City Organizational Chart.

Departments	Budget-listed Staff (FTE)	Existing Space to Remain (SF)
Police		39,600
Sworn	99	
Civilian	58	
Police Subtotal	157	39,600
Fire		
Certified Firefighters/ Fire Stations/ Training	77	9,700
Civilian/ Administration	6	23,800
Fire Subtotal	83	33,500
Public Safety Total	240	73,100

Figure 13 - Summary of Existing Public Safety Staffing & Space

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Evaluation of Existing Facilities

A very general assessment of existing facilities conditions was conducted, based on prior tours of the facilities, approximate age of the facilities, and review of photos. Detailed assessments of existing conditions, including roofing conditions, mechanical and electrical systems conditions, hazardous materials present, complete accessibility code compliance, etc., was not included in the scope of this study.

The three condition types identified are “good,” “fair,” and “poor,” as described below. These assessments indicate the physical condition of the facilities and are not intended to rate programmatic functionality of the uses within. See Figure 14 for a tabular list of all public safety within the scope of this study and an assessment of their condition.

Good Condition:

- The facility is in good or excellent condition;
- The facility has benefitted from ongoing maintenance;
- The facility’s key systems may be worn but utility is not impaired;
- Key building systems, such as roof, windows, mechanical, electrical, etc., are estimated to have an average minimum of 10-20 years of life remaining;
- Relatively few accessibility compliance issues are present.

Fair Condition:

- The facility is in fair condition;
- The facility has received intermittent maintenance;
- The facility’s key systems may be soiled or shopworn, rusted, deteriorated or damaged, with utility slightly impaired;
- Renovation or repair is expected in the near future;
- Key building systems, such as roof, windows, mechanical, electrical, etc., are estimated to have an average minimum of 5-15 years of life remaining;
- Accessibility compliance issues are present.

Poor Condition:

- The facility is in poor condition;
- The facility has received little or no maintenance;
- The facility’s key systems may be badly broken, soiled, mildewed, deteriorated or damaged with utility seriously impaired;
- Prompt renovation or repair is needed;
- Serious accessibility compliance issues may be present.

EXISTING PUBLIC SAFETY FACILITIES						
KEY	PLACE NAME	YEAR	CONDITION	ADDRESS	(E)	(E) to Remain
A	Fire Headquarters Station "A"	1916	Good	835 Central Avenue	9,646 sf	9,646 sf
91	Fire Station 91	2005	Good	1701 West 11th Street	7,401 sf	7,401 sf
92	Fire Station 92	2014	Good	1035 E. Grant Line Road	5,136 sf	5,136 sf
93	Fire Station 93	2006	Good	1400 W. Durham Ferry Rd	6,147 sf	6,147 sf
94	Fire Station 94 (To Be Relocated)	1995	Poor	16502 West Schulte Rd	5,552 sf	0 sf
96	Fire Station 96	2014	Good	1800 W. Grant Line Road	5,136 sf	5,136 sf
97	Fire Station 97 (To Be Relocated)	1986	Fair	595 West Central Av.	3,009 sf	0 sf
					42,027 sf	33,466 sf
P	Police Department HQ	1996	Good	1000 Civic Center Dr.	27,616 sf	27,616 sf
I	Police Department Annex - Investigations	1979	Poor	400 E. Tenth Street	9,800 sf	0 sf
A	Police Department N. Annex - Leased Bldg	N/A	Excellent	1325 N. MacArthur Dr.	16,759 sf	0 sf
T	Police Department Training Facility	Varies	Fair	6649 S. Tracy Blvd.	2,296 sf	2,296 sf
D	Police Department Animal Shelter	2015	Excellent	2375 Paradise Rd.	9,692 sf	9,692 sf
					66,163 sf	39,604 sf
	TOTAL EXISTING PUBLIC SAFETY FACILITY SPACE				108,190 sf	73,070 sf

Figure 14 - Existing Public Safety Assessment



Figure 16 – Existing Fire Dept Administration Site

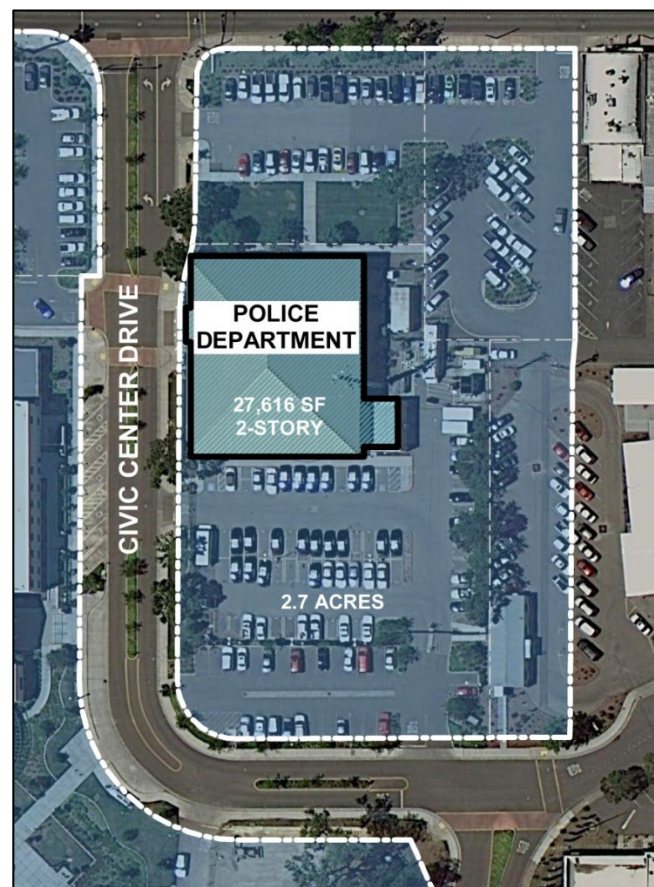


Figure 15 - Existing Police Department Site

SPACE STANDARDS AND FUNCTIONAL FLOW

Recommendations for Operational Efficiency

As described above, the City of Tracy's 240 FTE of public safety staff are located in 73,100 square feet of existing space anticipated to remain in operation, along with all proposed modifications and additions, through Horizon Year 2040 and buildout. The current space needed for efficient operations shall be estimated and weighed against future needs in the City's concurrent nexus study. Meanwhile, this study recommends the following:

- Retain existing 16,800 square foot leased North Annex, housing Evidence, until permanent replacement co-located with Police Department for improved chain-of-custody and esprit de corps can be built.
- Begin 12,904 square foot expansion of Police Training Facility as soon as possible.
- Begin 9,900 square foot expansion of Fire Training Facility as soon as possible.

The end result of these needed adjustments to existing area is that 240 FTE of public safety staff will be located in 92,100 square feet of space.

The Figure 17 (below) shows the ideal relationships between departments within the Police Department.

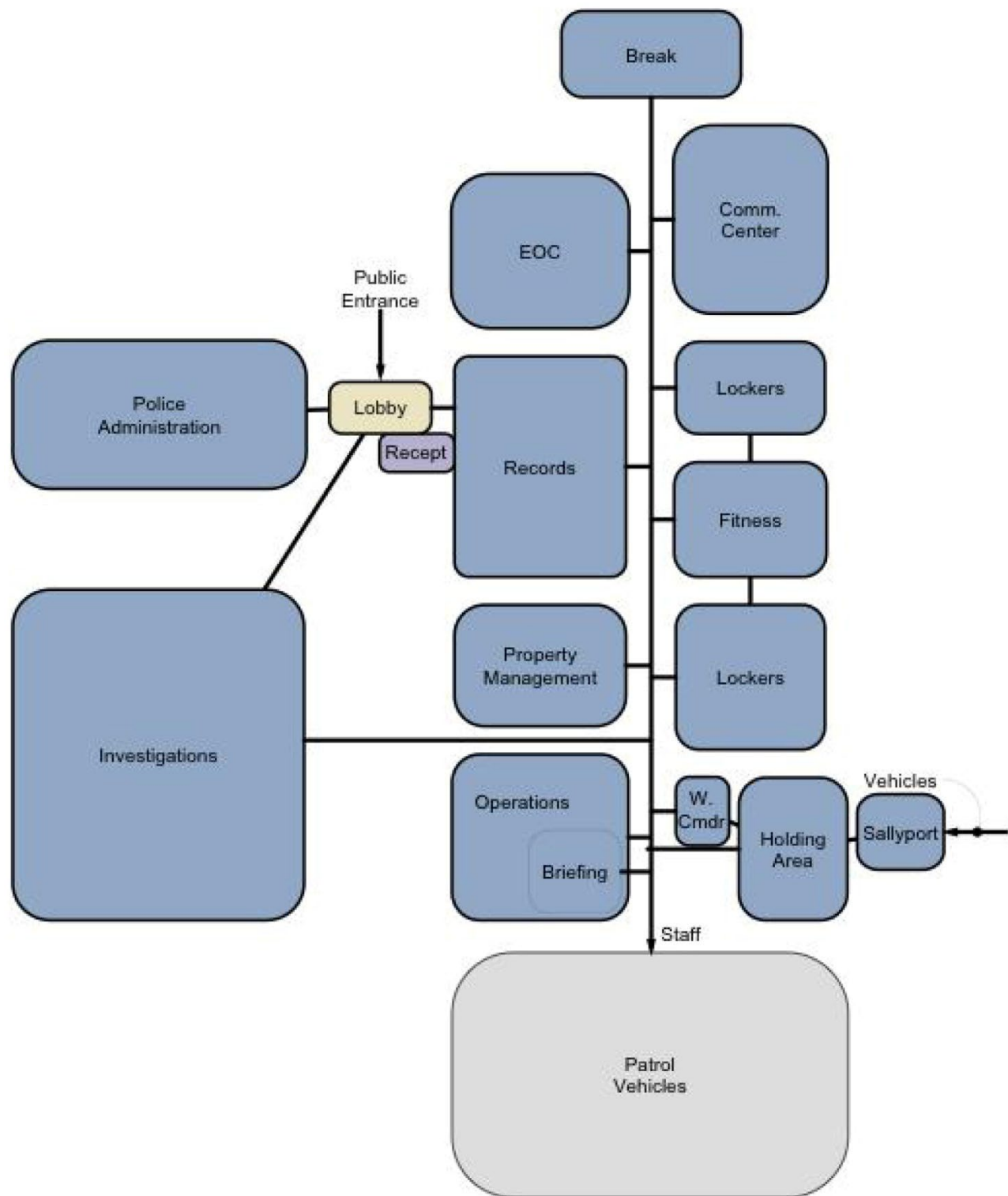


Figure 17 – Police Department Relationship Diagram

Space & Facility Standards

Space standards were informed by a combination of existing space and normal and customary space for similar functions in other jurisdictions. The 25-year-old Police Department building is a “relatively new” facility. While it has a number of deficiencies, the basic quality and space allocation of the facility as built is a good indicator of the size and quality of spaces the city intended for the employees of the Police Department. Most of the Police Department’s space deficiencies relate to increased demand since completion of the building, so space standards are based on the original intent where it is clear from the original drawings. The space projections described in a section below provide adjustments for functions that expanded, displacing other functions.

Similarly, the relatively recent renovation of the Fire Administration Building provides a good indication of the intended provision for the administrative and office functions. The real growth issue for the Fire Department is the placement of new stations to cover growth areas of the city. Fire Station 95, under construction, will become the department’s newest facility, representing the operational characteristics it wants for future stations. It is unnecessary to provide a line item breakdown of spaces for the purposes of this master plan, so the gross building area of Fire Station 95 is used as the model for each needed fire station. Figure 18 shows space standards for the CPSMP update.

Position	Net Sq. Ft.	Comment
Police Department		
Chief of Police	300	Existing
Captain	190	Existing
Lieutenant	190	Existing
Executive Assistant	160	Existing
Sergeant	105	Existing
Typical Enclosed Office	100	Existing
Typical Open Workstation	64	
Detective	24	
Copy/Supply Enclosed	100	
Copy/Supply Open Office	64	
Coffee Counter	20	
Fire Department		
Fire Chief	320	Existing
Division Chief	220	Existing
Fire Captain	120	
Typical Open Workstation	64	
Fire Station	7,100	Gross SF

Figure 18 - Public Safety Space Standards

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STAFF AND SPACE NEED PROJECTIONS

Staff projections provide an intermediate step in the development of an organization's space needs.

There are a number of methods for projecting staffing at Horizon Year 2040 and buildout. The method used here is to project staffing based on the staffing of six other cities that are geographically and demographically similar to the City of Tracy's projected population for Horizon Year 2040, in the case of the Police Department, and buildout, in the case of the Fire Department. The growth assumptions in this Master Plan are based on data from September 2021, received from the City of Tracy. They don't include the growth assumed in the City of Tracy 6th cycle Housing Element.

Growth Factors & Staff Projection Table

The staff levels of the six cities, and current and required staff at Horizon Year 2040 and buildout for the City of Tracy are shown in Figure 19. These closely matched cities have a range of 92,000 to 160,000 residents. As would be expected, increases in city staff generally correspond to increases in population, ranging from a low of 1.02 sworn officers per 1,000 population in Vallejo and a low of 0.53 certified firefighters in Fairfield to a high of 1.18 sworn in Hayward and 0.89 certified in Vacaville.

City	General Pop.	Police				Fire			
		Sworn Officers	Sworn/ 1,000 Pop.	Civilian	Civilian / 1,000 Pop.	Cert. Fire- fighters	Cert./ 1,000 Pop.	Civilian	Civilian / 1,000 Pop.
Tracy 2023 Horizon Year 2040 / Buildout	100,000 141,000 / General Plan	99.0	0.99	58.0	0.57	77	0.77	6	0.06
		152.2	1.08	77.9	0.55	97.5	0.69	12	0.08
Concord	129,300	154.0	1.19	57.0	0.44				
Fairfield	117,000	125.0	1.07	73.1	0.62	62	0.53	7	0.06
Hayward	160,300	189.0	1.18	119.5	0.75	130	0.81	24.4	0.15
Livermore	91,900	95.0	1.03	50.5	0.55	55.5	0.60	7	0.08
Vacaville	98,900	113.0	1.14	59.0	0.60	88	0.89	12	0.12
Vallejo	119,100	122.0	1.02	53.0	0.45	81	0.68	6	0.05

Figure 19 - Population and Staffing

On the Police side of the matched cities, the average ratio of staff per 1,000 population in each category comes to 1.11 sworn officers and 0.57 civilian employees. Tracy's current ratios are 0.99 sworn (89% of the average) and 0.57 civilian (100% average). Tracy's projected 2040 ratios are 1.08 sworn and 0.55 civilian (both 97% of the average).

On the Fire side of the matched cities, the average ratio of staff per 1,000 population in each category comes to 0.70 certified firefighters and 0.09 civilian employees. Tracy's current ratios are 0.77 certified (110% of the average) and 0.06 civilian (67% of the average). Tracy's projected buildout ratios are 0.69 sworn (99% of the average) and 0.08 civilian (both 89% of the average).

Staffing for firefighters was based on current staffing plus those needed for the additional fire stations needed to serve the community at buildout. The South San Joaquin County Fire Authority Standards of Cover study by Citygate Associates dated May, 2017 clearly considered all of the city’s proposed expansion areas with an efficient distribution of stations, so assumptions regarding fire stations for the Public Safety Master Plan Update are consistent with those recommendations.

The Citygate study recommends four new fire stations for the entire fire authority. The average staffing of each existing station (not including the ladder company at Fire Station #91) is 3 fire captains, 3 fire engineers, 3 firefighters, and 0.3 fire reserves. This results in a small drop in the ratio of certified firefighters from 0.77 to 0.69 per 1,000 population. Inspection of the Citygate study and staffing patterns consistent with that seem to validate that the same level of service is provided at buildout as currently exists.

A table with current and Horizon Year 2040 and buildout staffing for public safety agencies is provided in Appendix A.

Space Projection Tables

Space projections were developed on a line item basis using the staffing projections, reviews of existing space and plans, and spaces that are normal and customary for public safety. Appendix B provides the spaces needed under the current budget and at Horizon Year 2040 and buildout. Subtotals of net space are provided for each department with estimates of “departmental” space, effectively equivalent to lease space in a commercial building with allowances for internal circulation, columns, etc. Gross building area is provided by use of an efficiency factor that provides allowances for exterior building walls, vertical circulation elements, primary circulation, public toilets, and mechanical rooms. The efficiency factor varies from 75% to 90% depending on type of facility.

Building	Police															Subtotal w/ 33% Gross Circulation
	Admin	Field Operations	Community Services	Traffic	Code Enforce- ment	Support Services	Animal Services	Records	Dispatch	Shared Support	Investiga- tions	Crime Scene	Holding	Ancillary Areas	Training	
P PD Remodel & Addition	1,890 sf	1,331 sf	1,630 sf	764 sf	1,170 sf	410 sf		1,737 sf	1,220 sf	510 sf	3,770 sf	9,261 sf	1,890 sf	7,855 sf		47,425 sf
S South Tracy Police Substation		1,839 sf		236 sf				463 sf				309 sf		3,765 sf		8,794 sf
T PD Training Facility															11,400 sf	15,162 sf
D PD Animal Shelter - Phase 2							15,592 sf									15,592 sf
SUBTOTAL POLICE DEPARTMENT	1,900 sf	3,200 sf	1,600 sf	1,000 sf	1,200 sf	400 sf	15,600 sf	2,200 sf	1,200 sf	500 sf	3,800 sf	9,600 sf	1,900 sf	11,600 sf	11,400 sf	87,000 sf

Figure 20 - Summary of Police Department Space Needs

	Building	Fire			Subtotal
		Admin	Training	Stations	
A	Fire Headquarters Station "A"	9,646 sf			9,646 sf
91	Fire Station 91			7,401 sf	7,401 sf
92	Fire Station 92			5,136 sf	5,136 sf
93	Fire Station 93			6,147 sf	6,147 sf
94	Fire Station 94 (Reloc. Cordes Ranch Area) incl. Ladder Bay			7,750 sf	7,750 sf
95	Fire Station 95 (Tracy Hills Area)			7,070 sf	7,070 sf
96	Fire Station 96			5,136 sf	5,136 sf
97	Fire Station 97 (Relocation - Valpico) incl. Ladder Bay			7,750 sf	7,750 sf
99	Fire Station 99 (Ellis Area)			7,070 sf	7,070 sf
T	Fire Training Facility - Phases 2 & 3		9,868 sf		9,868 sf
SUBTOTAL FIRE DEPARTMENT		9,600 sf	9,900 sf	53,500 sf	73,000 sf

Figure 21 - Summary Fire Department of Space Needs

KEY	PLACE NAME	Program Area			
		Existing	Remodel	New	2040/ Buildout
A	Fire Headquarters Station "A"	9,646 sf			9,646 sf
91	Fire Station 91	7,401 sf			7,401 sf
92	Fire Station 92	5,136 sf			5,136 sf
93	Fire Station 93	6,147 sf			6,147 sf
94	Fire Station 94 (To Be Relocated. Land owned by SCFA.)	5,552 sf			
94	Fire Station 94 (Reloc. Cordes Ranch Area) incl. Ladder Bay			7,750 sf	7,750 sf
95	Fire Station 95 (Tracy Hills Area)			7,070 sf	7,070 sf
96	Fire Station 96	5,136 sf			5,136 sf
97	Fire Station 97 (To Be Relocated. Sell property.)	3,009 sf			
97	Fire Station 97 (Relocation - Valpico) incl. Ladder Bay			7,750 sf	7,750 sf
99	Fire Station 99 (Ellis Area)			7,070 sf	7,070 sf
T	Fire Training Facility - Phases 2 & 3			9,868 sf	9,868 sf
SUBTOTAL FIRE DEPARTMENT		33,500 sf	0 sf	39,500 sf	73,000 sf
P	PD Remodel & Addition on Expanded Civic Center Site	27,616 sf	27,616 sf	19,809 sf	47,425 sf
I	PD Annex (1979 Police Station to be Demolished)	9,800 sf			
A	PD North Annex (Leased - to be let go)	16,759 sf			
S	South Tracy Police Substation			8,794 sf	8,794 sf
T	Police Department Training Facility	2,296 sf	918 sf	12,866 sf	15,162 sf
D	Police Department Animal Shelter - Phase 2	9,692 sf		5,900 sf	15,592 sf
SUBTOTAL POLICE DEPARTMENT		39,600 sf	28,500 sf	47,400 sf	87,000 sf
RCT	Public Safety Radio Communications Facilities			400 sf	400 sf
SUBTOTAL COMMUNICATIONS FACILITIES		0 sf	0 sf	400 sf	400 sf
SUBTOTAL PUBLIC SAFETY FACILITIES		73,100 sf	28,500 sf	87,300 sf	160,400 sf

Figure 22 – Existing Space Available and Space Need through Horizon 2040 and Buildout

The scope of the proposed Police Department Headquarters and Training Facility remodels and additions includes renovation of the existing facilities to both provide for future development and to correct existing deficits. The percent of the cost attributable to growth can be determined by dividing the square footage related to future development by the square footage of the proposed renovation. The City's concurrent nexus study will provide estimates of the square footage related to future development for this purpose. The proposed Animal Shelter and South Tracy Substation additions include no anticipated renovation of existing facilities.

Fire administration does have some vacant offices, but the remodeled station used for the department's administrative offices also has old crew quarters that are under-utilized.

Additional fire stations are required to meet future increases in demand. The need for expanded training facilities is as much a strategic question of whether to use in-house or regional resources as it is a calculation of development-driven demand.

A related issue is the distribution of future fire stations to meet the needs of the incorporated and unincorporated areas. Based on Citygate's proposed locations for future fire stations 94, 95, 97, and 99; the service areas for each were determined by Harris & Associates and areas within each service area calculated separately for incorporated city, developed unincorporated area, and undeveloped unincorporated area.

Impact fees cannot charge for the future correction of current unmet needs. The City's concurrent nexus study will demonstrate that unmet needs have been excluded from the final impact fees.

CITYWIDE PUBLIC SAFETY MASTER PLAN UPDATE

The consensus public safety master plan continues to implement the 2017 recommendations of the Fire Department Standards of Cover Study and, by consensus of City leadership, keeps the Police Department in the downtown civic center. The consensus public safety master plan proposes implementation of the 2020 South San Joaquin County Fire Authority Radio System Overall Assessment's recommendations for short and long term upgrades.

Fire Facilities Citywide

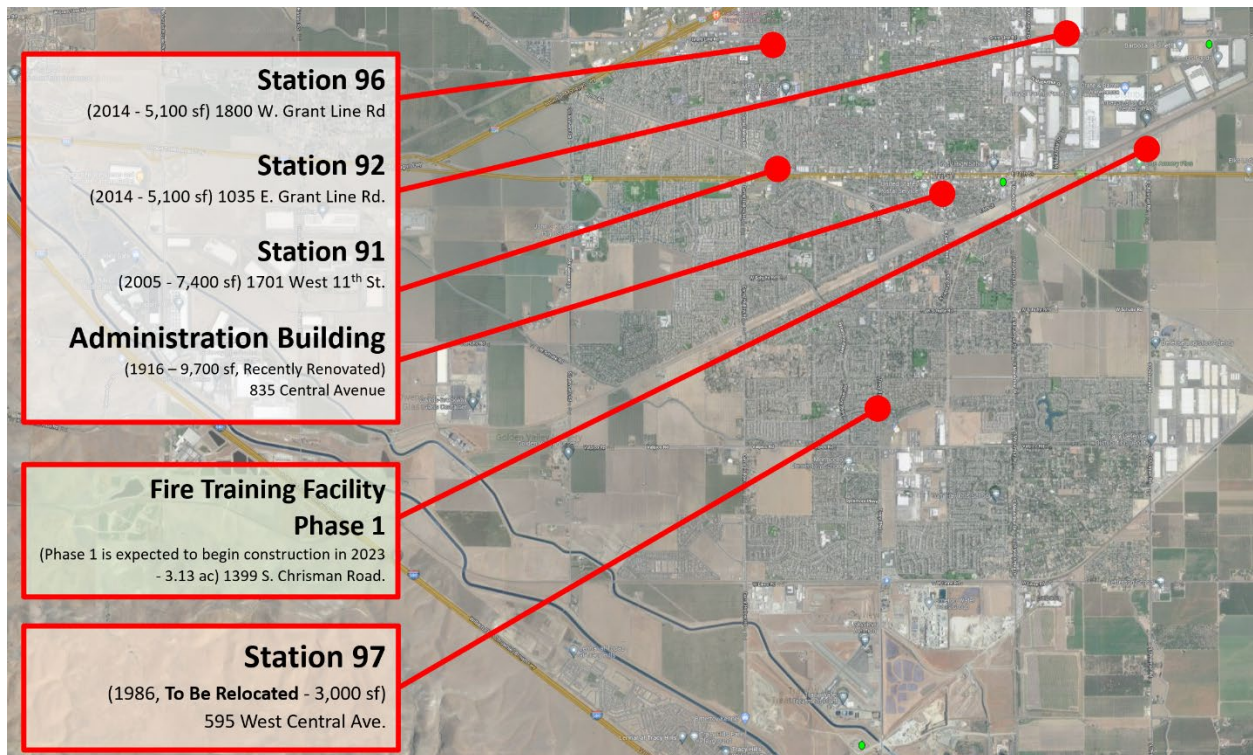


Figure 23 – Map of Existing City Fire Facilities

City Fire Administration Building

In 1916, the City passed a bond that provided for renovations of the Administration Building on a 0.6 acre site at 835 Central Avenue. This building also served as the City Hall and Jail until city offices were moved out in 1947. With the recent renovations completed, this landmark building continues to serve as the Fire Department's headquarters 106 years later and remains in good condition. The use of office spaces have changed since the previous master plan, including the South San Joaquin County Fire Authority's addition of a prevention bureau, and just more overall staff in general. These offices have displaced some existing Fire Training space, which will be relocated to the new Fire Training Facility site, currently under Phase 1 construction and to be expanded to 5.13 acres with classroom and office space during future Phase 2 & 3 renovations.



Figure 24 – 1916 Tracy Fire Department Building, 835 Central Avenue (to be upgraded)

Tracy Rural Fire Protection District

In 1945, the Tracy Rural Fire Protection District (TRFPD) was established to protect the greater Tracy region. This 200 square mile region is bounded (clockwise) by the Grant Line Canal to the north, the Paradise Cut to the northeast, the San Joaquin River to the east, the Stanislaus County line to the southeast, I-580 to the south, and the Alameda County line to the west. Per the 2017 Fire Department Standards of Cover Study, Rural Area first-due response time maximum is 11 minutes. This measure includes a 7:30-minute travel time. See below for TRFPD and City stations discussed in chronological order.

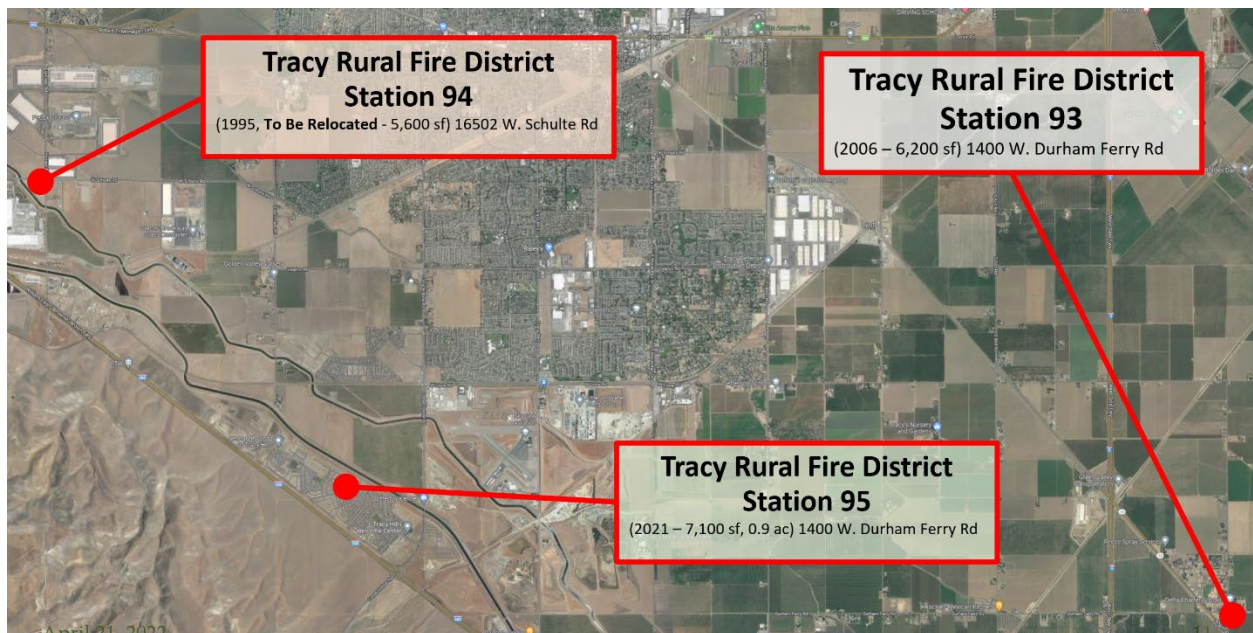


Figure 25 – Map of Existing Rural Fire District Stations

2017 Standards of Cover Study

The 2017 Fire Department Standards of Cover Study recommends an eight-station deployment to provide substantially improved first-due and multiple-unit coverage to serious emergencies in the growing urban areas. The Study also identified additional response time issues with the dispatch call handling. These issues have since been resolved as addressed by Fire Division Chief, David A. Bramell:

We have worked to speed up the dispatch process through Stockton Fire Dispatch taking the live caller directly from the Public Safety Answering Point (PSAP) instead of the live caller being questioned by AMR before sending it to Stockton. In 2019 (after the 2017 SOC study), our staff and particularly Chief Bradley, led an effort to introduce and change state legislation that provided a pathway to improve the dispatch process. The particulars of this legislation are found in [Senate Bill 438](#).

City Fire Station 97

In 1986, the City built the 3,000 square foot Fire Station 97 at 595 West Central Ave. The condition of this 35-year-old facility is fair, and more significantly it is 40% of the size the South San Joaquin County Fire Authority (SSJCFA) now needs. Station 97 currently houses a 2015 Spartan Hi-Tech, type 1 pumper and is also staffed with three personnel trained to the Advanced Life Support (ALS) level.



Figure 26 – 1986 Tracy Fire Station 97, 595 West Central Ave (to be relocated w/ expanded ladder truck bay)

This master plan supports the relocation of Fire Station 97 to a new 7,750 square foot facility on a 2 acre site in the Valpico area. This proposed station will include an extra 700 square feet for an extended ladder truck bay. This plan proposes that the City sell that decommissioned property once the replacement station has been built.



Figure 27 – Map indicating locations of Proposed City Fire Facilities

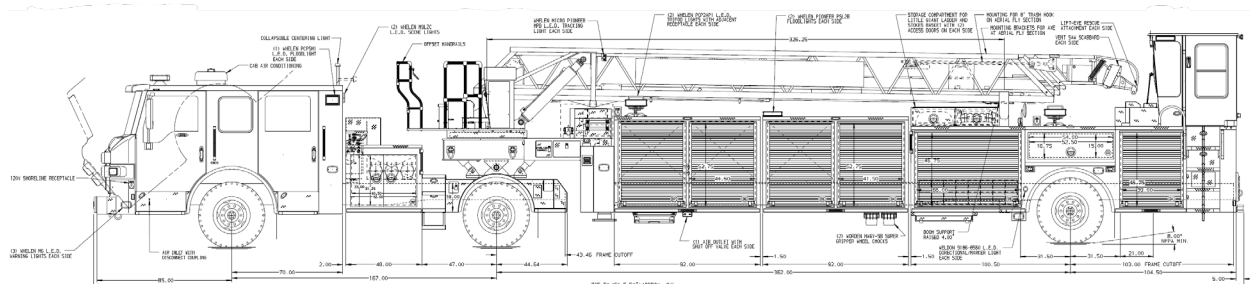


Figure 28 - 2021 60.5-ft Ladder Truck requires Larger Facility

Rural Fire District Station 94

In 1995, Station 94 was relocated to a 5,600 square foot facility at 16502 W. Schulte Road. The condition of this 26-year-old facility is poor. The station houses a 2003 Pierce/Saber type 1 pumper ALS unit staffed with three personnel and a 2016 HME type 3 engine. The station is located on a site adjacent to CAL FIRE Santa Clara Unit, Station 26.



Figure 29 – 1995 Tracy Rural Fire Station 94, 16502 West Schulte Road (to be relocated)

This master plan supports the relocation of Fire Station 94 to a new 7,750 square foot facility on a 2 acre site in the Cordes Ranch area, sized appropriately to incorporate a new ladder truck.



Figure 30 – Map indicating approximate location of Relocated Station 94

South San Joaquin County Fire Authority

In 1999, the City Fire Department and the Tracy Rural Fire District consolidated to form the South San Joaquin County Fire Authority (SSJCFA). The SSJCFA was created to provide fire protection services to the entire jurisdictional area of both the corporate City limits and surrounding rural community, including Banta, Lammersville, and Vernalis. Both Tracy Rural and the City of Tracy contract with the SSJCFA to receive fire protection services. The SSJCFA in turn contracts with the City of Tracy to provide employee and administrative services.

City Fire Station 91

In 2005, Tracy's Fire Station 91, dedicated "Eagan Station", was relocated from the downtown area to a new 7,400 square foot facility at 1701 West 11th Street. This met the recommendations of the 1998 Standards of Response Coverage report. Further review by Kirchhoff and Associates in 2008 confirmed that Station 91's new location would conform to the City's adoption of the NFPA 1710 Standard for 6.5 minutes total reflex response time. Station 91 is in good condition and it is the City's only "double house" station staffing both an engine and truck company. Staffed with three personnel, Engine 91 is a 2015 Spartan Hi-Tech type 1 pumper. Truck 91, a 2017 Pierce Tractor-Drawn Aerial, is also staffed with three personnel. A 2005 Pierce Kenworth Water Tender is also housed at Station 91. Both Engine 91 and Truck 91 are staffed to the Advanced Life Support (ALS) level.



Figure 31 – 2005 Tracy Fire Station 91, 1701 West 11th Street (to remain)

Rural Fire District Station 93

In 2006, Tracy Rural Fire District’s Station 93 was relocated to a new 6,200 square foot facility at 1400 W. Durham Ferry Road. Station 93 houses a 2008 Pierce Saber type 1 pumper ALS unit staffed with three personnel. This facility is in good condition.



Figure 32 – 2006 Fire Station 93, 1400 W. Durham Ferry Road (to remain)

City Fire Station 92

In 2014, Tracy’s Fire Station 92 and Fire Station 96 were relocated per the recommendations of the 2007 Standards of Cover Study. Both stations moved into identical new 5,100 square foot facilities.

Tracy’s Fire Station 92 moved into the Northeast industrial area at 1035 E. Grant Line Road. Station 92 houses a 2015 Spartan Hi-Tech, type 1 pumper ALS unit staffed with three personnel and a 2008 HME, type 1 pumper from the California Office of Emergency Services (CalOES). Station 92 shall receive radio system upgrades – see [Figure 20](#) for more information.



Figure 33 – 2014 Fire Station 92, 1035 East Grant Line Road (to remain)

City Fire Station 96

Tracy's Fire Station 96 moved closer to I-205 at 1800 W. Grant Line Road. Station 96 houses a 2009 Spartan HI-TECH type 1 pumper ALS unit staffed with three personnel. Station 96 also houses HazMat 42, a Type 2 Hazardous Materials response unit assigned from CalOES. The Fire Authority is one of only 12 local government agencies in the State of California to be assigned a fully-equipped Type 2 Hazardous Materials response vehicle from CalOES. The vehicle is available to respond to both local and statewide Hazardous Materials incidents. Personnel assigned to this station are certified Hazardous Materials Specialists.



Figure 34 – 2014 Tracy Fire Station 96, 1800 West Grant Line Road (to remain)

Tracy's Fire Station 92 and Fire Station 96 remain in good condition, but there are some functional issues as addressed by Fire Division Chief, David A. Bramell:

Neither floor plan included a public access bathroom (a citizen would have to walk through the station to use a restroom) and there is very limited space for the Captain to conduct a supervisory meeting in the office space (current Captain's office is within their bedroom).

Rural Fire District Station 95

Tracy Rural Fire District's Station 95, built in 2021, is a new 7,100 square foot facility at 7151 Tracy Hills Drive. Fire Station 95's plan addresses the aforementioned issues with Station 92 and Station 96. This facility is in accord with the 2017 Standards of Cover Study. This master plan supports the adoption of

Station 95 as the basis of design for future 7,100 square foot SSJCFA fire stations on similar 0.9 acre sites. Station 95 houses an ALS engine company staffed with three personnel.



Figure 35 – 2021 Fire Station 95, 7151 Tracy Hills Drive

City Fire Station 99

The Standards of Cover Study also recommends the construction of a new 7,100 square foot Tracy Fire Station 99 in the Ellis area, on 0.9 acres per this basis of design, bringing total fire station facilities to 52,800 square feet through buildout.

Finally, also in 2023, Phase 1 of a new Fire Training Facility is under construction at 1399 S. Chrisman Road. This facility represents a much needed upgrade, including training apparatus specifically designed for fire training. The existing 2,300 square foot Training Facility at 6649 S. Tracy Blvd, now the Capt. John J. Serpa Memorial Training Facility, once shared with Police, will similarly be upgraded for use solely by Police.

-
- The site plan illustrates the layout of the City of Tracy Water Reclamation Plant. Key features include:
- PHASE 2+3:** A large green-shaded area on the left side of the plan, containing several circular tanks labeled 'P1 TANK', 'P2 TANK', 'P3 TANK', 'P4 TANK', 'P5 TANK', 'P6 TANK', 'P7 TANK', 'P8 TANK', 'P9 TANK', 'P10 TANK', 'P11 TANK', 'P12 TANK', 'P13 TANK', 'P14 TANK', 'P15 TANK', 'P16 TANK', 'P17 TANK', 'P18 TANK', 'P19 TANK', 'P20 TANK', 'P21 TANK', 'P22 TANK', 'P23 TANK', 'P24 TANK', 'P25 TANK', 'P26 TANK', 'P27 TANK', 'P28 TANK', 'P29 TANK', 'P30 TANK', 'P31 TANK', 'P32 TANK', 'P33 TANK', 'P34 TANK', 'P35 TANK', 'P36 TANK', 'P37 TANK', 'P38 TANK', 'P39 TANK', 'P40 TANK', 'P41 TANK', 'P42 TANK', 'P43 TANK', 'P44 TANK', 'P45 TANK', 'P46 TANK', 'P47 TANK', 'P48 TANK', 'P49 TANK', 'P50 TANK', 'P51 TANK', 'P52 TANK', 'P53 TANK', 'P54 TANK', 'P55 TANK', 'P56 TANK', 'P57 TANK', 'P58 TANK', 'P59 TANK', 'P60 TANK', 'P61 TANK', 'P62 TANK', 'P63 TANK', 'P64 TANK', 'P65 TANK', 'P66 TANK', 'P67 TANK', 'P68 TANK', 'P69 TANK', 'P70 TANK', 'P71 TANK', 'P72 TANK', 'P73 TANK', 'P74 TANK', 'P75 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CITYWIDE PUBLIC SAFETY MASTER PLAN UPDATE – 12/04/2023

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Police Facilities Citywide

1940 Police Building

In 1940, the City's first standalone Police station and jail was built on West 8th Street. The building is still standing to this day but is now a business office.



Figure 37 – 1940 Tracy Hall of Justice (decommissioned)

1979 Police Building

In 1979, the Police Department moved into the newly built 9,800 square foot Tracy Public Safety Facility Building at 400 East 10th Street as part of the new Civic Center complex. This 1-story building included cast-in-place concrete partition walls for the 2,400 square foot jail. The department at this time consisted of less than 30 personnel. The condition of this 42-year-old building is poor.



Figure 38 - 1979 Tracy Police Building, 400 East 10th Street (to be demolished)

1996 Police Building

In 1996, the Police Department relocated into the newly built 27,600 square foot City of Tracy Police Facility at 1000 Civic Center Drive. This 2-story building included a 1,000 square foot Evidence space, 1,000 square foot Holding Facility, and an 800 square foot Holding Facility Sallyport. The department at this time consisted of approximately 110 personnel. Tracy's population at the time was approximately 50,000 people. The condition of this 25-year-old building is good.



Figure 39 - 1996 Tracy Police Department, 1000 Civic Center Dr (to receive tenant improvement & addition)

Between 1996 and 2021, the Police Department repurposed space within their existing facility to accommodate population growth and the corresponding growth within the department. When repurposing and accommodating no longer proved sufficient, the department began to move some police functions into other facilities.

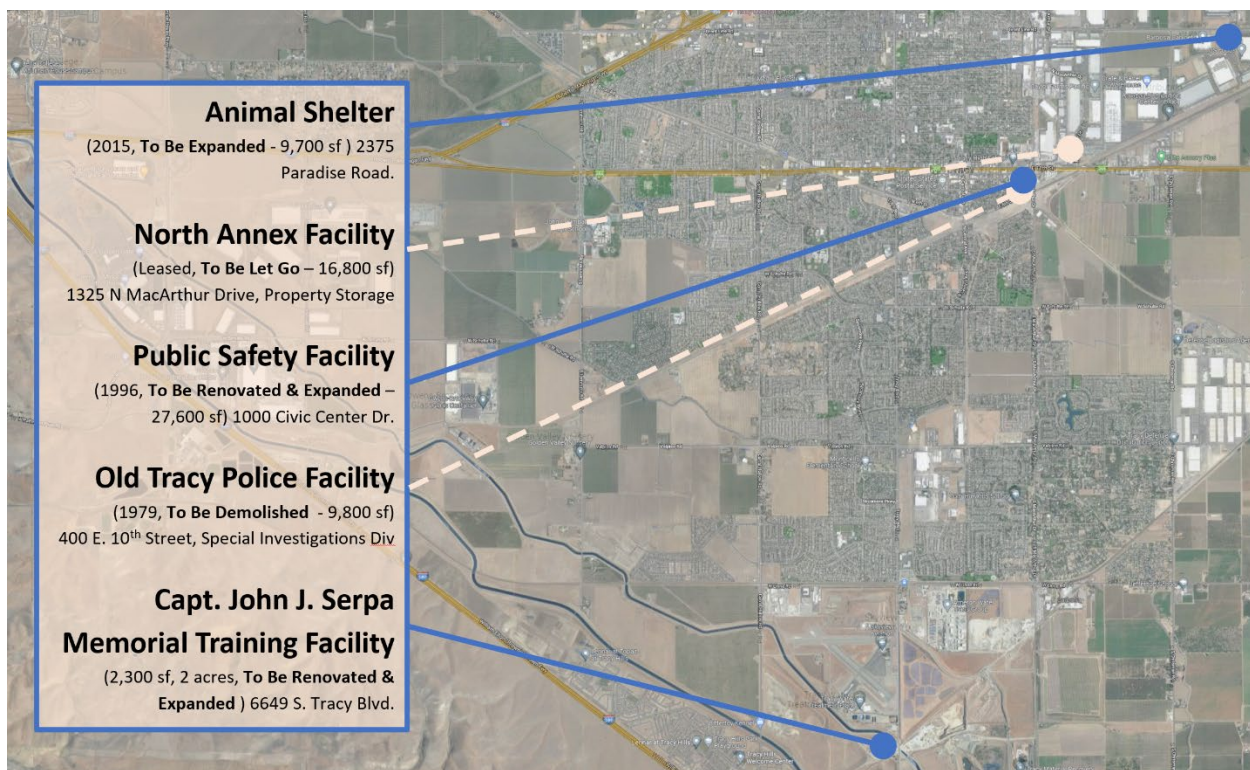


Figure 40 – Map of Existing Police Facilities

1979 Police Building, cont.

In 2012, the Police Department’s Special Investigations Division returned to the 1979-era police building still standing at 400 E. 10th Street. This facility is inherently inadequate for meeting modern accessibility clearances and other code compliance standards. The concrete jail cell walls make renovations or any real use of that 2,400 square foot space impractical. In addition to the poor condition, space adaptation and non-compliance issues, separating detectives from the rest of the department potentially weakens esprit de corps. Because of these fundamental issues, this master plan does not count the department’s space use at 400 E. 10th Street as “Existing Space” in its summary of attributable space and recommends its demolition.



Figure 41 – Back of 1979 Tracy Police Building, 400 East 10th Street (to be demolished)

City Animal Shelter

In 2015 the Police Department Animal Services Division moved into the newly built \$3.8 million 6,000 square foot (9,700 square foot, including kennels) Animal Shelter at 2375 Paradise Road. The Animal Services Unit is comprised of nine employees consisting of a Supervisor, four Animal Services Officers, two Shelter Assistants, and two Administrative Assistants. Since Tracy had no animal shelter prior to 2015, this move did not alleviate the primary growth pressures impacting the 1996-era facility. The move did, however, expand the department's ability to serve the growing animal-loving population. The condition of this 6-year-old facility is excellent.

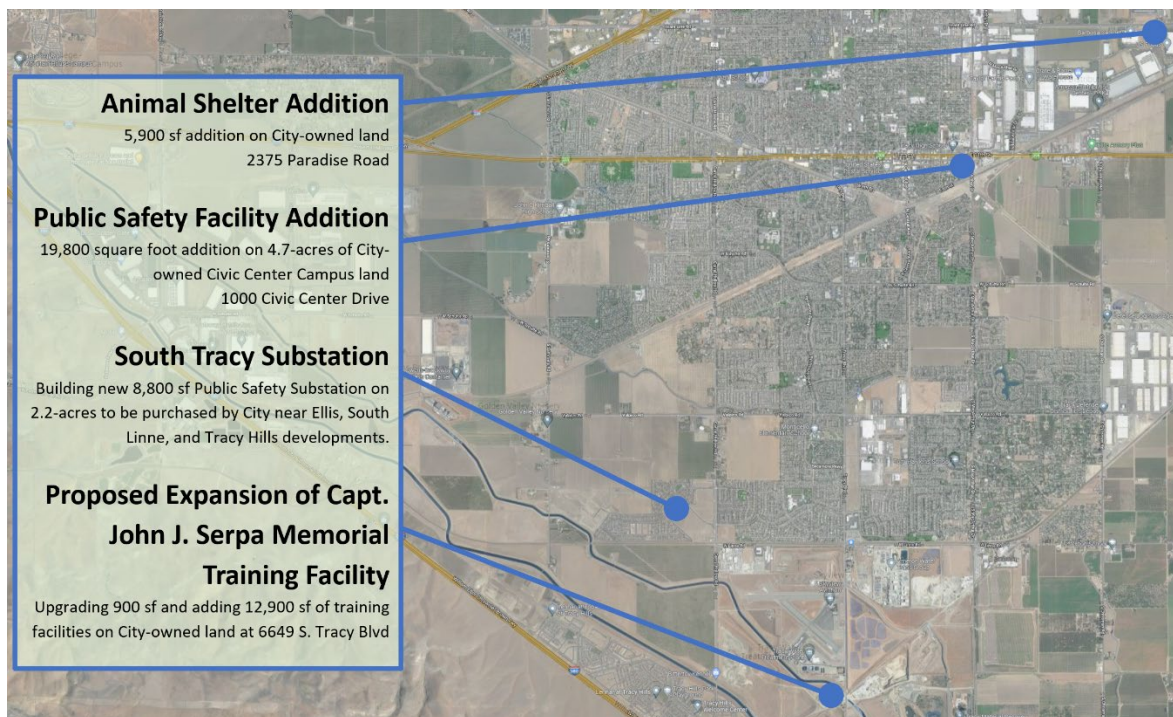


Figure 42 – Map indication locations of Proposed Police Facilities

This master plan supports the second phase addition of 5,900 square feet to the animal shelter to serve the City through Horizon Year 2040.



Figure 43 - 2015 Tracy Animal Shelter, 2375 Paradise Road (to receive addition)

2013 Police Facilities Master Plan

The prior 2013 Citywide Public Safety Master Plan proposed renovating the existing 25-year-old police building at 1000 Civic Center Drive to serve as a mixed use Downtown Police Substation, Emergency Operations Center, Dispatch Call Center, and IS Division office building. This plan also called for the construction of a 41,000 square foot Police Department Service Center on 4-6 acres along the 11th Street corridor to meeting the needs of a growing community through build out.

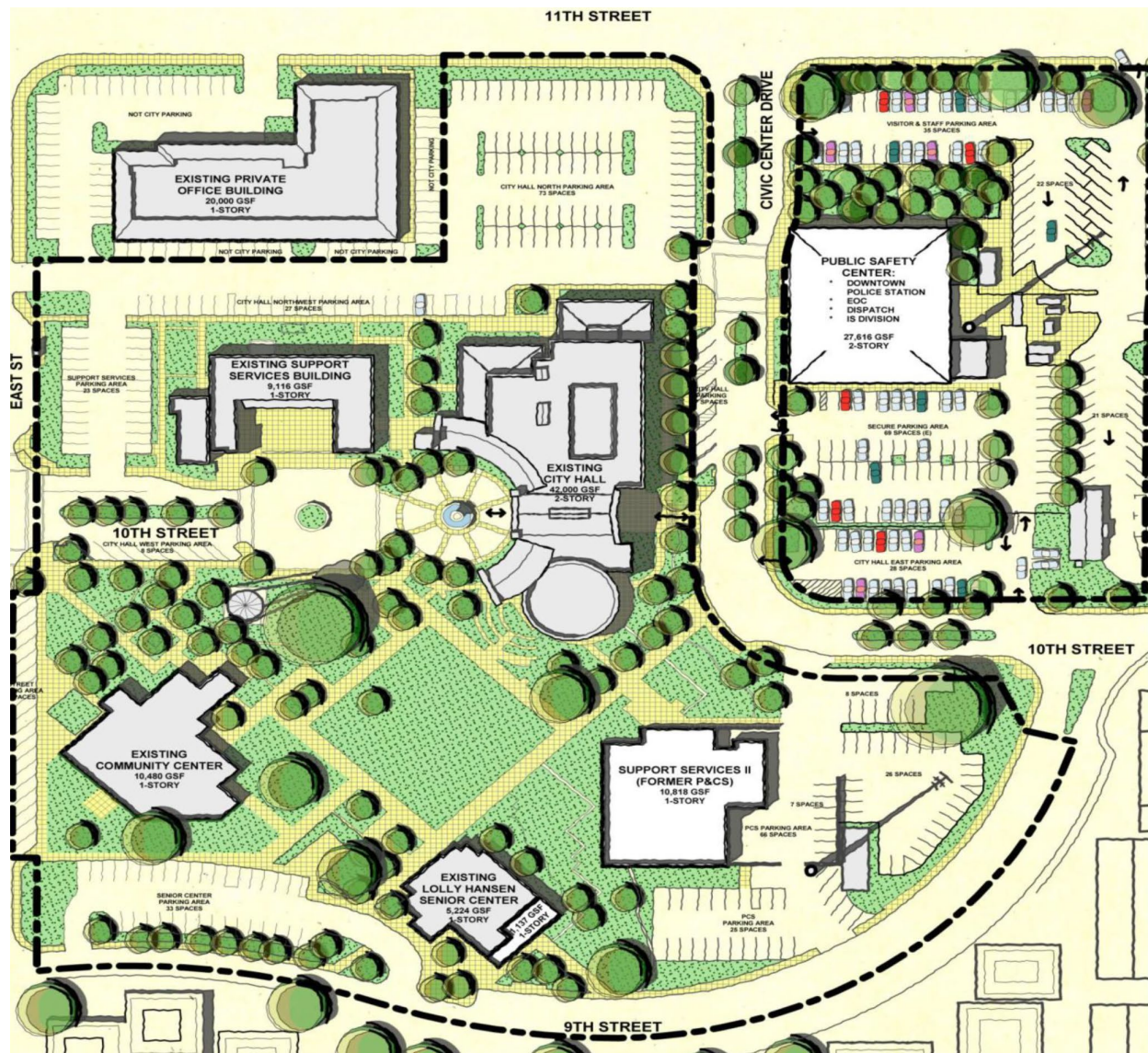


Figure 44 - 2013 Civic Center Master Plan

2023 Police Facilities Master Plan Update

Now, in 2023, the City's population has grown to approximately 95,000 people. The Police Department now consists of 154 personnel, 99 of those sworn officers, for a ratio of 1.03 to this population. The population of Tracy is expected to exceed 141,000 by Horizon Year 2040. The department will need to grow to 230 personnel to serve this population, with 152 of those sworn officers, for a ratio of 1.11. This need for 230 personnel is over twice the capacity of what the original 1996 facility was designed to accommodate, let alone the other ancillary spaces and functions needed to serve a growing population.

Having Investigations and Evidence Divisions operating out of separate facilities is not optimal with the deficiencies described in the preceding paragraphs above.

Civic Center Expansion of Police Building

This 2023 Citywide Public Safety Master Plan Update also supports the complete renovation of the 27,600 square foot Police Facility at 1000 Civic Center Drive; however, it further proposes to add to this facility in place with an expansion of the existing site. A 2-story addition of 19,784 square feet will result in a new 47,400 square foot all-in-one Civic Center Public Safety Facility at Horizon Year 2040. This requires the demolition of the nearby 1979-era police building and partial closure of 10th Street to expand the existing Police Department site at the Civic Center complex from 2.7 acres to 4.7 acres. In addition to providing room for the building expansion, a new vehicle sallyport and ancillary building, this site extension increases parking from 175 existing spaces, with 69 of those secure, up to 243 spaces, with 140 of those inside a secure enclosure. This renovation and addition will provide the Police Department with the building and site space it requires to serve the City through Horizon Year 2040.



Figure 45 - Bird's Eye View of Proposed Civic Center Expansion of Police Building and Site

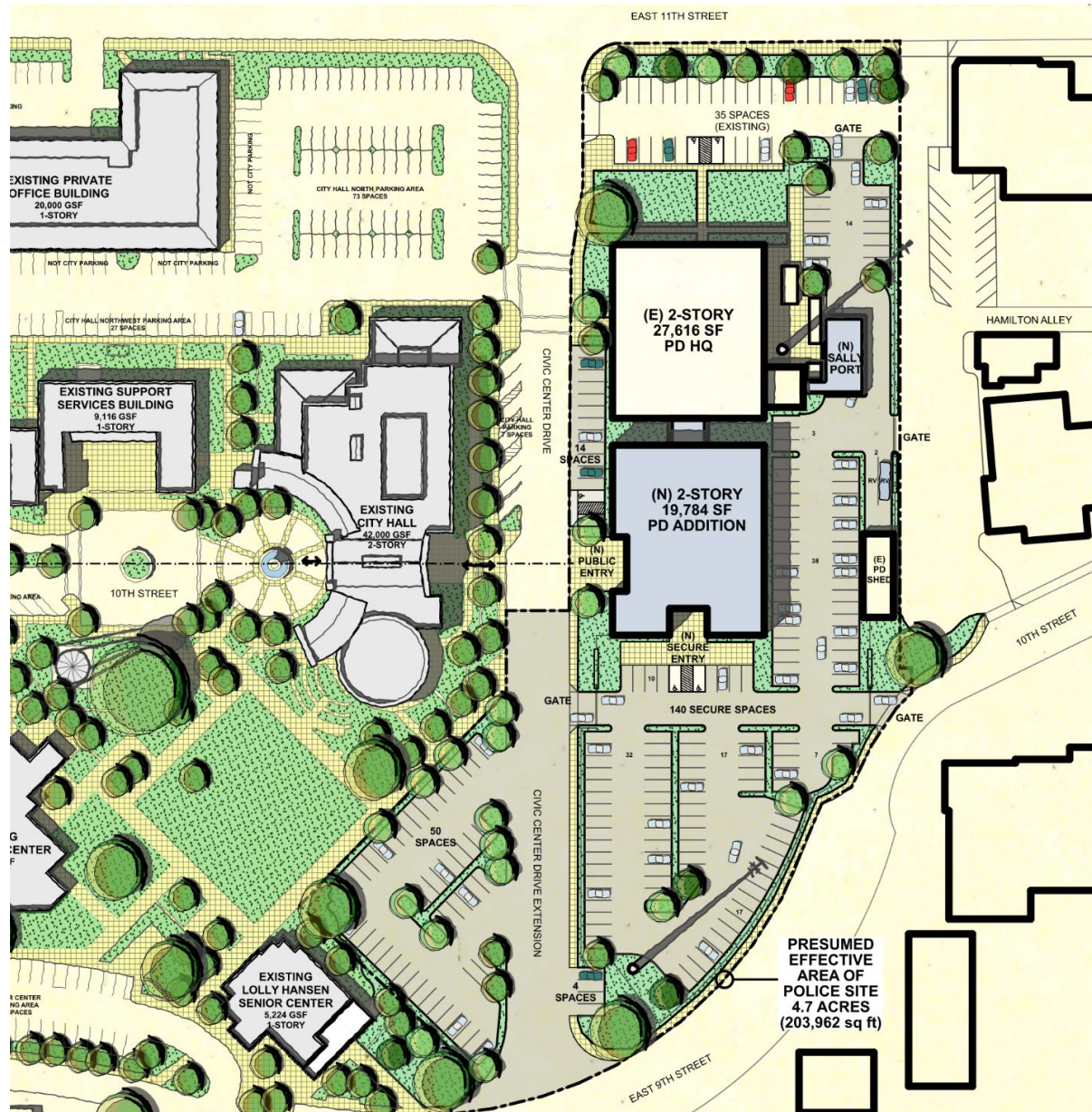


Figure 46 – Civic Center Expansion of Police Building and Site (at Horizon Year 2040)

Police Substation

This 2023 Citywide Public Safety Master Plan Update also supports the construction of a new 8,800 square foot facility on 2.3 acres to be purchased by City near Ellis, South Linne, and Tracy Hills developments. This new site adds 94 parking spaces, with 74 of those inside a secure enclosure. With 20 visitor, 20 secure staff, and 54 secure police vehicle spaces, the substation site relieves some of the parking pressures on the Civic Center facility. The site further includes a covered space for an EOC “RV” Vehicle and covered motorcycle parking. This new substation will provide the Police Department with the building and site space it requires to serve the growing southern areas of the City through Horizon Year 2040.



Figure 47 – Civic Center Expansion of Police Building and Site (at Horizon Year 2040)

The following conceptual floor plan options for this facility provide open office space for twelve workstations and private office space for six sergeants workstations. The plans include a public lobby with restrooms and secure access to an 823 square foot Community Meeting room. The Community Meeting room, in turn, has access to a covered outdoor patio. For staff, across from lockers, is a 325 square foot Gym.

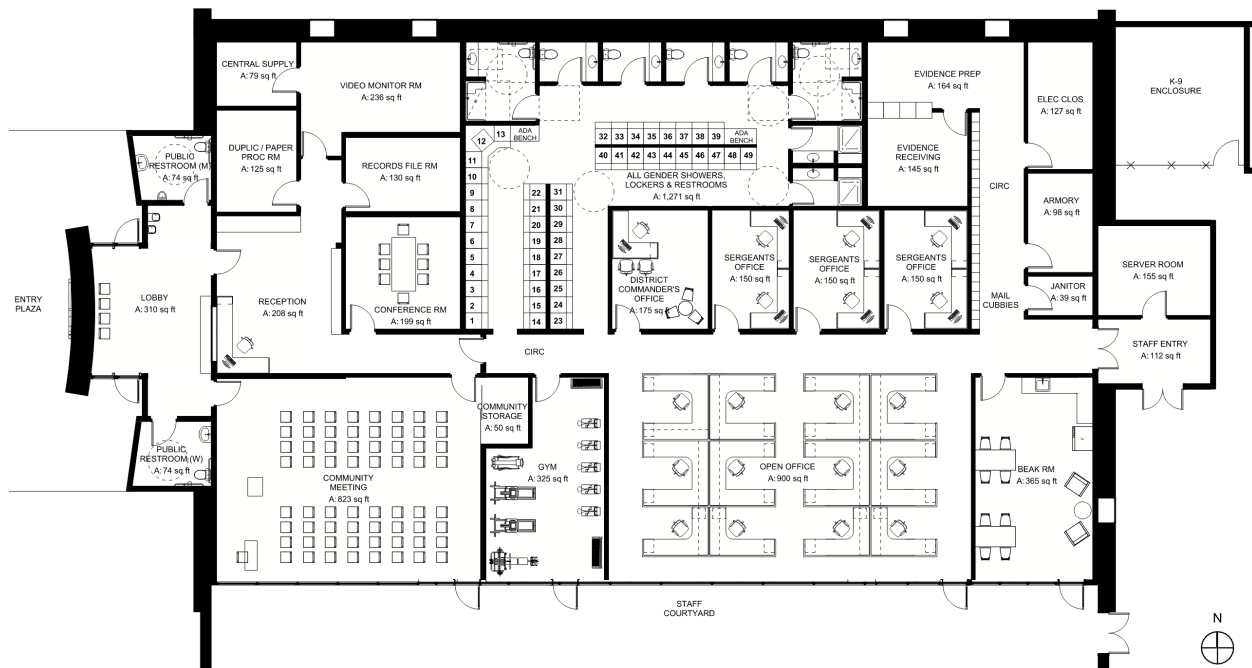
Where the options differ is in the locker room configuration. Option 1 (below) features a typical layout for separate men's and women's locker facilities with semi-private toilet rooms. Changing is assumed to take place in the locker area itself. The trade-off for the higher locker count in this Option (22 women, 32 men, 4 day lockers) is there's only space for 1 semi-private shower each. This Option is less flexible in that if more than 22 women or more than 32 men are posted to this Substation, some staff may miss out on having a full-size locker.



Floor Plan - Option 1

Figure 48 – Conceptual Floor Plan Option 1 with typical Male & Female locker rooms.

Conceptual floor plan Option 2 (below) features an all-gender locker room configuration, providing 49 lockers for any ratio of staff gender posted to this Substation. The locker room features 4 fully-private shower rooms, each with lavs, two of these rooms are fully-accessible and include toilets. In addition, the locker room features 4 fully-private toilet rooms, each with lavs. These 6 single-occupant rooms provide private changing space as well.



Floor Plan - Option 2

Figure 49 – Conceptual Floor Plan Option 2 with an all-gender locker room.

North Annex Leased Building

In 2019, the department leased a 16,800 square foot “North Annex” industrial space at 1325 N MacArthur Drive to serve as an offsite evidence facility. The facility is outfitted with evidence lockers, 3 large evidence vaults, a drying room, a property release room, space for evidence vehicles, and a car lift. The condition of this leased facility is excellent. However, any time evidence is separated from the main police building, including its sallyport and holding facilities, it creates a more challenging chain-of-custody environment for the department and separates the Evidence Technician from Records and Patrol personnel, potentially weakening esprit de corps. The existing 1,000 square foot Evidence spaces in the 1996 are now potentially made redundant and are specialized and not easily adapted to other uses. Because this is a leased space, this master plan does not count the department’s space use at 1325 N MacArthur Drive as “Existing Space” in its summary of attributable space.



Figure 50 - Leased North Annex Space, 1325 North MacArthur Drive (to be let go)

For training facilities, this master plan supports the Police Department upgrading 900 square feet of the existing 2,300 square foot Capt. John J. Serpa Memorial Training Facility at 6649 S. Tracy Blvd and adding a much needed additional 12,900 square feet of training facilities. The Fire Department is currently constructing their own separate 8,100 square foot Fire Training Facility at 1399 S. Chrisman Road.



Figure 51 - Captain John J. Serpa Memorial Police Training Facility (to be upgraded and expanded)

Public Safety Radio Communications Facilities

As summarized in “South San Joaquin County Fire Authority (SSJCFA) Radio System Overall Assessment” (2020) by Silke Communications, the City shall upgrade its communications infrastructure as follows.

Future Radio System:

- Two channel, repeated VHF analog voted unicast system, digital (P25) ready, with remote monitoring capability.
- New subscriber radios shall be P25 capable with just software licensing upgrades.

Microwave network for voter connectivity:

- Microwave links to Station 91, 92, 93, 94, future 95, 96, current or future 97, Fire Training Facility, and Fire Administration.

Station Infrastructure:

All stations have SCD South, TAC 16 voted receivers, local radios and microwave connections.

- Station 91: tower upgrade to 100 feet depending on future Station locations to West
- Station 92: minimum 100 foot tower
- Station 93: minimum 150 foot tower
- Proposed Station 94: minimum 100 foot tower
- Recently Completed Station 95: minimum 100 foot tower
- Station 96: up to 100 foot tower depending on neighbors
- Proposed Station 97 or Fire Training Center: 180 foot tower that will become system hub
- All future Stations to have minimum 100 foot tower.

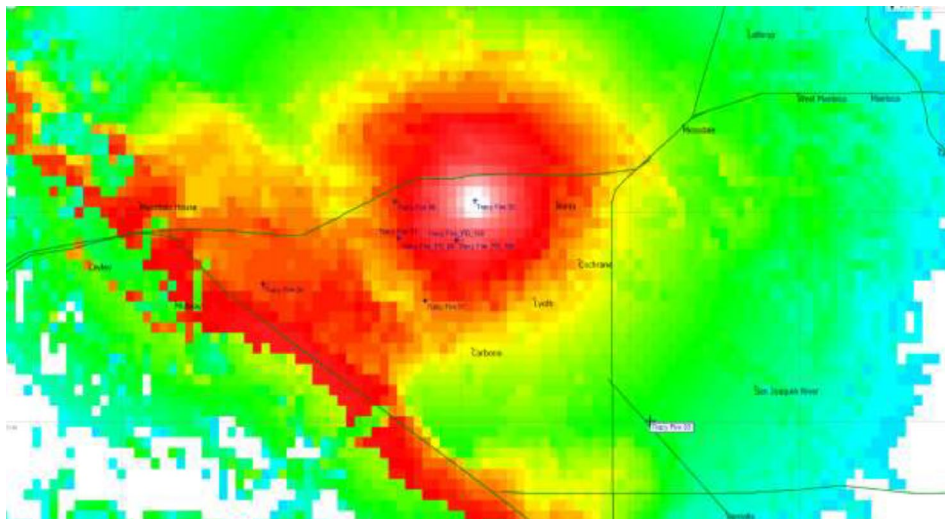


Figure 52 – Tracy Public Safety Radio Communications Systems Modeling

In addition, this master plan supports upgrades to the radio room at the 1996 Police Department Building, including replacing the voting hardware with new network enabled voters and improving the SCD and TAC 16 transmission system. These upgrades will provide the best near term radio system improvements for the least cost and least disruption. Also recommended is for the police to employ dual band portable and mobile (UHF/VHF) radios that will provide inter-operability with the Fire Department and other law enforcement agencies.

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COST

Estimate Summary

The Public Safety Master Plan carries a total project development cost of approximately \$130.8 million as shown on Figure 53. Included are estimated construction costs (\$84.2 million), indirect and contingency costs (\$29.5 million), vehicles and furnishings, fixtures, and equipment (FF&E, \$13.9 million), and land acquisition (\$3.7 million). See also Appendix D.

PLACE NAME	2023 Construction Bid Day Cost	35% Indirect & Contingency: 10% Design & Planning; 10% CM; 15% General Contingency	FF&E & Vehicles	Land Acquisition	2023 Total Project Cost
Fire Headquarters Station "A"					
Fire Station 91					
Fire Station 92					
Fire Station 93					
Fire Station 94 (To Be Relocated. Property owned by SCFA.)					
Fire Station 94 (Relocation - Cordes Ranch Area)	\$6,942,300	\$2,429,805	\$2,600,000	\$500,000	\$12,472,000
Fire Station 95 (Tracy Hills Area)	\$6,197,192	\$2,169,017	\$874,518	\$192,837	\$9,433,000
Fire Station 96					
Fire Station 97 (To Be Relocated. Sell property.)					(\$451,350)
Fire Station 97 (Relocation - Valpico) incl. Ladder Bay	\$6,942,300	\$2,429,805	\$1,000,000	\$500,000	\$10,872,000
Fire Station 99 (Ellis Area)	\$5,427,849	\$1,899,747	\$1,000,000	\$233,012	\$8,561,000
Fire Training Facility - Phases 2 & 3	\$6,793,881	\$2,377,858	\$500,000	\$0	\$9,672,000
SUBTOTAL FIRE DEPARTMENT	\$32,303,500	\$11,306,200	\$5,974,500	\$1,425,800	\$50,558,700
PD Remodel & Addition on Expanded Civic Center Site	\$31,599,384	\$11,059,784	\$2,160,114	\$0	\$44,819,000
PD Annex (1979 Police Station to be Demolished)					
PD North Annex (Leased - to be let go)					
South Tracy Police Substation	\$9,479,695	\$3,317,893	\$648,049	\$1,760,000	\$15,206,000
Police Department Training Facility	\$4,887,202	\$1,710,521	\$36,098	\$402,925	\$7,037,000
Police Department Animal Shelter - Phase 2	\$5,044,104	\$1,765,436	\$1,000,000	\$0	\$7,810,000
SUBTOTAL POLICE DEPARTMENT	\$51,010,400	\$17,853,600	\$3,844,300	\$2,162,900	\$74,872,000
Public Safety Radio Communications Facilities	\$862,240	\$301,784	\$4,067,185	\$125,000	\$5,356,000
SUBTOTAL COMMUNICATIONS FACILITIES	\$862,200	\$301,784	\$4,067,185	\$125,000	\$5,356,000
TOTAL PUBLIC SAFETY FACILITIES (rounded)	\$84,177,000	\$29,462,000	\$13,886,000	\$3,714,000	\$130,790,000

Figure 53 - Public Safety Master Plan Cost Estimate Summary

Public Safety Radio Communications Facilities

The total project cost of the Public Safety Radio Communications Facilities have been estimated at approximately \$5.4 million. See description on page 43 for more information about the system.

Facility Allocations

The City is conducting an independent analysis of the public safety impact fees necessary to cover the costs of the proposed new public safety buildings in the City of Tracy. This analysis includes a review of the facilities needs, and resulting building program and cost estimates, in this report. The purpose of this review shall be:

- to validate public safety facility improvement needs to support Horizon Year 2040 and buildout of the Tracy General Plan;
- to identify and segregate costs attributable to current deficiencies for existing development versus costs for facility expansion and upgrade requirements associated with new development; and
- to then provide an estimate of the impact fee burdens that would be placed on different categories of new development in accordance with their relative contribution to demand for the new or upgraded facilities, in order to fund the capital facilities program.

Land Acquisition Value

For the purposes of estimating land acquisition value, this report estimates \$250,000 per acre. This unit cost derives from the Harris & Associates 2019 Public Safety Impact Fee Update. Notable exceptions to this unit cost (also deriving from the 2019 Fee Update):

- \$402,925 for PD Training Facility land acquisition, and
- \$1,760,000 for 2.2 acres of South Tracy Police Substation land acquisition.

Site Development Cost

For the purposes of estimating site development cost, this report estimates \$800,000 per acre. This unit cost derives from cost data averaged from multiple comparable public safety projects. Notable exceptions to this unit cost are the following facility upgrades and additions not requiring comprehensive landscaping or parking additions:

- \$275,000 per acre for FD Training Facility expansion,
- \$250,000 per acre for PD Training Facility expansion,
- \$200,000 per acre for PD Animal Shelter Phase 2 expansion, and
- \$360,000 per acre for the Radio Communications Tower improvements.

Building Construction Cost Inflation

For the purposes of building construction cost, this report estimates an average 2023 Bid Day Unit Cost of \$730 per square foot of combined remodel and new construction across all projects.

- Fire facility unit costs average \$820 per square foot for all new construction.
- Police facility unit costs average \$670 per square foot for approximately 38% remodel construction and 62% new construction.
- The Radio Communications Tower unit costs reflects much more dense construction necessities for its 400 square feet, with a unit cost of \$2,160.

These unit costs derive from cost data averaged from multiple comparable public safety projects.

FUNDING OPTIONS

This study identifies and projects public safety facility needs for the City of Tracy and it estimates the total project costs for these facilities in current dollars. The City is providing a separate study, looking at all proposed master plan updates, examining the nexus of attributions of these costs, whether existing vs new development, or facilities serving populations inside the City limits vs those outside those limits.

Per above, the City of Tracy is conducting a concurrent study to document the required nexus findings to implement a fee program. This study will establish a nexus between future development in Tracy, the public facilities that will serve those projects, and the impact fees that will fund those facilities. The purpose of this separate, concurrent study is to ensure that a rational nexus exists between future development in the area and the use and need of the proposed infrastructure.

As outlined previously, the vast majority of Public Safety Master Plan costs are the responsibility of the City of Tracy. A small portion of the costs for fire protection facilities are attributable to existing rural (as opposed to newly developed) properties within the service areas of the proposed new fire facilities. After discussion of this matter with Tracy fire authorities, it was deemed prudent to leave it up to the City to negotiate any cost sharing with their rural neighbors.

Funding for Costs Attributable to Existing Development

The Public Safety Master Plan update provides the basis to identify the new facilities that are needed as the City grows as well as the cost of those facilities. The City of Tracy follows the principle that new development pays its fair share of costs for public facilities and services. Most, but not all, Public Safety Master Plan costs are attributable to new development, because without the increase in demand for City services created by new development, the City would have only limited need for new or expanded Public Safety facilities. However, the City still has the need to fund a portion of the Public Safety Master Plan costs that cannot be collected from new development. Following are a number of options that the City could consider for funding existing development's share of costs:

- **Existing Public Safety Facilities Impact Fee Fund Balance** – Funds previously collected from developments that have been completed (i.e., now part of the base of existing development) but not yet expended are likely to be the first source of funding to pay for existing development's share of required facilities. The City will need to confirm that funds are eligible to be spent on the improvements included in this Master Plan.
- **Funds Collected as Part of Development Agreements** – To the extent that the City has or will collect revenues from prior or future development agreements to help fund public benefits in general, or specific public safety improvements, the City may have the ability to utilize some of these funds to pay for existing development's share of costs. This will depend on the specific terms of individual development agreements. Similarly, if existing or future development agreements call for developers to provide in-kind contributions towards public safety improvements, this may help to offset some of the responsibility of existing development to help fund improvements.
- **Grants from Other Governmental or Charitable Sources** – The City may be able to gain access to grant funds from programs for which improvements included as part of this Master Plan would be permissible uses of funds. Such grant funds could help to pay for existing development's share of the improvements. This may include sources such as Community Development Block Grants from the U.S. Department of Housing and Urban Development and

public safety grants from agencies such as the U.S. Department of Homeland Security, and the Federal Emergency Management Agency. Some local, regional, or national charitable organizations may also offer grant funding opportunities from time to time.

- **Parcel Taxes, Assessment Districts and Other Funding Mechanisms Requiring Voter Approval** – If other funding mechanisms discussed above do not provide sufficient funding to cover existing development's share of costs for public safety improvements, the City could utilize funding from voter-approved revenue mechanisms to cover existing development's share. For example, in November 2016 the City Council and voters passed an additional ½ cent local sales tax (known as Measure V). This measure replaced a prior ½ cent sales tax measure that expired. The City began collecting the extra half-cent sales tax in April of 2017 for a term of 20 years. It is expected to generate approximately \$9 million annually for the City's General Fund. Depending on other needs, the City could allocate portions of this annual revenue to help pay for existing development's share of public safety facilities costs. If Measure V funds are not available, or insufficient, the City could pursue voter approval to establish a new funding source that could involve new parcel taxes, special taxes, special assessments, or other mechanisms. The City would need to hold an election to allow the affected voters to decide if they wish to tax themselves in order to raise the necessary funds. If a new tax measure was property-based, new development areas that will pay impact fees or make contributions through development agreements, and other areas that have already contributed their fair share of costs through prior payment of impact fees or through development agreements could be exempted from paying the new levies.
- **Infrastructure Financing District** – With the abolition of California Redevelopment Agencies in 2011, cities lost a powerful tool to fund public facilities using property tax increment that otherwise would have accrued to various tax-receiving entities. To partially address the loss of Redevelopment Agency tax increment financing, the State enacted legislation to allow formation of Enhanced Infrastructure Financing Districts (EIFD) and Community Revitalization Investment Authorities (CRIA). Powers of these districts include tax increment financing, but they each have different authorized activities and carry different requirements for how they operate. An element that EIFDs and CRIs share in common is that they are typically only able to access the tax increment that is directly controlled by the local jurisdiction (e.g., City of Tracy); thus, their ability to generate revenues is limited, particularly in areas where there will be limited new development, such as in existing developed parts of the City.
- **Bond Proceeds** – If the City has an ongoing source of annual revenues that it can dedicate to debt service payments, the City can issue different types of bonds in order to obtain funds to pay for "up front" costs and then repay the bonds over time. General Obligation bonds, which are backed by the City's full faith and credit, require voter approval. Other types of bonds, such as Mello-Roos Community Facility District bonds, or certificates of participation (COPs), which involve more limited security for repayments to bondholders may not require voter approval but have different legal requirements.
- **General Fund Allocations** – After other possible funding sources have been exhausted, the City Council will have the discretion to allocate General Fund monies to help pay for existing development's share of required new facilities, to fill remaining funding gaps. Through its annual budgeting process, the City Council would approve a transfer of money from the General

Fund to its General Projects Fund (#301) where the funds could then be allocated to support specific Public Safety capital projects. For example, this would be the mechanism to allocate a portion of Measure V funds towards Public Safety Master Plan projects.

Funding for Costs Attributable to New Development

New development may contribute its fair share of costs through any of the other funding mechanisms that have previously been mentioned. However, the most typical mechanisms to fund new development's share are:

- Development Impact Fees (i.e., Tracy Infrastructure Master Plan (TRIMP) fees)
- Mello-Roos Community Facilities Districts
- Special Assessment Districts
- Development Agreements (including provision of in-kind improvements, such as construction of new facilities, or provision of sites for new public facilities)

These funding mechanisms are typically established as part of the process of entitling new developments, so voter approvals are not typically necessary. In the case of development impact fees, the City will update the TRIMP fee program to reflect the updated Public Safety Master Plan and ensure that the appropriate level of funds is collected to pay for new development's share of the facilities costs, and to ensure that the City can then expend fee revenues collected through the TRIMP in accordance with an updated fee program.

When mechanisms other than development impact fees are used to pay for only a portion of new development's share of costs, credits can be given to reduce the amount of development impact fees that would otherwise be paid. In addition, sometimes developers provide more than their fair share of public improvements and agree to be repaid over time by impact fees that are paid by subsequent developers who benefit from the improvements.

In addition to development impact fees and the mechanisms listed above, private transaction fees are another mechanism that is being utilized more frequently in California and other states to collect funds from new development. A private transaction fee uses a private sale of real estate to trigger a contractual requirement that funds be paid for a certain purpose. For example, a private transaction fee could stipulate that a certain dollar amount be paid into a fund to pay for public safety improvements every time a home or commercial property is sold, within a specific area. If utilized in place of development impact fees, the City should be aware that private transaction fees may defer the ability to fund new public facilities, since impact fees are typically paid before homes are constructed, while private transaction fees might not be collected until homes are completed and sold to homebuyers.

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DESIGN GUIDELINES

In order to assure consistency with existing City guidelines, a review of relevant existing guidelines is shown here, supplemented with additional recommendations relevant to the CPSMP update.

General Plan Land Use Guidelines

The City's General Plan Land Use Element includes goals, objectives, policies and actions for all public facilities and specified private improvements:

- Establish a clearly defined urban form and city structure.
- Comprehensively plan for new development in the City's Sphere of Influence.
- Ensure that the public facilities such as schools, parks, and other community facilities are accessible and distributed evenly and efficiently throughout the City.
- Promote efficient residential development patterns and orderly expansion of residential areas to maximize the use of existing public services and infrastructure.
- Encourage development near transit stations including the multi-modal station in Downtown, and the Altamont Commuter Express (ACE) station or stations.
- Expand the City's cultural and arts facilities.
- Locate services and amenities within walking distance of neighborhoods.
- Target new uses for the Downtown to reinforce its role as the heart of the City.
- Establish the Downtown as the governmental and cultural focus for the City and the region.
- Ensure land use patterns that minimize conflicts between transportation corridors and neighboring uses.

See "City of Tracy General Plan" (2011).

Civil Engineering and Construction Guidelines

The City has previously commissioned a study that includes minimum standards for the design, construction, maintenance, repair, and alteration of all public facilities and specified private improvements:

- Roadways.
- Storm Drainage.
- Wastewater Facilities.
- Water Facilities.

See "City of Tracy Engineering Design & Construction Standards" (2020).

Streetscape Design Guidelines

Guidelines ensuring that the installed landscape enjoys a long lifespan, is aesthetically pleasing, with minimal maintenance and watering requirements. Tracy's Downtown has a compact, grid street system and serves as the historical heart of the City. There are numerous historical buildings that enhance the City's identity, walkable main streets with a diverse mix of uses, and a small town urban fabric. The City has previously commissioned a study that includes:

- Sound Wall Design.
- Planting Design.
- Irrigation Design.
- Side Streetscapes, Medians and Intersections.

See "City of Tracy Standard Plans" (2020).

General Plan Community Character Urban Design Principles

The City's General Plan Community Character Element includes urban design principles for all public facilities and specified private improvements:

- Human-scale Design.
- Focal Points.
- Edges.
- Visual Landmarks and Entryways.
- Building Siting to Hold Corners.
- Pedestrian Orientation.

See "City of Tracy General Plan" (2011).

Urban Design Guidelines¹

- Parcel Geometries
- City buildings shall, with some exceptions, be oriented parallel to the existing public streets.
- Civic Center buildings south of 10th Street shall remain oriented 45 degrees to the other parcels in order to align with the existing diagonal walkways.
- Build-to Lines
- To create clearly defined public spaces, the City shall impose build-to lines.
- The goal is to have a minimum of 80% of each building conform to a typical build-to line.
- Pedestrian Plazas, Arcades and Entries
- Buildings shall be designed to enhance the definition and the quality of the plazas they face.
- Major pedestrian entries of civic buildings shall be from boulevards or major plazas.
- Entries shall be easy to find and inviting and shall be protected from the elements by covered arcades.
- Arcades shall be provided to unify civic buildings co-located on the same site and not separated by a vehicular way.
- Landmark Buildings
- All landmark buildings will have prominent roof forms developed from a three tiered hierarchy: major, secondary, and minor.
- Major landmarks shall be the tallest, rising significantly above the nearest roofs.
- The major landmarks are to be the most recognizable from afar and have the most memorable forms.
- The secondary landmarks shall be visibly distinct when seen from the vantage of the nearest public street or easement. These landmarks should not compete with the major landmarks.
- The minor landmarks are special buildings that should be architecturally distinct from, be easier to find, and be more inviting than the other non-landmark buildings.
- All other buildings shall have flat roofs with natural colored roof ballast.

Architectural Design Guidelines²

These guidelines have been developed to maintain a high quality appearance and to assure compatibility and harmony of all buildings. The guidelines are not intended to limit creative design or individuality. These guidelines shall apply unless an exceptional quality of design, materials, and contribution to the common character and public spaces can be demonstrated.

The architecture of Tracy's public buildings should promote a civic identity appropriate to the importance of the site. Each building should be reflective of the following:

¹ Adapted from Civic Center Urban Design Guidelines, Group 4, 1999

² Adapted from Civic Center Urban Design Guidelines, Group 4, 1999

- Be of enduring quality.
- Demonstrate design excellence.
- Unacceptable styles or themes
- Overtly historical.
- Mission or Spanish revival.
- Residential scale or imagery.
- Commercial or retail imagery.
- Corporate or office building style or imagery.
- Required Building Features
- Arcades.
- Varied building forms.
- Pedestrian scaled elements
- Articulated building “bases” at a pedestrian scale. Building bases should, at appropriate locations, be suitable as places to sit.
- Rhythm of windows and wall scaled to the walking pace of a pedestrian.
- Interesting elements and details to look at.
- Places to gather.
- Garden walls and trellises.
- Prominent roofs
- Visible from major boulevards and promenades.
- Material shall be metal, concrete, or concrete tile of a neutral shade.
- Articulated from the building mass.
- Flat roofs are not acceptable for landmark buildings.
- Materials and Finishes
- Stone, brick or concrete masonry
- Cast-in-place or precast concrete
- Cement Plaster
- Metal, concrete, or clay tile (flat profile) roofing for landmark buildings
- Parapet bordered, ballasted, membranes for flat roofs.
- Color Strategy
- Bright and sunny
- Light colors predominate
- Neutral shades on roofs and special wall surfaces
- Complimentary colors on accent features

Sustainability Measures

The City’s Sustainability Action Plan includes measures to achieve sustainability targets as applicable for all public facilities and specified private improvements:

- Green Building Ordinance
- Energy Efficiency in Site Planning and Design
- Energy Efficient Products
- Energy Efficient Retrofits for City Street Lights
- Solar Panel Installations on Municipal Facilities
- Energy Efficiency Settings for City Desktop Computers
- Reduced Parking Requirements
- Support for Bicycling
- Support for Transit
- Smart Growth, Urban Design and Planning
- Parking Cash-Out Programs for Employees
- Increased Use of Low Carbon Fueled Vehicles
- High-Density Infill Projects
- Non-Toxic Building Materials
- Green Building Training for City Staff
- Emerald Tracy Website
- San Joaquin Council of Governments Sustainable Communities Strategy

See “City of Tracy *Sustainability Action Plan*” (2011).

This study augments the above already published measures with the following regional-appropriate measures to achieve sustainability, including extending the survivability of facilities. These are recommended as design guidelines for the public facilities to be built resulting from this master plan.

Extended Survivability – Facilities built under the CPSMP update should be designed with extended survivability built-in. The recent earthquake & tsunami in Japan is yet another example of what happens in disasters when structures are not able to survive and remain in service. This was probably a 300-year event, but the probability of such events is often misunderstood and misused. This event could easily have happened today, here in California. While an ocean tsunami is not possible in Tracy, the area is certainly earthquake-prone. The USGS database shows that there is a 98.035% chance of a major earthquake within 50 kilometers of Tracy – well within the lifetime of Tracy’s public buildings and representing a serious threat to the delivery of public services when they are needed most. This may be the City of Tracy’s highest duty and responsibility - to serve the public during times of critical emergency. (See Figure 54.)



Figure 54 - Earthquake, Chile

To do so, the City must have facilities that have survived any predicted event and remain functional and can support emergency service delivery. Most planning and building design standards for earthquakes are based on the ability of a structure to withstand only a 100-year event. The earthquake and tsunami in Japan, Hurricane Katrina, and other major events demonstrate the need for facilities to remain useable post disaster for extended periods without electric power and other services. Designing for this is called the “*extended survivability*” design process.

Extended Survivability Defined - “*Extended Survivability*” is the ability of a facility to remain useable even when disaster has stricken and electric and other utilities are down for extended periods. As an urban planning and architectural design concept, it defines how a district or building is able to continue to operate even during a protracted outage of utility services such as electric power, natural gas, water and sewerage. As applied in California, it defines the ability to survive the maximum anticipated earthquake, forest fire, flood or other natural disaster, and to endure the prolonged power and other outages that may follow. At present, public safety facilities need only to comply with minimum building code requirements and provide for emergency power generation for a limited period of time, up to 72 hours.

Largely unaddressed, however, is the long term functionality of the post-disaster facility. Examples of earthquake-resistant design are shown in Figure 55, Figure 56, Figure 57, and Figure 58.

This is where extended survivability comes in. This is especially critical for Police and Fire essential services buildings which need to function after a disaster. Advances in earthquake engineering, energy conservation, and design with climate and onsite energy production have made this possible to achieve. However, it requires the adoption of a new architectural and engineering design paradigm. A major component of this paradigm is the use of sustainable and passive design with climate-adapted techniques.

Passive planning and design principles utilize the forces of nature to help ensure continued building functionality. Structural design techniques such as using “shock absorbers” in the frame to soften the blow of earthquake forces, allow the building to respond with minimal impact to structure and contents. (See Figure 61, p.58) Use of natural lighting from skylights and windows allows daytime building use without electric power for lighting.



Figure 55 – Viscous Damper Retrofit, Kent WA

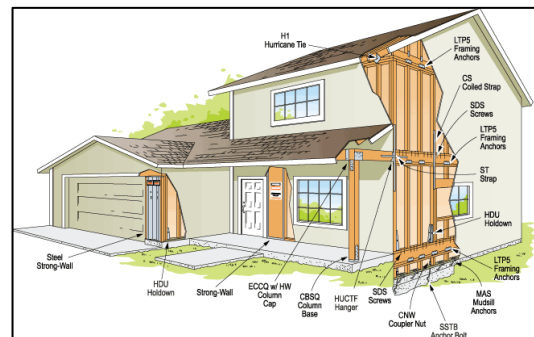


Figure 56 – Code-Prescribed Earthquake-Resistance

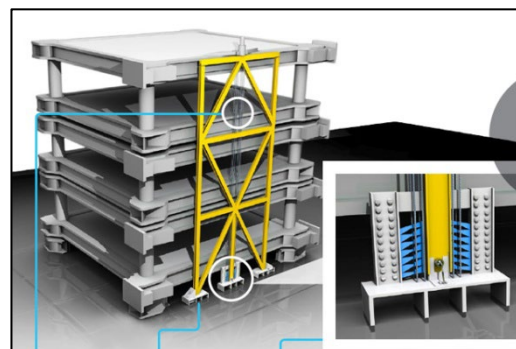


Figure 57 – Steel Fuse Technology, Stanford & Northeastern Universities

Natural ventilation and operable windows help ensure that the building can be used even when power or fuel supply for mechanical systems is compromised. Heating and cooling load avoidance strategies, passive solar design principles, and use of thermal mass to reduce indoor temperature fluctuation are all effective techniques. The reduced demand on emergency power generation resulting from the above listed strategies greatly extends the period of time when the building can remain operational. Finally, small photovoltaic electric systems can then maintain computer and critical communications functionality.

Benefits & Relation To Sustainability - The three main benefits of extended survivability in buildings are: 1) *extended emergency operations* are provided long after onset of an emergency, 2) *workplace quality* is dramatically improved and 3) *energy-efficiency* is improved substantially reducing energy costs and making LEED certification easier.

Extended Emergency Operations - The first benefit is that services remain available in a post-emergency scenario and allow for continuous, operations long after the onset of an emergency event such as earthquake, flood, fire, etc. Services required for functionality, building envelope integrity, safety provisions, water and energy availability and the presence of light and air are all provided in a cascading arrangement depending on the extent and duration of emergency. (See Figure 59.)

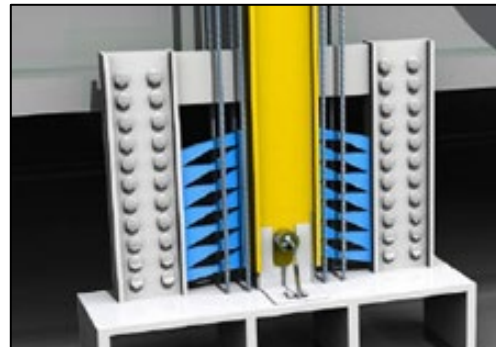


Figure 58 – Replaceable steel fuses (in blue) contort to absorb seismic energy.

OPERATION		NORMAL MODE	EMERGENCY MODE	EXTENDED SURVIVABILITY MODE
		normally available	<72 hr. post-event	>72 hr. post-event
		(N)	(E)	(ES)
FUNCTION	All functions fully operational	X		
	Most functions are operational	X	X	
	Critical functions are operational	X	X	X
ENVELOPE	Envelope is intact and fully functional	X		
	Envelope, if damaged, can be immediately occupied	X	X	
	Envelope, if damaged, operates in manual mode	X	X	X
	Envelope admits natural light and air for occupancy	X	X	X
SAFETY	Structure resists all normal and lateral loads	X		
	Structure may be damaged but is safe to occupy	X	X	
	Structure and utilities may be damaged but safe to occupy	X	X	X
WATER	Water systems are fully available	X		
	Water supplied by City pressure or e-generator pumps	X	X	
	Water provided only by storage or solar pumps	X	X	X
ENERGY	Normal heating and cooling is available	X		
	Heating and cooling powered by e-generator	X	X	
	Passive heating and cooling, thermal mass	X	X	X
	Photovoltaic with battery backup	X	X	X
LIGHT & AIR	Mechanical ventilation fully available	X		
	Electric lighting fully available	X		
	Electric lighting available assist from e-generator	X	X	
	Natural ventilation with power assist from e-generator	X	X	
	Natural lighting available with battery nightlighting	X	X	X
	Natural ventilation available	X	X	X

Figure 59 - Table of Extended Emergency Operations

Normal (N) Mode operations provide for full serviceability. Emergency (E) Mode operation takes effect during the first 72 hours of an emergency and provides most services normally available, thanks in large part to the presence of emergency power generation with proper fuel supply. (See Figure 60.) Extended Survivability (ES) Mode provides for continued serviceability during protracted emergencies when the grid may be down for long periods of time, beyond the 72-hour duration fuel supply and when refueling may not be an option due to the nature of the emergency, for example in a major earthquake. In this mode of operation, unlimited and ongoing operations of critical systems are possible.



Figure 60 – Emergency Generator with Shear Lugs Added to Seismic Skid Mount

The traditional code-based design approach does not design with extended survivability in mind. Design to code-only assures life safety for typical structures so people can get out, but does not limit damage to the degree that the building can remain in use. After an earthquake, for example, buildings still standing must often undergo major rehabilitation or be completely replaced due to the prohibitive cost of repair. Extended survivability design protocol includes the use of high performance engineering methodologies instead of prescriptive code-based design techniques. (See Figure 61.)



Figure 61 - Earthquake Protected Police Building with Seismic Dampers & Daylighting, Vacaville, CA

Workplace Quality Improved - The second benefit of designing for extended survivability is that a much higher quality workplace environment results from the use of natural lighting and ventilation. Daylight provides building users with superior visual acuity, a sense of psychological well being, and dramatic energy savings. Extensive research has shown that naturally lit buildings which control the use of daylight for the benefit of the occupants improve worker satisfaction and productivity as well as reduce absenteeism. This is due to the superior quality of natural light, exposure to the diurnal cycle and the provision of exterior views which are all part of a daylighting strategy. Just as we bring daylight and air inside the building envelope, we understand the importance of bringing people to the outside of buildings. Shelter, good solar orientation, courtyards and covered walkways provide outdoor spaces which can be used year-round.

Energy-efficiency, LEED and Sustainability - The third benefit is that the planned absence of energy to run the building causes the designer to consider the climate of a region in its design, which in turn makes a building inherently more energy-efficient. Designing for the specifics of climate is the most powerful way to reduce energy consumption. By designing with natural systems instead of trying to override them, low-cost or even no-cost energy reduction gains are made. In simple terms, passive solar, thermal mass storage, natural lighting and ventilation and other low-cost sensible techniques are employed to reduce reliance on energy-intensive mechanized solutions.

Developing a strong, simple extended survivability rationale results in elegant building designs that harness natural forces with the latest in technology and, in the process, make buildings more easily certifiable in high-performance building programs such as LEED. The path to LEED, zero net-energy buildings and carbon neutrality becomes easier to follow under the extended survivability framework, helping Tracy meet those goals, as well as creating highly energy-efficient public facilities which are better, more productive work environments.

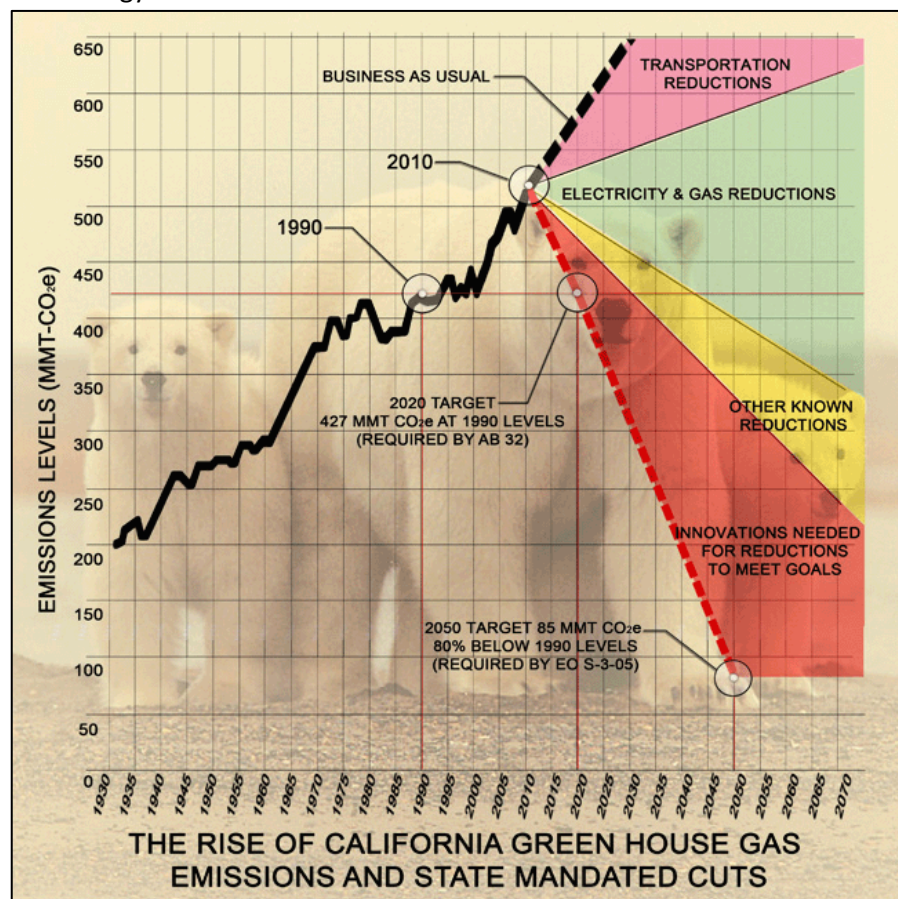


Figure 62 - Green House Gas Mandate
The graph shows the historical rise in greenhouse gas emissions in California and the state-mandated cuts required to meet the 2020 and 2050 targets. The 2020 target is 427 MMT CO₂e, and the 2050 target is 85 MMT CO₂e, both 80% below 1990 levels.

Green House Gas Reduction - Extended survivability and energy efficiency measures directly mitigate greenhouse gas (GHG) emissions, facilitating City of Tracy compliance with AB 32 and EO S-3-05. The GHG target from Tracy's Sustainability Action Plan is a 15 percent reduction in per capita emissions from the 2006 baseline of 11.6 metric tons of carbon dioxide equivalent. This target is adopted as a facility design guideline for the public facilities resulting from this CPSMP update.

Green house gases (GHG) trap heat in the atmosphere, causing the earth to warm. The scientific consensus on climate change is that the fossil fuel driven increase in CO₂ emissions has caused a rapid increase in global average temperatures over the past one hundred years; this is particularly evident over the last five decades.

In response, California has enacted climate change legislation, most notably AB 32, which establishes climate change emissions reduction targets for the state. AB 32 requires GHG emissions to be reduced to 1990 levels by 2020 and EO S-3-05 would see emissions drop to preindustrial levels by 2050. General Plan update CEQA approvals offer the path to AB 32 compliance for Cities, with the State Attorney General providing ultimate oversight and enforcement.

Local governments have a unique ability to effect GHG mitigation by adopting Climate Action Plans (CAPs). When successfully amended to the General Plan, City and county CAPs provide a roadmap to reduce not only direct operational GHG emissions, but also influence the GHG footprints of citizens, industries, and businesses within their jurisdiction. Through visibility and purchasing power, local governments can set an example for households and businesses in their GHG-reduction practices. Nearly every local, county and state agency in California is acting to mitigate GHG emissions. (See Figure 62 and Figure 62)

Net Zero-Energy Buildings (ZEB) Definition - Net zero-energy buildings (ZEB), including their site, consume zero net energy and emit zero net carbon annually. The result is net zero energy costs, when averaged over a year, for the City.

Simplified ZEB Protocol - Designing for the specifics of climate is the most powerful way to reduce energy consumption and achieve zero-net energy buildings. By designing with natural systems instead of trying to override them, low-cost or even no-cost energy reduction gains are made. In simple terms, passive solar, thermal mass storage, natural lighting and ventilation and other low-cost sensible techniques are first employed. Once the basic building envelope has been optimized for the particular Central Valley climate zone for Tracy, efficient mechanical and electrical systems are used that support all facility uses such as lobbies, office, and training space. Total yearly energy demand is then calculated and converted to photovoltaic capacity in kW to offset this demand. (See Figure 63, p.61.)

ZEB and Life Cycle Cost - Choices at every stage - from standards and specifications to design and construction - are made based on efficacy of function, energy-efficiency, durability and cost. Cost is not only first cost but life cycle cost including maintenance, operations, recycling and replacement cost. Since total envelope and process loads are reduced to minimum, there is a corresponding reduction in the offset cost to achieve zero-net energy since less on-site renewable energy (e.g. photovoltaics) is required. This means less cost to installed KW capacity.



Figure 63 - Net Zero-Energy Transportation Center, Vacaville, Ca.

Facility Design Recommendations – A menu of key extended survivability and sustainability features, where appropriate, recommended for the buildings included in the CPSMP update, includes:

- **Photovoltaic power for critical needs** – Consider small-scale rooftop photovoltaics array to power critical emergency circuits, IT, radio, etc. Could be rooftop mounted or site racks.
- **Isolate and protect critical utilities** – Evaluate each building system for criticality including but not limited to radio, telecommunications, power, sanitary sewer, potable water, etc. Identify feasible measures which can be cost-effectively taken to harden against flooding, earthquake or other threat to be determined.
- **Design structures to “immediate-occupancy” level** – The new Police Department Service Center and Fire Stations will be designed to the highest structural level, that of immediate occupancy, which means that the structural frame and all building services will be available after a seismic event.
- **Use seismic dampening to improve survivability at same cost** – Consider use of viscous fluid dampers (VFD) or other structural dampening techniques to increase the resilience of the building frame under earthquake loads, improving survivability during and serviceability after an earthquake.
- **Use energy-efficient design to extend survivability and reduce utility bills** – A variety of measures such as east-west building orientation, use of thermal mass, high-efficiency mechanical strategies,

etc. will reduce energy consumption and extend the duration in which emergency power can be provided.

- **Use natural light and ventilation to improve workplace quality and extend survivability** – Use of natural lighting and ventilation provides for a high-quality workplace day-in and day-out, but also means that the building can be passively operated and inhabited when emergency power has been exhausted.
- **Make full use of daylighting** – Make full use of windows for daylight, use skylights at roof so that most of building can be naturally lit for use in emergency. Daylighting means that primary work spaces are provided with natural light from skylights and/ or high windows with light shelves, with the electric lighting system controlled by light sensors which automatically turn them off when there is sufficient natural light. 30% - 50% of the energy used by most buildings in the U.S. goes into lighting, a large share of that can be saved by a daylighting system.
- **Add window shading** – Use overhangs, solar screens and other devices to permit view out, yet reduce summer heat load, reduce air conditioning demand and extend duration of emergency generator power due to reduced rate of fuel consumption. Saves on utility bill, too.
- **Provide super-insulation** – Maximum insulation values are utilized. Wall insulation of up to R-40 is encouraged, twice the usual thermal resistance of a wall. Roof insulation values between R-30 and R-40 are desired. Consider alternative building technologies like using California's Central Valley's own straw bale as insulation for buildings which provides up to R-40 walls.
- **Increase thermal mass** – Heat storage capacity is maximized through the use of high specific heat and heat capacity materials such as concrete, masonry and even interior wallboard assemblies. Novel use of materials to increase thermal mass should be considered such as straw bale covered concrete exterior walls, concrete floor and concrete roof to name a few. The large heat storage capacity of these surfaces will moderate temperature swings in the building and reduce the demand for heating and cooling. The resulting "thermal flywheel" effect can be amplified through use of nighttime ventilation strategies to help "carry" the building through hot summer days with less mechanical cooling required.
- **Nighttime ventilation** – During the summer, when the night air is cool, buildings can be ventilated with outside air to cool the heavy mass of interior and exterior walls. A cool slab and heavy mass walls will help keep the building cool for much of the day. Thus, demand for mechanical refrigeration cooling can be greatly reduced in Tracy's hot climate.
- **Reflective cool roof** – Where re-roofing is required, use "cool roof" products. Roofs should be cool roof designs which reduce roof surface temperatures, reduce heat transmission into the building and reduce "heat island" effect.
- **Use natural ventilation** – Natural ventilation or mixed-ventilation delivery of outside air could be provided. Naturally ventilated air will flow from low vents to high vents.
- **High-efficiency mechanical systems** – Use high-efficiency mechanical systems which will reduce utility bills at same time as extending duration of emergency generator power due to reduced rate

of fuel consumption. Consider water-based systems in order to avoid the inherently less-efficient heat transfer provided by air-based systems.

- **Raise sites for minimum 100-year flood protection** – Public facility sites should be raised minimum 1' above base flood elevation (BFE) to protect against projected 100-year flood events. Consider berming to further protect against flooding.
- **Design two-story buildings** – This provides a second level retreat in case of severe flooding, helping ensure delivery of public services during emergencies. Also saves land. The resulting compact building design allows multiple departments to share one elevator, resulting in a resource-efficient and energy-efficient design.
- **Place critical functions on second floor** – In order to provide an area of retreat in case of flooding which exceeds the 100-year projection, place critical functions on second floor where flood water will not reach. Critical functions include the Emergency Operations Center (EOC), Dispatch/Communications, other.
- **Elevate emergency generator and fuel supply** – Raise emergency power generator and its 72-hour fuel supply to be able to withstand any flooding risk, also includes transfer switch and emergency power panels. Space below to be used for storage and hardened against flooding.

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APPENDIX A – PUBLIC SAFETY STAFFING PROJECTIONS

Projected staffing for public safety agencies are shown in the table below. It should be emphasized that staffing projections are an intermediate step to determine needed facilities, and are not a basis for budgeting future positions.

Police Department Staffing Projections

	Current	2040	Comment
Police Department			
Office of the Chief			
Chief of Police	1.0	1.0	Sworn
Deputy Chief	0.0	1.0	Sworn
Professional Standards Officer	1.0	1.6	Sworn
Executive Assistant	1.0	1.0	Civilian
Bureau of Field Operations			
Captain	1.0	1.0	Sworn
Administrative Assistant	1.0	1.4	Civilian
Patrol Division			
Lieutenant	4.0	4.0	Sworn
Day Shift			
Sergeant	2.0	4.2	Sworn
Corporal	2.0	4.2	Sworn
Officer	12.0	19.1	Sworn
Community Service Officer	2.0	2.8	Civilian
Swing Shift			
Sergeant	2.0	4.2	Sworn
Corporal	2.0	4.1	Sworn
Officer	12.0	19.0	Sworn
Community Service Officer	2.0	2.8	Civilian
Night Shift			
Sergeant	2.0	3.6	Sworn
Corporal	2.0	3.6	Sworn
Officer	12.0	19.0	Sworn
Community Services Division			
Lieutenant	1.0	1.0	Sworn
Neighborhood Resource Unit			
Sergeant	1.0	2.0	Sworn
Corporal	1.0	2.0	Sworn
Officer	1.0	1.6	Sworn
School Resource Officer	3.0	4.7	Sworn
DARE Officer	1.0	1.6	Sworn
Crime Prevention Specialist	2.0	2.8	Civilian
Volunteers in Police Services	25.0	35.6	Unpaid Civilian
Traffic Safety Unit			
Sergeant	1.0	1.0	Sworn
Corporal	1.0	1.0	Sworn
Officer	3.0	4.7	Sworn
Traffic Interns	2.0	2.8	Unpaid Civilian
<i>(table continued on following page)</i>			

Appendix A – Public Safety Staffing Projections, continued...

Police Department Staffing (continued)			
Code Enforcement			
Community Preservation Manager	1.0	1.0	Civilian
Code Compliance Analyst	1.0	1.4	Civilian
Administrative Assistant II	1.0	1.4	Civilian
Building Inspector II	1.0	1.4	Civilian
Code Enforcement Officer	3.0	4.3	Civilian
Bureau of Support Services			
Police Support Operations Manager	1.0	1.0	Civilian
Police Support Services Technician	1.0	1.4	Civilian
Animal Services			
Supervisor	1.0	1.0	Civilian
Administrative Assistant II	2.0	2.8	Civilian
Animal Services Officer	4.0	5.7	Civilian
Animal Services Aide	2.0	2.8	Civilian
Records			
Records Unit Supervisor	1.0	1.0	Civilian
Police Records Assistants	7.0	10.1	Civilian
Dispatch			
Communications Unit Supervisor	1.0	1.0	Civilian
Lead Public Safety Dispatchers	4.0	4.0	Civilian
Public Safety Dispatchers	12.0	17.3	Civilian
Bureau of Investigations			
Captain	1.0	1.0	Sworn
Lieutenant	1.0	1.0	Sworn
Administrative Assistant II	1.0	1.4	Civilian
Crime Analyst	1.0	1.4	Civilian
General Investigations Unit			
Sergeant	1.0	2.7	Sworn
Corporal	1.0	2.7	Sworn
Detective	9.0	14.2	Sworn
Special Investigations			
Sergeant	1.0	1.0	Sworn
Corporal	1.0	1.0	Sworn
Detective	3.0	4.7	Sworn
Special Enforcement			
Sergeant	2.0	2.0	Sworn
Corporal	1.0	1.6	Sworn
Officer	6.0	9.5	Sworn
Crime Scene Unit			
Crime Scene Supervisor	1.0	1.0	Civilian
Crime Scene Technician	4.0	5.7	Civilian
Subtotal Sworn Officers	96.0	152.2	
Subtotal Civilians	58.0	77.9	
Police Department Budgeted Total	154.0	230.1	
Interns and Volunteers	27.0	38.4	
Police Department Occupant Total	181.0	268.5	

Appendix A – Public Safety Staffing Projections, continued...

Fire Department Staffing Projections

Fire Department	Current	Buildout	
Fire Chief	1.0	1.0	Certified
Division Chief	2.0	2.0	Certified
EMS Manager	1.0	1.0	Civilian
Executive Assistant	1.0	1.0	Civilian
Fire Prevention Division			
Fire Marshal	1.0	1.0	Certified
Administrative Assistant II	1.0	2.0	Civilian
Fire Inspectors	3.0	4.5	Certified
Hazardous Materials Inspector	0.0	1.0	Civilian
Plans Check Examiner	1.0	2.0	Civilian
Building Permit Technician	1.0	2.0	Civilian
Fire Operations Division			
Battalion Chief	3.0	3.0	Certified
Administrative Assistant II	1.0	2.0	Civilian
Fire Captain	22.0	28.0	Certified
Fire Engineer	21.0	27.0	Certified
Firefighter	24.0	30.0	Certified
Fire Training Division			
Fire Captain	0.00	1.0	Certified
Administrative Assistant II	0.00	1.0	Civilian
Subtotal Certified Firefighters	77.0	97.50	
Subtotal Civilian	6.0	12.00	
Fire Department Budgeted Total	83.00	109.50	
Budgeted Separately: Fire Reserve	25.0	37.5	Certified
Fire Department Occupant Total	108.00	147.00	

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APPENDIX B – PUBLIC SAFETY SPACE PROJECTIONS

Police Department Space Projections

Function/Department	Unit S.F.	Current		Horizon 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Department						
Administration						
Chief of Police	300	1	300	1	300	
Deputy Chief	200	0	0	1	200	
Professional Standards Officer	120	1	120	2	240	
Executive Assistant	120	1	120	1	120	
Reception/Waiting	225	1	225	1	225	
Conference Room	230	1	230	1	230	
File Room	85	1	85	1	85	
Coffee Counter	20	1	20	1	20	
Supply	30	1	30	1	30	
Subtotal, Net Area			1,130		1,450	
Departmental Area (add 30%)			1,470		1,890	
Bureau of Field Operations						
Captain	160	1	160	1	160	
Administrative Assistant	64	1	64	1	64	1 @ Substation
Patrol Division						
Watch Commander's Office	140	1	140	0	0	1 @ Substation
Sergeants	150	1	150	0	0	1 @ Substation
Corporals	150	1	150	0	0	1 @ Substation
Community Service Officers	150	1	150	0	0	1 @ Substation
Patrol Ready Room	240	1	240	0	0	1 @ Substation
Conference Room	100	1	100	0	0	1 @ Substation
Report Area	24	4	96	0	0	6 @ Substation
Briefing Room	300	1	300	1	300	
Armory	100	1	100	1	100	
SWAT Armory	100	1	100	1	100	
Patrol War Bag Storage	—	1	20	1	20	Shelves with access zone
Files	—	0	160	1	160	See also Substation
Equipment Room	—	0	130	1	130	See also Substation
Mail Boxes	—	1	80	1	80	See also Substation
Subtotal, Net Area			2,140		1,114	
Departmental Area (add 30%)			2,780		1,331	58% Substation reduction
Community Services Division						
Lieutenant Office	160	1	160	1	160	
Neighborhood Resource Unit						
Sergeant Office	120	1	120	2	240	
Corporal	64	1	64	2	128	
Officer	64	1	64	2	128	
School Resource Officer	48	3	144	5	240	
DARE Officer	64	1	64	2	128	
Crime Prevention Specialist	64	2	128	3	192	
Convenience Copier/Printer	20	1	20	1	20	
Coffee Counter	20	1	20	1	20	
Subtotal, Net Area			784		1,256	
Departmental Area (add 30%)			1,020		1,630	

Appendix B – Public Safety Space Projections, continued...

Function/Department	Unit S.F.	Current		Horizon 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Department						
Bureau of Field Operations, cont...						
Traffic Safety Unit						
Sergeant Office	120	1	120	1	120	2 @ Substation 1 @ Substation
Corporal	64	1	64	1	64	
Officer	64	3	192	3	192	
Traffic Interns	48	2	96	2	96	
Equipment Room	80	1	80	1	80	
Convenience Copier/Printer	20	0	0	1	20	
Coffee Counter	20	1	20	1	20	
Subtotal, Net Area			572		592	
Departmental Area (add 30%)			740		764	24% Substation reduction
Code Enforcement						
Community Preservation Mgr	120	1	120	1	120	
Code Compliance Analyst	64	1	64	2	128	
Administrative Assistant II	64	1	64	2	128	
Building Inspector II	64	1	64	2	128	
Code Enforcement Officer	64	3	192	5	320	
Drawing Files	15	1	15	1	15	
Layout Table	20	1	20	1	20	
Convenience Copier/Printer	20	1	20	1	20	
Coffee Counter	20	1	20	1	20	
Subtotal, Net Area			579		899	
Departmental Area (add 30%)			750		1,170	
Total Bureau of Field Operations Net			5,205		5,311	
Departmental			6,760		6,785	

Function/Department	Unit S.F.	Current		Horizon 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Department						
Bureau of Support Services						
Police Support Operations Manager	190	1	190	1	190	
Police Support Services Technician	64	1	64	2	128	
Subtotal, Net Area			254		318	
Departmental Area (add 30%)			330		410	
Records						
Records Unit Supervisor	120	1	120	1	120	Shared between shifts 2 @ Substation
Police Record Assistants	64	7	448	9	576	
Service Counter	50	1	50	1	50	High density storage
Fingerprint Livescan	25	1	25	1	25	
File Area	—	1	170	1	170	
Work Room	220	1	220	1	220	Also @ Substation
Document Scanning	100	1	100	1	100	
Storage	100	1	100	1	100	
Coffee Counter	20	1	20	1	20	
Subtotal, Net Area			1,253		1,381	
Departmental Area (add 30%)			1,630		1,737	21% Substation reduction

Appendix B – Public Safety Space Projections, continued...

Function/Department	Unit S.F.	Current		Horizon 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Department						
Bureau of Support Services, cont...						
Dispatch						
Communications Supervisor	160	1	160	1	160	spare console in office
Communications Operator	115	6	690	10	1,150	
Lockers	—	1	42	1	63	
Storage	100	1	100	1	100	
Break Room	100	1	100	1	100	
Toilet	50	1	50	1	50	
Equipment Room	80	1	80	1	80	
Subtotal, Net Area			1,222		1,703	
Departmental Area (add 30%)			1,590		2,210	
Shared Support						
Conference Room	150	1	150	1	150	Alcove outside mail room
Mail Room	100	1	100	1	100	
Mail Boxes	20	1	20	1	20	
Shipping & Receiving	120	1	120	1	120	
Subtotal, Net Area			390		390	
Departmental Area (add 30%)			510		510	
Total Bureau of Support Services Net			3,119		3,792	
Departmental			4,060		4,867	

Function/Department	Unit S.F.	Current		Horizon 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Department						
Bureau of Investigations						
Captain	160	1	160	1	160	
Lieutenant	160	1	160	1	160	
Administrative Assistant II	64	1	64	2	128	
Crime Analyst	64	1	64	2	128	
General Investigations Unit						
Sergeant	120	1	120	3	360	
Corporal	64	1	64	3	192	
Detective	24	9	216	15	360	
Special Investigations						
Sergeant	120	1	120	1	120	
Corporal	64	1	64	1	64	
Detective	24	3	72	5	120	
Special Enforcement						
Sergeant	120	2	240	2	240	
Officer	24	6	144	10	240	
Shared Spaces						
Equipment Room	50	1	50	1	50	
Reception Counter	50	1	50	1	50	
Interview Room	50	3	150	4	200	
Conference Room	250	1	250	1	250	
Copy/Supply	80	1	80	1	80	
Subtotal, Net Area			2,068		2,902	
Departmental Area (add 30%)			2,690		3,770	

Appendix B – Public Safety Space Projections, continued...

Function/Department	Unit S.F.	Current		Horizon 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Department						
Bureau of Investigations, cont...						
Crime Scene Unit						
Crime Scene Supervisor	120	1	120	1	120	
Crime Scene Technician	64	4	256	6	384	
Property Receiving & Staging						
Work Area	100	1	100	1	100	
Lockers	60	1	60	1	60	
Receiving & Processing Area	260	1	260	1	260	
Evidence Viewing	100	1	100	1	100	
Laboratory	90	4	360	6	540	
Computer Forensics	320	1	320	1	320	
Chemical Storage	100	1	100	1	100	
Equipment Storage	100	1	100	1	100	
Waste Area	80	1	80	1	80	
Property Room	—	1	3,600	1	5,200	All forms of prop storage
Subtotal, Net Area			5,456		7,364	
Departmental Area (add 30%)			7,090		9,261	3% Substation reduction
Temporary Holding Facility						
Vehicular Sallyport	430	1	430	1	430	
Pedestrian Sallyport	50	1	50	1	50	
Prebooking	100	1	100	1	100	
Identification	100	1	100	1	100	
Shower	50	1	50	1	50	
Property	100	1	100	1	100	
Holding Cell	60	5	300	8	480	
ADA Holding Cell	60	1	60	1	60	
Interview Room	80	1	80	1	80	
Subtotal, Net Area			1,270		1,450	
Departmental Area (add 30%)			1,650		1,890	
Total Bureau of Investigations Net			8,794		11,716	
Departmental			11,430		14,921	

Appendix B – Public Safety Space Projections, continued...

Function/Department	Unit S.F.	Current		Horizon 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Department						
Ancillary Areas						
Lobby	1,000	1	1,000	1	542	458 sq ft Lobby @ Substation
Probation Office	100	1	100	1	100	
Community/Conference Room	250	1	250	0	0	200 sq ft Conf @ Substation
Live Scan	70	1	70	1	70	
Interview Room	70	1	70	1	70	
Break Room	255	1	255	1	255	
Staff Lactation Room	70	1	70	1	70	
Fitness Room	860	1	860	1	535	325 sq ft Gym @ Substation
Men's Lockers	22	60	1,290	119	2,559	33 Lockers @ Substation
Women's Lockers	22	36	774	42	903	16 Lockers @ Substation
DOC	900	1	900	1	900	Former EOC
DOC Conference	300	1	300	1	300	
DOC Table & Chair Storage	145	1	145	1	145	
Computer Room	400	1	400	1	245	155 sq ft IT @ Substation
Subtotal, Net Area			6,484		6,694	
Departmental Area (add 30%)			8,430		7,855	32% Substation reduction
Emergency Operations Center						
EOC	1,000	0	0	1	1,000	
Conference	240	0	0	2	480	
Table & Chair Storage	150	0	0	1	150	
Intermediate Distribution Frame	80	0	0	1	80	
Subtotal, Net Area			0		1,710	
Departmental Area (add 30%)			0		2,220	
Summary for Police Department Total Needs						
Net Area			23,602		29,223	
Departmental Area			30,680		36,648	
Gross Area (add 30%)			40,800		47,400	

Appendix B – Public Safety Space Projections, continued...

Function/Department	Unit S.F.	Current		Horizon 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Substation						
Public Spaces						49+ Lockers
Lobby	310	0	0	1	310	
Public Toilets	74	0	0	2	148	
Community Meeting/ Briefing	823	0	0	1	823	
Community Room Storage	50	0	0	1	50	
Conference Room	200	0	0	1	200	
Secure Spaces						
Reception	208	0	0	1	208	
Kitchen/ Break Room	365	0	0	1	365	
Video Monitor Room	236	0	0	1	236	
Records Files	130	0	0	1	130	
Duplication/ Paper Processing Rm	125	0	0	1	125	
Central Supply	79	0	0	1	79	
Open Office Workstations	75	0	0	12	900	
District Commander's Office	175	0	0	1	175	
Sergeants Office Workstations	75	0	0	6	450	
Showers, Lockers, and Toilets	26	0	0	49	1,274	
Gym	325	0	0	1	325	
Janitor Closet	39	0	0	1	39	
Evidence Prep	164	0	0	1	164	
Evidence Receiving	145	0	0	1	145	
Electrical Closet	127	0	0	1	127	
Armory	62	0	0	1	62	
Server Room	155	0	0	1	155	
Staff Entry	112	0	0	1	112	
Subtotal, Net Area			0		6,602	
Gross Area (+33%)			0		8,800	

Function/Department	Unit S.F.	Current		Horizon 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Animal Services (net subtotals)						
Public Areas			733		1,680	
Animal Areas			3,572		4,817	
Staff Areas			1,300		1,877	
Shelter Veterinary			0		644	
Subtotal, Net Area			5,605		9,018	
Departmental Area (add 30%)			7,287		11,723	
Gross Area (add 33%)			9,692	-	15,592	-

Appendix B – Public Safety Space Projections, continued...

Function/Department	Unit S.F.	Current		Horizon 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Training						
Administrative						
Training Office	120	1	120	1	120	
Clerk	64	0	0	1	64	
Visiting Instructor	64	0	0	1	64	
Reception/Waiting	100	0	0	1	100	
Copy/Workroom	200	1	143	1	200	
Supplies Storage	100	1	72	1	100	
Instructional Areas						
Classroom	1,085	1	777	1	1,085	
Arrest & Control Activity Area	3,100	1	2,220	1	3,100	
Tactical Firearms Simulator	970	1	695	1	970	
Furniture Storage	150	1	107	1	150	
Supplies Storage	150	1	107	1	150	
Break Area	450	1	322	1	450	
Weight Room	900	1	645	1	900	
Men's Shower	818	1	586	1	818	
Women's Shower	502	1	360	1	502	
Subtotal, Net Area			6,170		8,773	
Departmental Area (add 30%)			8,021		11,400	
Training Total Gross Area (+33%)			10,694		15,200	

Function/Department		Current	Horizon 2040	Comments
		Area	Area	
Police Building Totals				
Police Total Net Area		35,377	53,616	
Police Total Departmental Area		45,988	59,771	Substation is Gross Only
Police Total Gross Area		61,186	86,992	

Appendix B – Public Safety Space Projections, continued...

Function/Department	Unit S.F.	Current		Horizon Year 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Training						
Site Elements						
Firearms Training Range	1,378	1	1,378	1	1,378	Pre-Engineered Bldg.
Storage Building	400	0	0	1	400	
Site Vehicular Circulation	—	—	345	—	445	
Subtotal Training Site Elements			1,723		2,223	

Function/Department	Unit S.F.	Current		Horizon Year 2040		Comments
		No. Units	Net Area	No. Units	Net Area	
Police Department Vehicles						
Administration						
Misc. Equipment UD		1		1		
Sedan		2		4		
SUV		3		5		
Off-Road EV		2		3		
Patrol Force						
Sedan		5		8		
SUV		37		62		
Pickup		3		5		
Community Services Division						
Sedan		1		2		
SUV		2		3		
Pickup		3		5		
Traffic						
Pickup		1		1		
Motorcycles		9		12		
Electric Motorcycle		2		3		
Car Trailer		3		4		
Speed Trailer		2		3		
Parking Enforcement						
Pickup		2		3		
Animal Services						
Pickup		2		3		
General Investigations						
Sedan		5		9		
SUV		4		7		
Undercover		1		2		
Special Enforcement						
SUV		2		3		
Property/Evidence						
Pickup		3		4		
SWAT						
Armored Personnel Carrier		1		1		
Van		1		1		
Generator		1		1		
Mobile Command Post						
KVM Switch		1		1		
Generator		1		1		
Police Vehicles Total		100		157		

Appendix B – Public Safety Space Projections, continued...

Fire Department Space Projections

Function/Department	Unit S.F.	Current		Buildout		Comments
		No. Unit s	Net Area	No. Unit s	Net Area	
Fire Department						
Administration						
Fire Chief	320	1	320	1	320	
Division Chief	220	2	440	2	440	
EMS Manager	190	1	190	1	190	
Executive Assistant	100	1	100	1	100	
Fire Prevention						
Fire Marshal	190	1	190	1	190	
Administrative Assistant II	64	1	64	2	128	
Fire Inspectors	64	3	192	5	320	
Hazardous Materials Inspector	64	0	0	1	64	
Plans Check Examiner	64	1	64	2	128	
Layout	32	1	32	1	32	
Fire Operations (Administrative)						
Battalion Chief	190	3	570	3	570	
Administrative Assistant II	64	1	64	2	128	
Fire Training Division						
Fire Captain	120	0	0	1	120	
Administrative Assistant II	64	0	0	1	64	
Shared Spaces						
Reception	100	1	100	1	100	
Conference Room	530	1	530	1	530	
Training Room	740	1	740	1	740	Becomes DOC in future
Copy Room	80	1	80	1	80	
Break Room	100	1	100	1	100	
Storage	20	1	20	1	20	
Equipment Storage	400	1	400	1	400	
Subtotal, Net Area			4,196		4,764	
Departmental Area (add 30%)			5,450		6,190	
Fire Admin Total Gross Area			7,270		8,250	
Note: at 9,646 gsf, existing Station "A" exceeds Horizon Year 2040 demand by 1,396 gsf.						
Operations						
Existing Fire Stations	—	5	29,372	4	23,820	without Stations A or 97
Fire Stations 94,95,and 99	7,070	0	0	3	21,210	
Fire Station 97	7,750	0	0	1	7,750	
Subtotal, Operations Gross Area			29,372		52,780	

Appendix B – Public Safety Space Projections, continued...

Function/Department	Unit S.F.	Current		Buildout		Comments
		No. Units	Net Area	No. Units	Net Area	
Fire Training						
Administrative						Pre-Engineered Bldg.
Training Office	120	0	0	1	120	
Clerk	64	0	0	1	64	
Visiting Instructor	64	0	0	1	64	
Reception/Waiting	100	0	0	1	100	
Copy/Workroom	200	0	0	1	200	
Supplies Storage	100	0	0	1	100	
Instructional Areas						
Classroom	1,085	0	0	1	1,085	
Furniture Storage	150	0	0	1	150	
Supplies Storage	150	0	0	1	150	
Break Area	450	0	0	1	450	
Weight Room	900	0	0	1	900	
Men's Shower	818	0	0	1	818	
Women's Shower	502	0	0	1	502	
Subtotal, Net Area		0		4,703		
Departmental Area (add 30%)		0		6,114		
Training Total Gross Area		0		8,130		
Site Elements						Pre-Engineered Bldg.
Drill /Burn Tower	9,000	0	0	1	9,000	
Drill/Burn Tower Apron	—	0	0	1	49,700	
Misc Training Apron	—	0	0	1	14,000	
Storage Building	400	0	0	1	400	
Site Vehicular Circulation	—	—	0	—	18,275	
Subtotal Training Site Elements		0		91,375		

Function/Department	Unit S.F.	Current		Buildout		Comments
		No. Units	Net Area	No. Units	Net Area	
Fire Department Vehicles						
Administration (SUVs)			9		9	Ownership of new engines proportionate to each new station's service to city.
Fire Prevention (Light Pickups)			3		5	
Fire Training Division (SUV)			0		1	
Fire Operations						
SUV			2			
Mid Size Pickup			4		4	
Heavy Duty Pickup			1		1	
Engine			10		14	
Ladder			1		2	
Water Tender			1		1	
Hazmat Trailer			1		1	Additional tender used primarily for unincorporated areas.
Fire Vehicles Total			32		38	

APPENDIX C – PUBLIC SAFETY SPACE PROGRAM DISTRIBUTION TABLE

Building	Shared	Fire			Police													Subtotal w/ 33% Gross Circulation					
	EOC	Admin	Training	Stations	Admin	Field Operations	Community Services	Traffic	Code Enforcement	Support Services	Animal Services	Records	Dispatch	Shared Support	Investigations	Crime Scene	Holding		Ancillary Areas	Training			
A Fire Headquarters Station "A"		9,646 sf																		9,646 sf			
91 Fire Station 91				7,401 sf																7,400 sf			
92 Fire Station 92				5,136 sf																5,136 sf			
93 Fire Station 93				6,147 sf																6,147 sf			
94 Fire Station 94 (Reloc. Cordes Ranch Area) incl. Ladder Bay				7,750 sf																7,750 sf			
95 Fire Station 95 (Tracy Hills Area)				7,070 sf																7,070 sf			
96 Fire Station 96				5,136 sf																5,136 sf			
97 Fire Station 97 (Relocation - Valpico) incl. Ladder Bay				7,750 sf																7,750 sf			
99 Fire Station 99 (Ellis Area)				7,070 sf																7,070 sf			
T Fire Training Facility - Phases 2 & 3			9,868 sf																	9,868 sf			
		9,600 sf	9,900 sf	53,500 sf																73,000 sf			
P PD Remodel & Addition on Expanded Civic Center Site	2,220 sf				1,890 sf	1,331 sf	1,630 sf	764 sf	1,170 sf	410 sf		1,737 sf	1,220 sf	510 sf	3,770 sf	9,261 sf	1,890 sf	7,855 sf		47,425 sf			
S South Tracy Police Substation						1,839 sf		236 sf				463 sf				309 sf		3,765 sf		8,794 sf			
T Police Department Training Facility																			11,400 sf	15,162 sf			
D Police Department Animal Shelter - Phase 2											15,592 sf									15,592 sf			
SUBTOTAL POLICE DEPARTMENT				2,200 sf				1,900 sf	3,200 sf	1,600 sf	1,000 sf	1,200 sf	400 sf	15,600 sf	2,200 sf	1,200 sf	500 sf	3,800 sf	9,600 sf	1,900 sf	11,600 sf	11,400 sf	87,000 sf
RCT Public Safety Radio Communications Facilities	400 sf																				400 sf	400 sf	
SUBTOTAL COMMUNICATIONS FACILITIES				400 sf																		400 sf	
SUBTOTAL PUBLIC FACILITIES				2,600 sf	9,600 sf	9,900 sf	53,500 sf	1,900 sf	3,200 sf	1,600 sf	1,000 sf	1,200 sf	400 sf	15,600 sf	2,200 sf	1,200 sf	500 sf	3,800 sf	9,600 sf	1,900 sf	11,600 sf	11,400 sf	160,400 sf



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APPENDIX D – PUBLIC SAFETY FACILITY COST ESTIMATE

KEY	PLACE NAME	Program Area			Site Development Cost			Remodel Cost		New Cost		2020 Direct Construction Bid Day Cost		
		Existing	Remodel	New	2040	Site Area	Site Unit Cost	Subtotal	Remodel Area	Unit Cost	Subtotal		New Area	Unit Cost
A	Fire Headquarters Station "A"	9,646 sf				0.6 ac								
91	Fire Station 91	7,401 sf			7,401 sf									
92	Fire Station 92	5,136 sf			5,136 sf									
93	Fire Station 93	6,147 sf			6,147 sf									
94	Fire Station 94 (To be Relocated, Land owned by SCFA)	5,552 sf												
94	Fire Station 94 (Reloc. Cordes Ranch Area) incl. Ladder Bay			7,750 sf	7,750 sf	2.0 ac	\$800,000	\$1,600,000				7,750 sf	\$500	\$3,875,000
95	Fire Station 95 (Tracy Hills Area)			7,070 sf	7,070 sf	0.9 ac	\$800,000	\$1,600,000				7,070 sf	\$500	\$3,535,000
96	Fire Station 96	5,136 sf			5,136 sf									
97	Fire Station 97 (To be Relocated, Sell property)	3,009 sf												
97	Fire Station 97 (Relocation - Valpico) incl. Ladder Bay			7,750 sf	7,750 sf	2.0 ac	\$800,000	\$1,600,000				7,750 sf	\$500	\$3,875,000
99	Fire Station 99 (Ellis Area)			7,070 sf	7,070 sf	0.9 ac	\$800,000	\$745,638				7,070 sf	\$500	\$3,535,000
T	Fire Training Facility - Phases 1 & 3			9,868 sf	9,868 sf	5.1 ac	\$275,000	\$1,410,750				9,868 sf	\$400	\$3,947,200
P	PD Remodel & Addition on Expanded Civic Center Site	33,500 sf	0 sf	39,500 sf	73,000 sf	11.6 ac	\$462,000	\$5,356,400	0 sf	\$0	\$0	39,500 sf	\$390	\$15,232,200
I	PD Annex (1979 Police Station to be Demolished)	27,616 sf	27,616 sf	19,809 sf	47,425 sf	4.7 ac	\$800,000	\$3,760,000	27,616 sf	\$300	\$8,284,800	19,809 sf	\$650	\$12,875,850
A	PD North Annex (Leased - to be let go)	16,759 sf												
S	South Tracy Police Substation			8,794 sf	8,794 sf	2.2 ac	\$800,000	\$1,760,000				8,794 sf	\$650	\$5,716,100
T	Police Department Training Facility	2,296 sf	918 sf	12,866 sf	15,162 sf	2.0 ac	\$250,000	\$500,000	918 sf	\$150	\$137,760	12,866 sf	\$250	\$3,216,500
D	Police Department Animal Shelter - Phase 2	9,692 sf		5,900 sf	15,592 sf	2.2 ac	\$200,000	\$438,000				5,900 sf	\$600	\$3,540,000
RCT	Public Safety Radio Communications Facilities	39,600 sf	28,500 sf	47,400 sf	87,000 sf	11.1 ac	\$582,300	\$6,558,000	28,500 sf	\$300	\$8,422,600	47,400 sf	\$530	\$25,348,500
	SUBTOTAL COMMUNICATIONS FACILITIES	0 sf	0 sf	400 sf	400 sf	0.5 ac	\$360,000	\$180,000				400 sf	\$1,250	\$500,000
	SUBTOTAL PUBLIC SAFETY FACILITIES	73,100 sf	28,500 sf	87,300 sf	160,400 sf	23.2 ac	\$517,355	\$11,994,400	28,500 sf	\$296	\$8,422,600	87,300 sf	\$471	\$41,080,700
														\$66,385,000

(continued)

A	Fire Headquarters Station "A"													
91	Fire Station 91													
92	Fire Station 92													
93	Fire Station 93													
94	Fire Station 94 (To be Relocated, Property owned by SCFA)	\$5,475,000		\$6,942,300	\$900	\$2,429,805	\$9,377,000	\$2,600,000	\$500,000	\$12,472,000		\$11,472,000		
94	Fire Station 94 (Reloc. Cordes Ranch Area) incl. Ladder Bay	\$4,887,376		\$6,197,192	\$880	\$2,169,017	\$8,366,000	\$874,518	\$192,837	\$9,433,000		\$7,921,550		
95	Fire Station 95 (Tracy Hills Area)													
96	Fire Station 96													
97	Fire Station 97 (To be Relocated, Sell property)	\$5,475,000		\$6,942,300	\$900	\$2,429,805	\$9,377,000	\$2,600,000	\$500,000	\$12,472,000		\$11,472,000		
97	Fire Station 97 (Relocation - Valpico) incl. Ladder Bay	\$4,280,658		\$5,427,849	\$770	\$1,899,747	\$7,328,000	\$1,000,000	\$233,012	\$8,561,000		\$7,735,668		
99	Fire Station 99 (Ellis Area)	\$5,357,950		\$6,793,881	\$690	\$2,377,858	\$9,117,000	\$500,000						
T	Fire Training Facility - Phases 2 & 3	\$25,476,000		\$32,303,500	\$820	\$11,306,200	\$43,610,000	\$5,974,500	\$1,425,800	\$50,558,700		\$40,151,900		
P	PD Remodel & Addition on Expanded Civic Center Site	\$24,920,650		\$31,599,384	\$670	\$11,059,784	\$42,659,000	\$2,160,114	\$0	\$44,819,000		\$44,819,000		
I	PD Annex (1979 Police Station to be Demolished)													
A	PD North Annex (Leased - to be let go)	\$7,476,100		\$9,479,695	\$1,080	\$3,317,893	\$12,798,000	\$648,049	\$1,760,000	\$15,206,000		\$15,206,000		
S	South Tracy Police Substation	\$3,854,260		\$4,887,202	\$350	\$1,710,521	\$6,598,000	\$36,098	\$402,925	\$7,037,000		\$7,037,000		
T	Police Department Training Facility	\$3,978,000		\$5,044,104	\$850	\$1,765,436	\$6,810,000	\$1,000,000	\$0	\$7,810,000		\$7,810,000		
D	Police Department Animal Shelter - Phase 2	\$40,229,000		\$51,010,400	\$670	\$17,853,600	\$68,865,000	\$3,844,300	\$2,162,900	\$74,872,000		\$0		
RCT	Public Safety Radio Communications Facilities	\$680,000		\$862,240	\$2,160	\$301,784	\$1,164,000	\$4,067,185	\$125,000	\$5,356,000		\$5,356,000		
	SUBTOTAL COMMUNICATIONS FACILITIES	\$680,000		\$862,240	\$2,160	\$301,784	\$1,164,000	\$4,067,185	\$125,000	\$5,356,000		\$5,356,000		
	TOTAL PUBLIC SAFETY FACILITIES (rounded)	\$66,385,000		\$84,177,000	\$730	\$29,462,000	\$113,639,000	\$13,886,000	\$3,714,000	\$130,790,000		\$120,380,000		



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APPENDIX E – PUBLIC SAFETY SOLAR NANOGRID COST ESTIMATE

KEY	PLACE NAME	Program Area		Loads		Rooftop Solar			Solar Carport (e)		
		New	Predicted (N) Facility Load	Predicted Maximum Battery Load	Rooftop Solar Maximum Capacity	Rooftop Solar Maximum Size	Estimated Rooftop Solar Cost @ \$3K/kW	Needed Solar Carport Capacity	Needed Solar Carport Size	Needed Solar Carport System Size	Estimated Solar Carport Cost @ \$3.4K/kW
94	Fire Station 94 (Reloc. Cordes Ranch Area) Incl. Ladder Bay	7,750 sf	104 MMWh/Yr	99 kW	70 MMWh/Yr	74 kW	\$222,000	34 MMWh/Yr	3,800 sf	36 kW	\$122,400
97	Fire Station 97 (Relocation - Valpico) Incl. Ladder Bay	7,750 sf	104 MMWh/Yr	99 kW	70 MMWh/Yr	74 kW	\$222,000	34 MMWh/Yr	3,800 sf	36 kW	\$122,400
99	Fire Station 99 (Ellis Area)	7,070 sf	95 MMWh/Yr	90 kW	64 MMWh/Yr	67 kW	\$201,000	31 MMWh/Yr	3,500 sf	33 kW	\$112,200
T	Fire Training Facility - Phases 2 & 3	9,868 sf	132 MMWh/Yr	126 kW	89 MMWh/Yr	94 kW	\$282,000	43 MMWh/Yr	4,800 sf	46 kW	\$156,400
SUBTOTAL FIRE DEPARTMENT		39,500 sf	435 MMWh/Yr	414 kW	293 MMWh/Yr	309 kW	\$927,000	142 MMWh/Yr	15,900 sf	151 kW	\$513,400
P	PD Remodel & Addition on Expanded Civic Center Site	19,809 sf	265 MMWh/Yr	253 kW	89 MMWh/Yr	94 kW	\$282,000	176 MMWh/Yr	19,600 sf	186 kW	\$632,400
S	South Tracy Police Substation	8,794 sf	118 MMWh/Yr	113 kW	79 MMWh/Yr	84 kW	\$252,000	39 MMWh/Yr	4,300 sf	41 kW	\$139,400
T	Police Department Training Facility	12,866 sf	173 MMWh/Yr	165 kW	116 MMWh/Yr	123 kW	\$369,000	57 MMWh/Yr	6,300 sf	60 kW	\$204,000
D	Police Department Animal Shelter - Phase 2	5,900 sf	79 MMWh/Yr	76 kW	53 MMWh/Yr	56 kW	\$168,000	26 MMWh/Yr	2,900 sf	27 kW	\$91,800
SUBTOTAL POLICE DEPARTMENT		47,400 sf	635 MMWh/Yr	607 kW	337 MMWh/Yr	357 kW	\$1,071,000	298 MMWh/Yr	33,100 sf	314 kW	\$1,067,600
SUBTOTAL PUBLIC SAFETY FACILITIES		87,300 sf	1,070 MMWh/Yr	1,021 kW	630 MMWh/Yr	666 kW	\$1,998,000	440 MMWh/Yr	49,000 sf	465 kW	\$1,581,000

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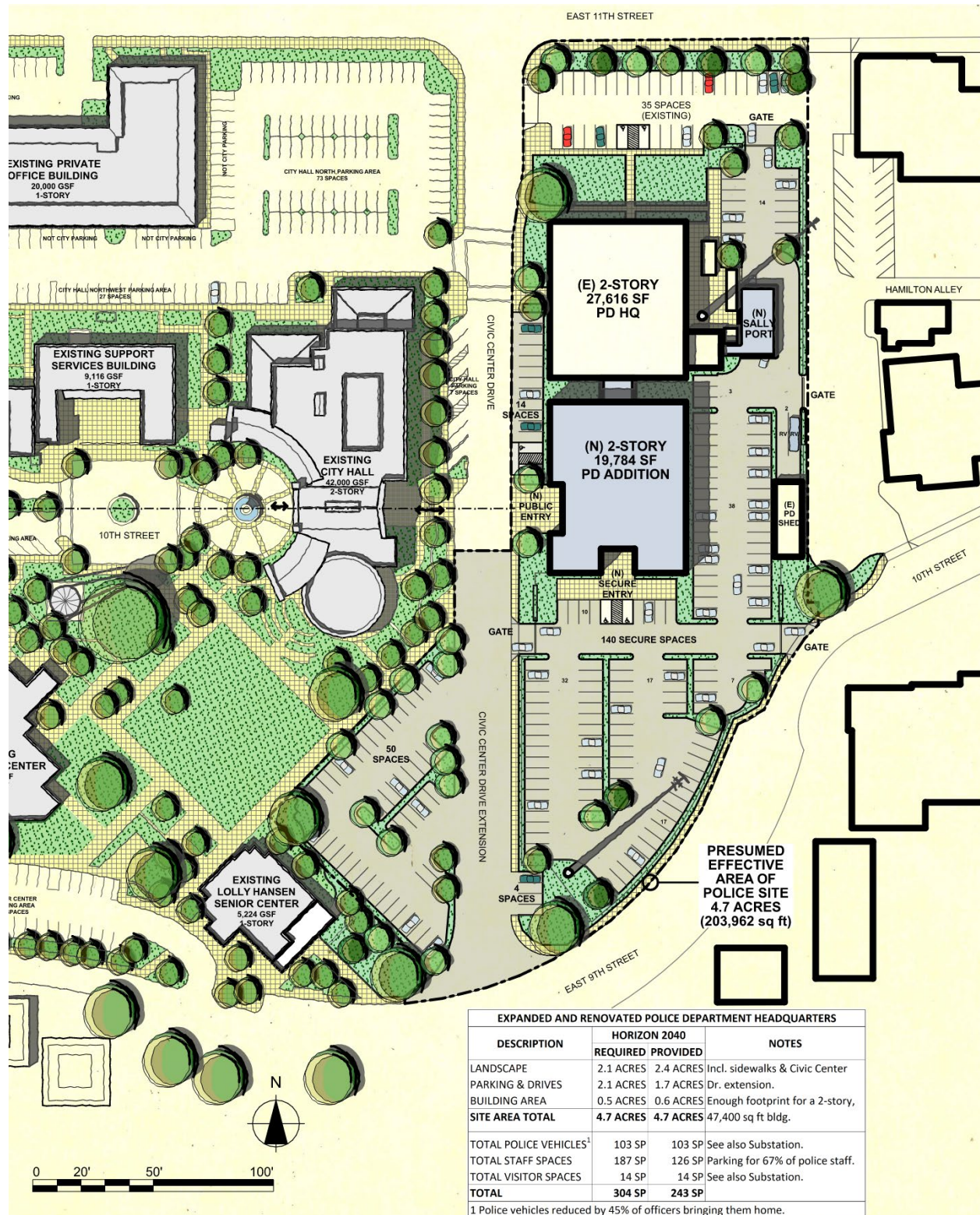
KEY	PLACE NAME	2020 Subtotal Solar Carport Cost	Annual Construction Input Inflation 2021 & 2022	2023 Subtotal Solar Carport Bid Day Cost	Battery		Annual Construction Input Inflation 2021 & 2022	2023 Subtotal Battery System Bid Day Cost	2023 Total Project Bid Day Cost for Solar and Battery Installation	35% Contingency: 10% Design & Planning; 10% CM; 15% General Contingency	2023 Total Project Cost for Solar and Battery Installation
					Needed Code-Required 6-Hour Battery	Estimated Battery System Cost					
94	Fire Station 94 (Reloc. Cordes Ranch Area) Incl. Ladder Bay	\$122,400	26.8%	\$155,203	0.30 MWh	\$240,000	26.8%	\$304,320	\$459,523	\$160,833	\$620,356
97	Fire Station 97 (Relocation - Valpico) Incl. Ladder Bay	\$122,400	26.8%	\$155,203	0.30 MWh	\$240,000	26.8%	\$304,320	\$459,523	\$160,833	\$620,356
99	Fire Station 99 (Ellis Area)	\$112,200	26.8%	\$142,270	0.27 MWh	\$216,000	26.8%	\$273,888	\$416,158	\$145,655	\$561,813
T	Fire Training Facility - Phases 2 & 3	\$156,400	26.8%	\$198,315	0.31 MWh	\$248,000	26.8%	\$314,464	\$512,779	\$179,473	\$692,252
SUBTOTAL FIRE DEPARTMENT		\$513,400		\$651,000	1.18 MWh	\$944,000		\$1,197,000	\$1,848,000	\$646,800	\$2,494,800
P	PD Remodel & Addition on Expanded Civic Center Site	\$632,400	26.8%	\$801,883	0.76 MWh	\$608,000	26.8%	\$770,944	\$1,572,827	\$550,490	\$2,123,317
S	South Tracy Police Substation	\$139,400	26.8%	\$176,759	0.34 MWh	\$272,000	26.8%	\$344,896	\$521,655	\$182,579	\$704,235
T	Police Department Training Facility	\$204,000	26.8%	\$258,672	0.50 MWh	\$400,000	26.8%	\$507,200	\$765,872	\$268,055	\$1,033,927
D	Police Department Animal Shelter - Phase 2	\$91,800	26.8%	\$116,402	0.23 MWh	\$184,000	26.8%	\$233,312	\$349,714	\$122,400	\$472,114
SUBTOTAL POLICE DEPARTMENT		\$1,067,600		\$1,353,700	1.83 MWh	\$1,464,000		\$1,856,400	\$3,210,100	\$1,123,500	\$4,333,600
TOTAL PUBLIC SAFETY FACILITIES (rounded)		\$1,581,000	26.8%	\$2,005,000	3.01 MWh	\$2,408,000	26.8%	\$3,054,000	\$5,059,000	\$1,771,000	\$6,829,000



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APPENDIX F – CIVIC CENTER PUBLIC SAFETY FACILITY SITE PLAN

Renovate existing 27,600 square foot building. Expand site to 4.7 acres on Civic Center campus by partially closing 10th Street and demolishing former 1979 Police Station. Add 19,784 square foot addition, expanded vehicle sally port, expanded secure parking, and expanded parking.



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APPENDIX G – POLICE SUBSTATION SITE PLAN

Provide a new 8,800 square foot facility on 2.3 acres to be purchased by City near Ellis, South Linne, and Tracy Hills developments. With 20 visitor, 20 secure staff, and 54 secure police vehicle spaces, the substation site relieves some of the parking pressures on the Civic Center facility. The site further includes a covered space for an EOC “RV” Vehicle and covered motorcycle parking.



POLICE SUBSTATION		
DESCRIPTION	HORIZON 2040	NOTES
LANDSCAPE	1.0 ACRES	Incl. Sidewalks and Courtyard.
PARKING & DRIVES	1.1 ACRES	Equals 1-Story 8,800 SF Building
BUILDING AREA	0.2 ACRES	Footprint.
SITE AREA TOTAL	2.3 ACRES	
TOTAL POLICE VEHICLES	54 SP	Includes 20 "future" spaces as
TOTAL STAFF SPACES	20 SP	shown on site plan.
TOTAL VISITOR SPACES	20 SP	
TOTAL	94 SP	

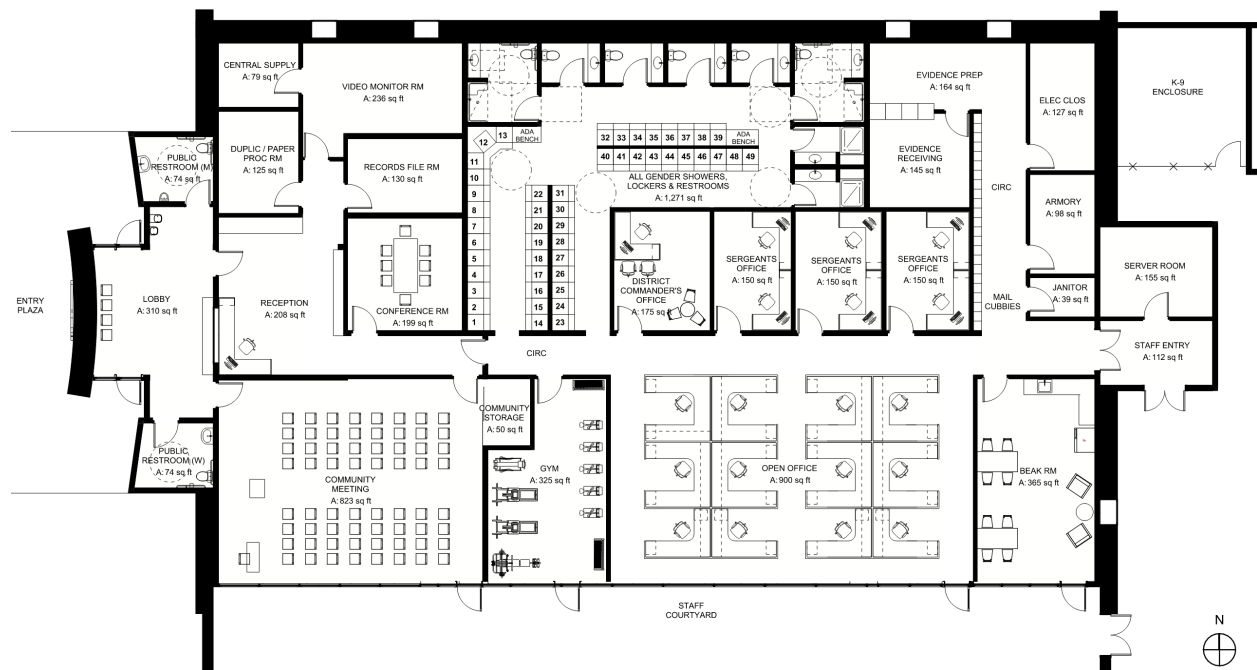
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APPENDIX H – POLICE SUBSTATION CONCEPT FLOOR PLAN

The floor plan provides open office space for twelve workstations and private office space for six sergeants workstations. The plan includes a public lobby with restrooms and secure access to an 823 square foot Community Meeting room. The Community Meeting room, in turn, has access to a covered outdoor patio. For staff, across from lockers, is a 325 square foot Gym. For maximum flexibility in staffing, Option 2 below shows an all-gender version of the Locker room, with private changing rooms.



Floor Plan - Option 1



Floor Plan - Option 2

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APPENDIX J – GROWTH PROJECTION DATA

The growth assumptions in this Master Plan are based on data from September 2021, received from the City of Tracy. They don't include the growth assumed in the City of Tracy 6th cycle Housing Element.

Table 3-2. Projected Development by Time Frame within the City's Sphere of Influence^(a)						
Land Use Type	Total Projected New Development by 2025		Total Projected New Development by 2040 ^(b)		Total Projected New Development at Buildout ^(c)	
	Dwelling Units	Gross Acres	Dwelling Units	Gross Acres	Dwelling Units	Gross Acres
Residential – Very Low Density ^(d)	-	-	265	223	1,292 ^(e)	907
Residential – Low Density ^(d)	2,880	647	6,490	1,438	8,375	1,871
Residential – Medium Density ^(d)	253	49	5,444	608	8,150	902
Residential – High Density	1,591	81	3,300	181	7,033	380
Residential – Very High Density	110	3	110	3	110	3
Commercial	-	45	-	549	-	818
Office	-	1	-	115	-	256
Industrial	-	859	-	3,136	-	4,093
Institutional	-	3	-	187	-	187
Identified Parks ^(f)	-	139	-	280	-	280
Total	4,834	1,826	15,609	6,720	24,960	9,698
(a) Includes existing development constructed after 2017.						
(b) Includes new development constructed within 2025 and 2040 time frames.						
(c) Includes new development constructed within 2025, 2040, and Buildout time frames.						
(d) For selected projects and development areas, it was assumed that 11.2% of the total gross acres in the very low, low, and medium density residential land use categories will develop as parks.						
(e) Includes existing units from Mountain View Annexation.						
(f) Includes park areas identified within the Rocking Horse, Ellis, Avenues, Tracy Hills Phase 1, and Legacy Fields developments.						

To calculate population data, use 3.50 people per household for population projections, from CA Department of Finance Table E-5 Population and Housing Estimates for Cities, Counties and the State, 2011-2021 with 2010 Census Benchmark

<https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>