



APPLICATION REFERRAL

PUBLIC HEARING

**FROM: SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**
Development Services Division
1810 East Hazelton Avenue
Stockton, CA 95205
Phone: (209) 468-3120

Contact Person: CHANDLER MARTIN
Phone: (209) 468-3144
FAX: (209) 468-3163

The following project has been filed with this Department:

APPLICATION NUMBERS: PA-0500138 (General Plan Map/Text Amendment); PA-0500140 (Master Plan Map/Text Amendment); PA-0500142 (Specific Plan); PA-0500141 (Mountain House Development Title Text Amendment); PA-0500143, PA-0500144, PA-0500145, and PA-0500146 (Major Subdivisions); PA-0500147 and PA-0500148 (Development Agreements); PA-0500149 and PA-0500150 (Use Permits); and PA-0500151 (Williamson Act Contract Cancellation).

PROPERTY OWNERS: Charles & Marilyn Tuso, Elias Muela, et. al.; Jose A. Souza and Isidoro Teixeira; Joe J. Machado, et. al.; Matthews Land Inc.; San Joaquin Delta Community College District; Pegasus Development and Pegasus –MH Ventures I, LLC; et. al.

APPLICANT: Gerry N. Kamilos, LLC, Matthews Land Inc., Pegasus Development and Pegasus –MH Ventures I, LLC; San Joaquin Delta Community College District.

PROJECT DESCRIPTION: The applicants (Gerry N. Kamilos, LLC et. al.) are seeking the approval of a Specific Plan ("Specific Plan III" [also referred to as "College Park"]) as required by the Mountain House Master Plan to permit the development of approximately 816 acres (17%) of the Mountain House community. In addition to the Specific Plan application, the project includes amendments to the County General Plan, the Mountain House Master Plan, and the Mountain House Development Title; four Major Subdivision applications; two Development Agreements; a Use Permit for an above-ground tertiary wastewater storage pond; a Use Permit for two water tanks; and a Williamson Act Contract cancellation. Collectively, these applications are referred to as the Specific Plan III Project.

Specific Plan III (PA-0500142)

Specific Plan III would permit development of the following: Neighborhood A/B (which represents a combining of Neighborhood A and Neighborhood B into one neighborhood); a portion of Neighborhood D; 2,302 dwelling units (not including 196 required second unit dwellings); 18.3 acres (256,000 square feet) of commercial uses; 86.5 acres (1,507,000 square feet) of industrial uses; two K-8 schools occupying 32 acres; 42.3 acres of neighborhood and community parks; a 114-acre community college with a planned capacity of 12,000 students; and open space connections (between the neighborhoods and the community parks and other open space areas), consisting of a linear park system, multi-use paths, trails, local streets with sidewalks, and bikeways. The commercial, industrial, and school uses are estimated to generate over 4,200 jobs.

Specific Plan III would also permit the development of a Neighborhood Center in Neighborhood A/B. The Neighborhood Center would consist of the two K-8 schools, a neighborhood park, a neighborhood commercial area of 1.5 acres, and a transit stop. (Note: The Neighborhood Center in Neighborhood D would be located in Specific Plan II, not Specific Plan III. While Specific Plan II and Specific Plan III would each develop a portion of Neighborhood D, a common landscape theme would tie the parts together with a

central focus on the Neighborhood D Neighborhood Center in Specific Plan II.)

Specific Plan III would provide for a variety of housing types. Residential units would have densities and sizes varying from medium-high density or high density units to single-family detached, low-density homes on 7,000 square-foot lots. The general residential density of Specific Plan III would be slightly higher than the Mountain House neighborhoods to the north. The majority of homes would be medium density, expected to range from 1,300 square feet to 2,800 square feet on a variety of lot sizes. Approximately 85% of the housing in Specific Plan III would be single-family detached and approximately 15% would be attached condominiums, townhomes, or apartments. The residential portion of Specific Plan III north of Grant Line Road (i.e., the easterly portion of Neighborhood D) would be developed with detached homes generally ranging in size from approximately 1,300 to 2,400 square feet in the medium density category. Two high-density parcels (which, alternatively, may also be considered for medium-high density use) would also be developed as for-sale condominiums.

General Plan Amendments (PA-0500138)

The General Plan amendments would do the following: 1) Modify policy 8 (a) of Section IV-F (Transportation) of Volume I by specifying that the levels of service (LOS) standards for freeways established by the San Joaquin Council of Governments (SJCOG) through the update and amendment of the Congestion Management Plan (CMP) would become the standard for individual freeways in San Joaquin County; 2) update Table XII.1-1 of Volume II to reflect the revised acreage figures for land uses in Mountain House as a result of land use changes (e.g., the inclusion of the Delta community college campus, the realignment of Central Parkway) attributable to Specific Plan III; and 3) revise the General Plan Community Plan 2010 Map for Mountain House to reflect the revisions to the Mountain House Master Plan land use map (i.e., Figure 3.5 of the Master Plan) attributable to Specific Plan III.

Master Plan Amendments (PA-0500140)

The Master Plan amendments would do the following: 1) Revise the Mountain House Master Plan land use map (i.e., Figure 3.5 of the Master Plan) and other map figures and tables to reflect land use changes attributable to Specific Plan III (e.g., the inclusion of Delta community college campus in Specific Plan III; the inclusion of the Specific Plan I Expansion Area into Specific Plan III; the change in the alignment of Central Parkway to provide direct access to the Delta community college campus and the change to the minimum centerline radius of Central Parkway south of Grant Line Road from 1,200 feet to 800 feet; the change in the alignment of De Anza Boulevard between Mascot Boulevard and Grant Line Road to include an easterly sweep and the change in the minimum centerline radius of this segment of De Anza Boulevard from 1,200 feet to 800 feet, to increase the medium density acreage and to maintain a separation between residential and industrial areas; the provision of two neighborhood parks, one (2.5 acres) in the western portion of Specific Plan III south of Grant Line Village and the other (8.5 acres) in the central portion of Specific Plan III in conjunction with the two K-8 schools; the reduction in the size of the community park from 38 acres to 31 acres; etc); 2) consolidate Neighborhoods A and B into one neighborhood (in response to the inclusion of the Delta community college campus in Mountain House) and consolidate the two neighborhood centers into one neighborhood center; 3) amend Policy 17.5.4 (a) to allow Neighborhood D to be included in two different Specific Plans, provided that future projects are compatible with the design standards for each Specific Plan; 4) specify that any additional water needed for Mountain House can also be secured via expanded water supply contracts with Byron Bethany Irrigation District (BBID); 5) allow higher density housing to be located near industrial centers; and 6) make other related map and text amendments to facilitate development within the Specific Plan III area and to achieve consistency with the General Plan and Mountain House Public Financing Plan.

Mountain House Development Title Amendments (PA-0500141)

The Mountain House Development Title Amendments would make a number of changes to the lot and structure standards for residential zones that would be unique to the Specific Plan III area. As part of these revisions, it would require tracts covered by a model home master plan and containing medium density (R-M) lots less than 3,600 square feet in area to have one floor plan with a maximum livable area of between 1,400 square feet and 1,700 square feet (e.g., lots with an area of less than 3,000 square feet

in area would be required to be developed with one floor plan containing 1,400 square feet of livable area; lots 3,000 up to 3,200 square feet in area would be required to be developed with one floor plan containing 1,500 square feet of livable area; lots 3,200 up to 3,400 square feet would require one floor plan of 1,600 square feet of livable area; and lots 3,400 up to 3,600 square feet in area would require one floor plan of 1,700 square feet of livable area). Overall, the proposed revisions to the residential lot and structure standards for Specific Plan III would permit the development of smaller lots, thereby encouraging greater housing variety and affordability. Other revisions include (possible) changes to the uses and use types permitted in residential, commercial, and industrial zones.

Major Subdivision Applications (PA-0500143, PA-0500144, PA-0500145, and PA-0500146)

The four Major Subdivision applications are, for the purposes of this description, termed the "Donati Tentative Map" (PA-0500143), the "Souza/Teixeira Tentative Map" (PA-0500144), the "Tuso/Muela Tentative Map" (PA-0500145), and the "Machado Tentative Map" (PA-0500146).

The Donati Tentative Map, submitted by Matthews Company, consists of 266 medium density residential lots, a portion of a neighborhood park, a portion of the community park, and open space areas including a landscaped trail corridor linking the neighborhood park and the community park and a number of in-tract landscaped parcels and pocket parks. The most significant easements within the Donati Tentative Map area are a PG&E 230kV tower line easement and a PG&E/Chevron natural gas and oil products pipeline easement.

The Souza/Teixeira Tentative Map, submitted by Gerry N. Kamilos, LLC, consists of 348 medium density residential lots, approximately 130 medium-high density residential units, approximately 31 acres of land for industrial park development, and open space areas including landscaped trail corridors and a number of in-tract landscaped parcels and pocket parks. The most significant easement within the Souza/Teixeira Tentative Map area is a PG&E 230kV tower line easement. The Souza/Teixeira Tentative Map area will be served by the Neighborhood Park in the Specific Plan II portion of Neighborhood D.

The Tuso/Muela Tentative Map, submitted by Gerry N. Kamilos, LLC, consists of 638 medium density residential lots, approximately 33 acres of land for industrial park development, a parcel of approximately 1.5 acres for Neighborhood Commercial (C-N) uses, a K-8 school site, a portion of a neighborhood park, a portion of the community park, a stormwater quality basin, a portion of a community water tank site, and open space areas including landscaped trail corridors and a number of in-tract landscaped parcels and pocket parks. The Tuso/Muela Tentative Map area includes one Mountain House Community edge: the south side of the proposed subdivision abuts Interstate 205. The most significant easements within the Tuso/Muela Tentative Map area are a PG&E 230kV tower line easement and a PG&E/Chevron natural gas and oil products pipeline easement.

The Machado Tentative Map, submitted by Gerry N. Kamilos, LLC, consists of 286 medium and low density residential lots, approximately 23 acres of land for industrial park development, approximately 18 acres of land for commercial/office development, a K-8 school site, a portion of a neighborhood park, and open space areas including landscaped trail corridors and a number of in-tract landscaped parcels and pocket parks.

The neighborhood design theme and architectural styles to be employed in each of the above tentative maps are addressed in Chapter Four of Specific Plan III. A description of on-and off-site transportation improvements and transit to serve the tentative maps is provided in Chapter Nine of Specific Plan III. Water conservation measures and water storage and distribution information for the proposed subdivisions are described in Specific Plan III, in the Draft EIR, and on each of the tentative maps. Water table management and plans for the continued provision of water and drainage services for agricultural uses within and affected by the tentative maps are described in the March 14, 2005 Farm Irrigation, Drainage and Canal Report prepared by MacKay & Soms on file at the Community Development Department. The provision, design, phasing and timing of all public services, financing procedures for public services to serve the proposed subdivisions are described in Specific Plan III.

Development Agreements (PA-0500147 and PA-0500148)

The two proposed Development Agreements (one between the County and Gerry N. Kamilos, LLC [PA-0500147], and the other between the County and Matthews Land Inc. [PA-0500148]) would vest (i.e., lock in) certain provisions/sections of the amended General Plan, Master Plan, the Mountain House Development Title, and Specific Plan III for the duration of said Development Agreements.

Use Permit (two water tanks) (PA-0500149)

The Use Permit to construct two water storage tanks, which would be located at the northeast corner of the proposed Delta community college campus, would, if approved, allow the potable water storage requirements of the Specific Plan III project area to be met. There would be one water storage tank serving Zone 1 and one water storage tank serving Zone 2. The water storage tanks would be designed to minimize, to the extent possible, the adverse visual and noise impacts on the adjacent community. The colors selected for the storage tanks would be generally neutral to allow the facilities to blend in with the visual character of the neighborhood. Landscaping (especially trees) would be used to minimize light impacts on adjoining properties. The water storage tanks would be constructed with the lowest profile (consistent with sound economical engineering practices), with the tanks depressed partially below ground level.

Use Permit (above-ground, tertiary wastewater storage pond) (PA-0500150)

The Use Permit to construct an above-ground, tertiary wastewater storage pond would, if approved, allow the subdivisions described above (see "Major Subdivision Applications") to commence construction before wastewater discharges to Old River is officially authorized by the Regional Water Quality Control Board (RWQCB). (Note: The Mountain House Community Services District (MHCS D) has obtained RWQCB approval for discharging treated wastewater into Old River on a year-round basis and for land disposal of treated wastewater. However, until the MHCS D wastewater treatment plant can reliably and consistently produce effluent that meets RWQCB's discharge standards, land disposal would be the only option for all treated wastewater.) The storage pond would be situated on a 137-acre parcel ("Pombo property") located on the east side of Mountain House Parkway and just south of Byron Road. Tertiary treated wastewater from the storage pond would be sprayed on said parcel at the agronomic rate. Based on the "Irrigation Feasibility Study for the Pombo Property", it has been determined that the Pombo property is sufficient in size to support land disposal of the treated wastewater generated by development of the subdivisions noted above.

Williamson Act Contract Cancellation (PA-0500151)

The Specific Plan III Project would necessitate the cancellation of three Williamson Act Contracts to allow construction of the lots shown on the Souza/Teixeira Tentative Map. The Assessor parcel numbers for the parcels with Williamson Act Contracts are 209-450-14, 209-450-15, and 209-450-16. These parcels are located immediately north of Grant Line Road and immediately west of Mountain House Parkway.

PROJECT LOCATION: Excluding the Use Permit for the tertiary wastewater storage pond (see above for location of said storage pond), the Specific Plan III Project is located within the southern third of the Mountain House Master Plan area. It is generally bounded by Mountain House Parkway to the east, Interstate 205 (I-205) to the south, the Alameda County line to the west and Grant Line road to the north, except for a small portion that extends north of Grant Line road adjacent to Mountain House Parkway. (Supervisory District 5) .

ENVIRONMENTAL DETERMINATION: A Draft Environmental Impact Report (DEIR) has been prepared for the Specific Plan III Project to identify project-specific impacts. (Note: The Notice of Preparation (NOP) and the Initial Study (IS) previously prepared for the project are included in their entirety as Technical Appendices of the DEIR.) The DEIR is available at the San Joaquin County Community Development Department, 1810 E. Hazelton Avenue, Stockton, CA.

APPLICATION REVIEW: If you have any recommendations or comments on this project or on the DEIR for this project, please submit them to the Community Development Department no later than April 28, 2005. Comments or recommendations received after that date will not be used in staff's analysis and recommendation for this application. (Note: A public meeting to receive comments regarding the DEIR will be held at Lammersville Elementary School on April 5, 2005 at 6:30 p.m. The address of Lammersville Elementary School is 16555 W. Von Sosten Road, Tracy CA 95304.)

NOTE TO SURROUNDING PROPERTY OWNERS: The Planning Commission will hold a public hearing on this project. You will receive notice of the date, time and place of the public hearing at a later date.

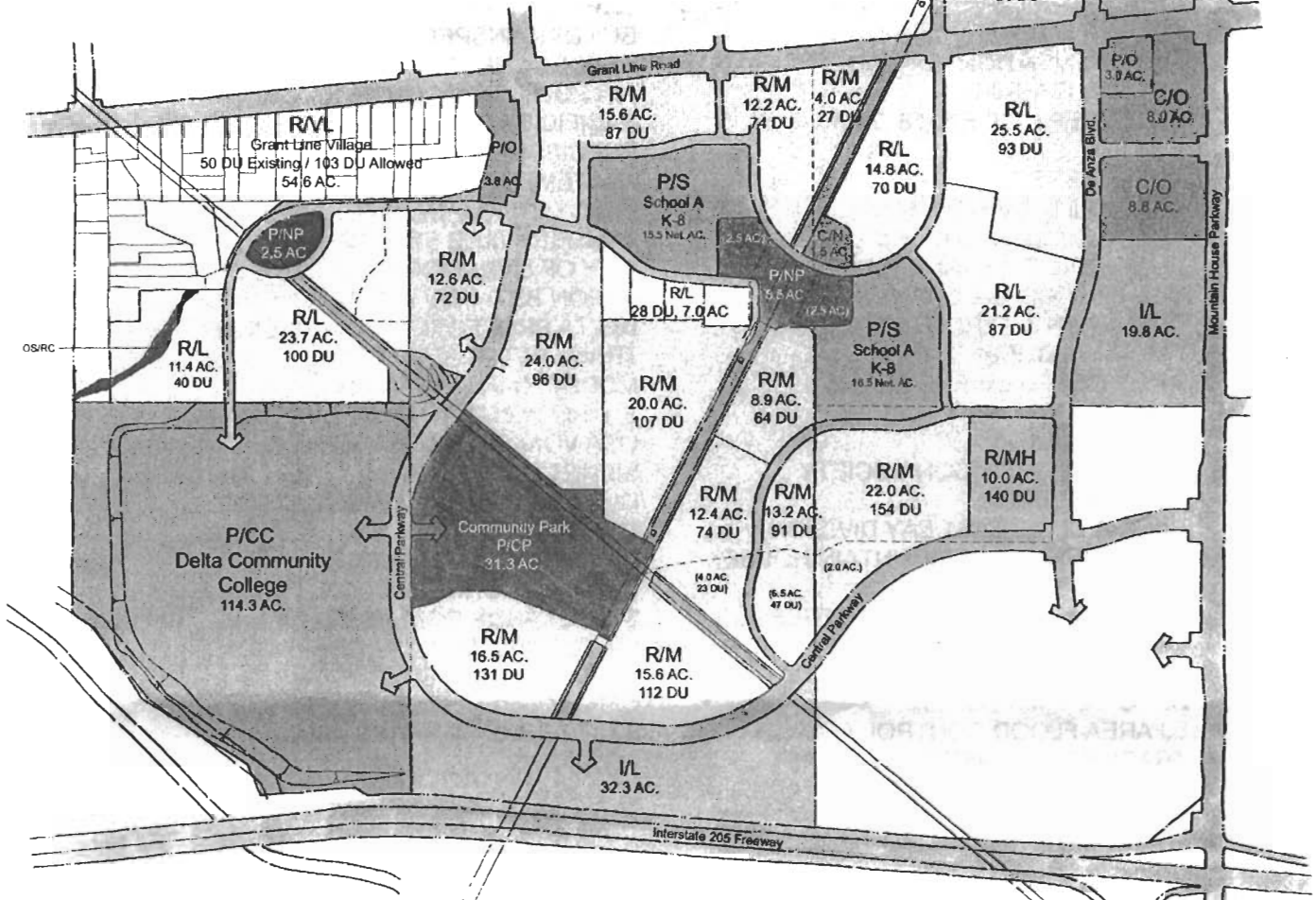
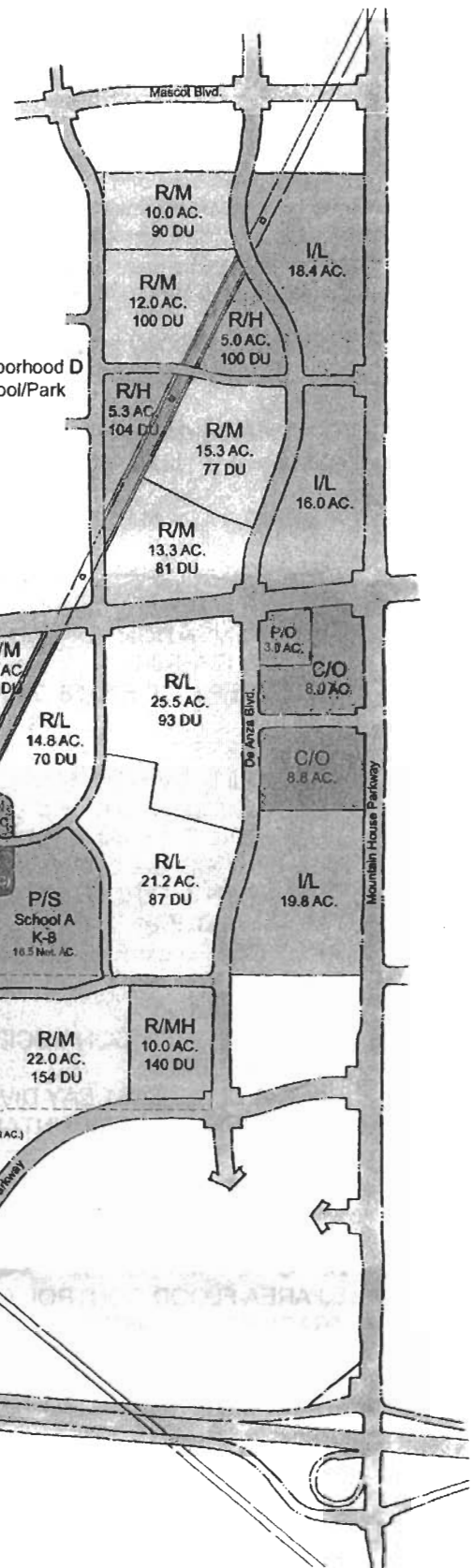
NOTE TO REVIEW AGENCIES: If you wish to be notified of the public hearing date for this project, call the contact person noted above, and you will be placed on the mailing list.

AGENCY REFERRALS MAILED ON: March 14, 2005

<p>TO: PUBLIC WORKS PLAN CHECK FIRE PREVENTION BUREAU COUNTY SHERIFF STATE DEPT. OF FISH & GAME S.B.C. KATHY PEREZ TRACY FIRE DEPARTMENT TRACY PUBLIC SCHOOLS ALAMEDA CO. PLANNING DEPT. CONTRA COSTA CO. PLANNING BUCHANAN & BYRON AIRPORTS FISH & WILDLIFE ARMY CORPS OF ENGINEERS B A R T TRACY PRESS STOCKTON AUDUBON SOCIETY DELTA KEEPER SIERRA CLUB, EAST BAY DIVISION DELTA CENTER AT MOUNTAIN HOUSE CALTRANS CALTRANS-DIV. OF AERONAUTICS CALIFORNIA HIGHWAY PATROL SJ COUNCIL OF GOVERNMENTS SJ AG COMMISSIONER SJ AREA FLOOD CONTROL AGENCY TRACY SOIL CONSERVATION DIST. CHARTER COMMUNICATIONS</p>	<p>ENVIRONMENTAL HEALTH BUILDING INSPECTION ENFORCEMENT AIR POLLUTION CONTROL PACIFIC GAS & ELECTRIC PRECISSI FLYING SERVICE ABATEMENT DISTRICT TRACY CITY MANAGER LAMMERSVILLE SCHOOL DIST. CITY OF LIVERMORE PLANNING DEPT. BYRON-BETHANY IRRIGATION DIST. DELTA PROTECTION COMMISSION TRACY BETTENCOURT MODESTO IRRIGATION DIST. S.J. REGIONAL TRANSIT DIST. LISA VONDERBRUEGGEN SIERRA CLUB OLD RIVER IMPROVEMENT ASSOC. MOUNTAIN HOUSE CSD SJ DELTA COM. COLLEGE DEPT. OF CONSERVATION STATE LANDS COMMISSION WATER RES. QUALITY CONTROL FARM BUREAU FEDERATION OFFICE OF EMERGENCY SERVICES STATE DEPT OF PARKS & REC. ALUC/COG</p>
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Community Planning Principles

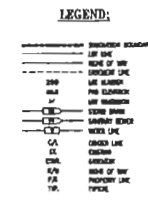
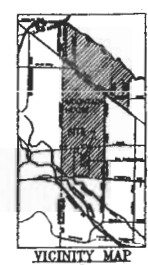
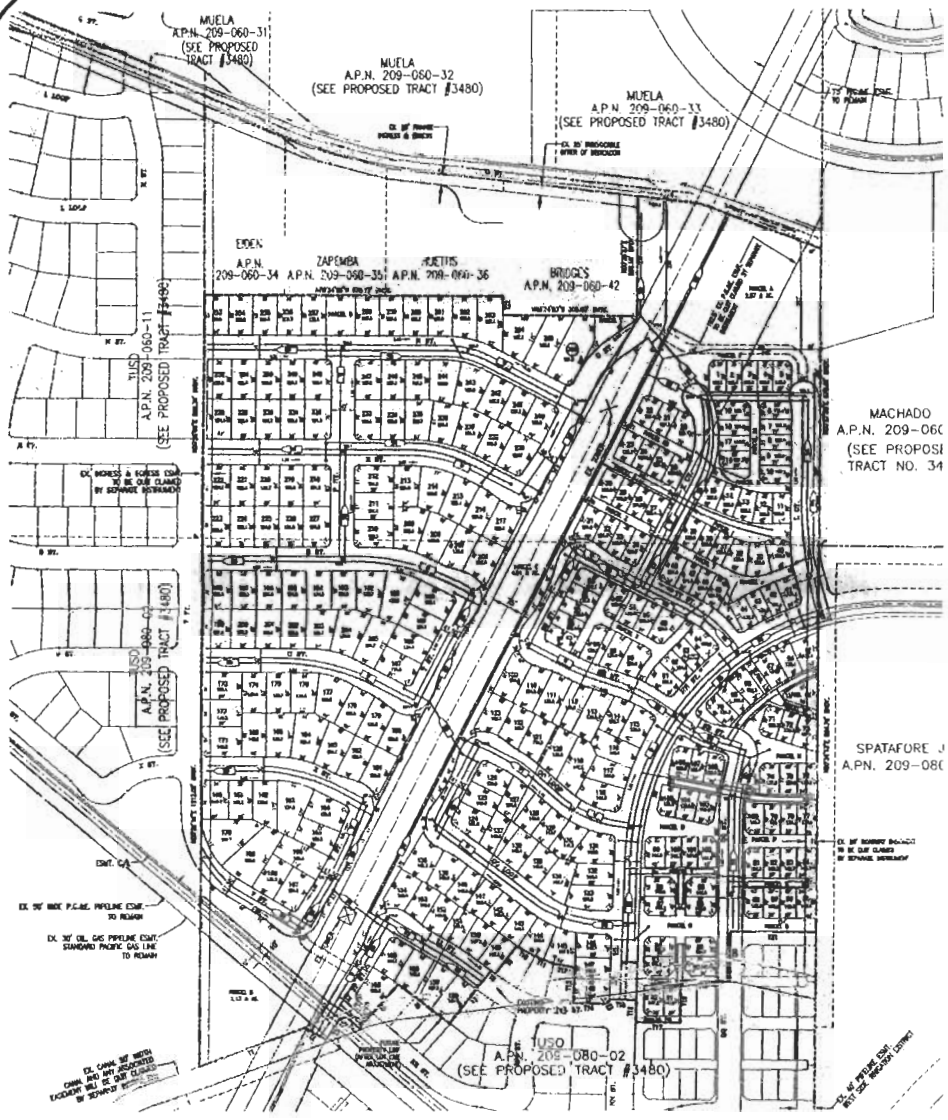
- Unify the Neighborhoods through a central greenbelt system.
- Provide open space and recreation amenities with linkages through parks, utility easements and road connections to the residential neighborhoods.
- Provide a Neighborhood Center as the primary feature of the community, which includes two K-8 Schools separated by a Neighborhood Park.
- Locate Central Parkway to provide direct access to the college.
- Minimize pedestrian crossing of Arterial roads.
- An enhanced street image and reduced traffic impact is planned by the use of alley accessed housing prototypes and limited driveways across from schools.
- Provide a wide range of housing types, square footage, and costs.
- Neighborhood D Planning Area is to orient to the adjacent school and park. The greenbelt concept is maintained by the open space linkage throughout the residential neighborhoods.



- LEGEND**
- Very Low-Density Residential (R/VL)
 - Low-Density Residential (R/L)
 - Medium-Density Residential (R/M)
 - Medium-High Density Residential (R/MH)
 - High Density Residential (R/H)
 - Office Commercial (C/O)
 - Neighborhood Commercial (N/C)
 - Community College (P/CC) / Public Facility (P/O)
 - Limited Industrial (I/L)
 - Community Park (P/CP) / Neighborhood Park (P/NP)
 - Resource Conservation Zone (OS/R/C)
 - Open Space / Other (OS/O)

Land Use Plan Specific Plan III & EIR 9/24/04





- GENERAL NOTES**
- OWNER: MATTHEWS LAND INC. 3502 S. MAIN ST., SUITE A STOKESDALE, CA 95219
 - DEVELOPER: MATTHEWS LAND INC. 3502 S. MAIN ST., SUITE A STOKESDALE, CA 95219
 - CIVIL ENGINEER: BRIDGES & ASSOCIATES 3000 F. STREET, SUITE 100 PLACENTIA, CA 95662 (951) 751-0027
 - DETECTIVE ENGINEER: HERRINGTON ENGINEERS 145 SOUTH GLENNWAY STREET SUITE 200, SAN JOAQUIN (925) 841-1000
 - TOPOGRAPHIC SOURCE: BRIDGES & ASSOCIATES 3000 F. STREET, SUITE 100 PLACENTIA, CA 95662 (951) 751-0027
 - CONTOUR INTERVAL: 1 FOOT
 - ASSIGNOR'S PARCEL NUMBER: 004-00-10 000-00-01 000-00-02
 - SITE AREA: 62.79 ± AC
 - EXISTING LAND USE: UNIMPROVED BROWN, UNIMPROVED FIELD
 - PROPOSED LAND USE: FOR CHANGING FROM AN UNIMPROVED BROWN UNIMPROVED FIELD TO RESIDENTIAL

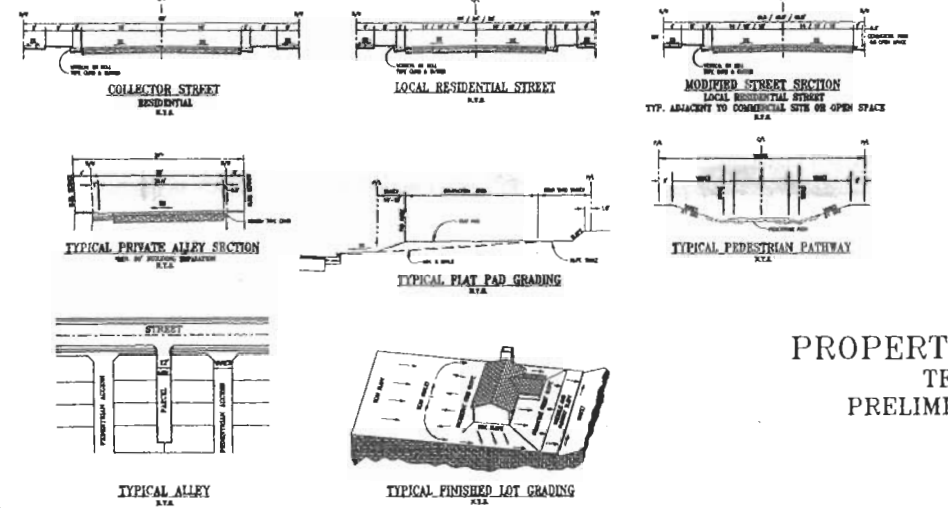
- EXISTING ZONING: R-100 (MUNICIPAL)
- PROPOSED ZONING: R-100 (MUNICIPAL)
- NUMBER OF LOTS: 804
- PROPOSED UTILITIES: WATER, SEWER, GAS, POWER, TELEPHONE, CABLE
- PROJECT MAY BE DEVELOPED IN PHASES.
- PROPOSED PHASES: PHASE 1: 100 LOTS, PHASE 2: 100 LOTS, PHASE 3: 100 LOTS, PHASE 4: 100 LOTS, PHASE 5: 100 LOTS, PHASE 6: 100 LOTS, PHASE 7: 100 LOTS, PHASE 8: 100 LOTS, PHASE 9: 100 LOTS, PHASE 10: 100 LOTS
- THE ENGINEER HAS CONDUCTED VISUAL QUALITY ANALYSIS (VQA) FOR THIS PROJECT. THE VQA REPORT IS ATTACHED TO THIS PLAN SET.
- CONCRETE SHALL BE DESIGNED WITH A MINIMUM STRENGTH OF 4,000 PSI.
- STEEL SHALL BE DESIGNED WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.
- ALL CIVIL ENGINEERING DETAILS WILL CONFORM TO THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STREET CONSTRUCTION, 2004, UNLESS OTHERWISE APPROVED BY THE LOCAL AGENCIES.

LAND USE SUMMARY (ACRES)

LAND USE	ACRES
RESIDENTIAL (MUNICIPAL)	62.79

PROPOSED LOT SCHEDULE

LOT NO.	ACRES	AREA (SQ. FT.)	PERCENTAGE
1	0.01	1,360	2.17
2	0.01	1,360	2.17
3	0.01	1,360	2.17
4	0.01	1,360	2.17
5	0.01	1,360	2.17
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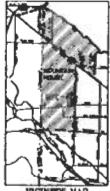


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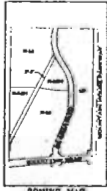
TRACT NO. 3506
 PROPERTY OF MATTHEWS LAND INC.
 TENTATIVE SUBDIVISION MAP
 PRELIMINARY GRADING & UTILITY PLAN
 SAN JOAQUIN COUNTY, CALIFORNIA
 MARCH 7, 2005

Mackay & Sumps
 CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
 Pleasanton, CA (925) - 225-0690

SHEET 1 OF 1 25023-0



LOCALITY MAP



ZONING MAP



- LEGEND:**
- Proposed Main Road
 - Proposed Local Road
 - Proposed Collector Road
 - Proposed Residential Street
 - Proposed Pedestrian Pathway
 - Proposed Utility Line
 - Proposed Easement
 - Proposed Right-of-Way
 - Proposed Lot
 - Proposed Building Footprint
 - Proposed Driveway
 - Proposed Parking Space
 - Proposed Storm Drain
 - Proposed Sewer Line
 - Proposed Water Line
 - Proposed Gas Line
 - Proposed Telephone Line
 - Proposed Cable Line
 - Proposed Fire Hydrant
 - Proposed Street Light
 - Proposed Sign
 - Proposed Fence
 - Proposed Wall
 - Proposed Gate
 - Proposed Gate Post
 - Proposed Gate Chain
 - Proposed Gate Lock
 - Proposed Gate Hardware
 - Proposed Gate Finish
 - Proposed Gate Detail
 - Proposed Gate Section
 - Proposed Gate Elevation
 - Proposed Gate Schedule
 - Proposed Gate Specification
 - Proposed Gate Note
 - Proposed Gate Detail Note
 - Proposed Gate Section Note
 - Proposed Gate Elevation Note
 - Proposed Gate Schedule Note
 - Proposed Gate Specification Note
 - Proposed Gate Note Note
 - Proposed Gate Detail Note Note
 - Proposed Gate Section Note Note
 - Proposed Gate Elevation Note Note
 - Proposed Gate Schedule Note Note
 - Proposed Gate Specification Note Note
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 - Proposed Gate Specification Note Note Note Note
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 - Proposed Gate Detail Note Note Note Note Note
 - Proposed Gate Section Note Note Note Note Note
 - Proposed Gate Elevation Note Note Note Note Note
 - Proposed Gate Schedule Note Note Note Note Note
 - Proposed Gate Specification Note Note Note Note Note

GENERAL NOTES:

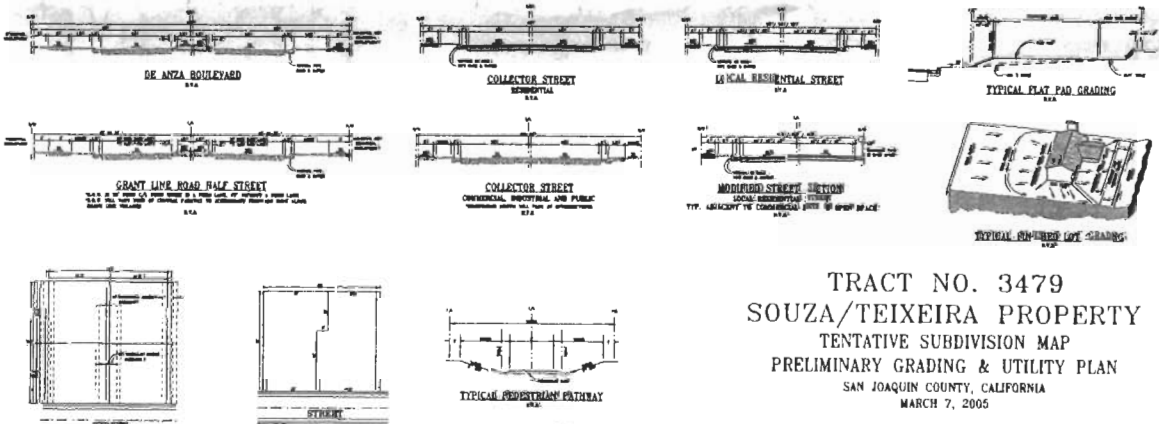
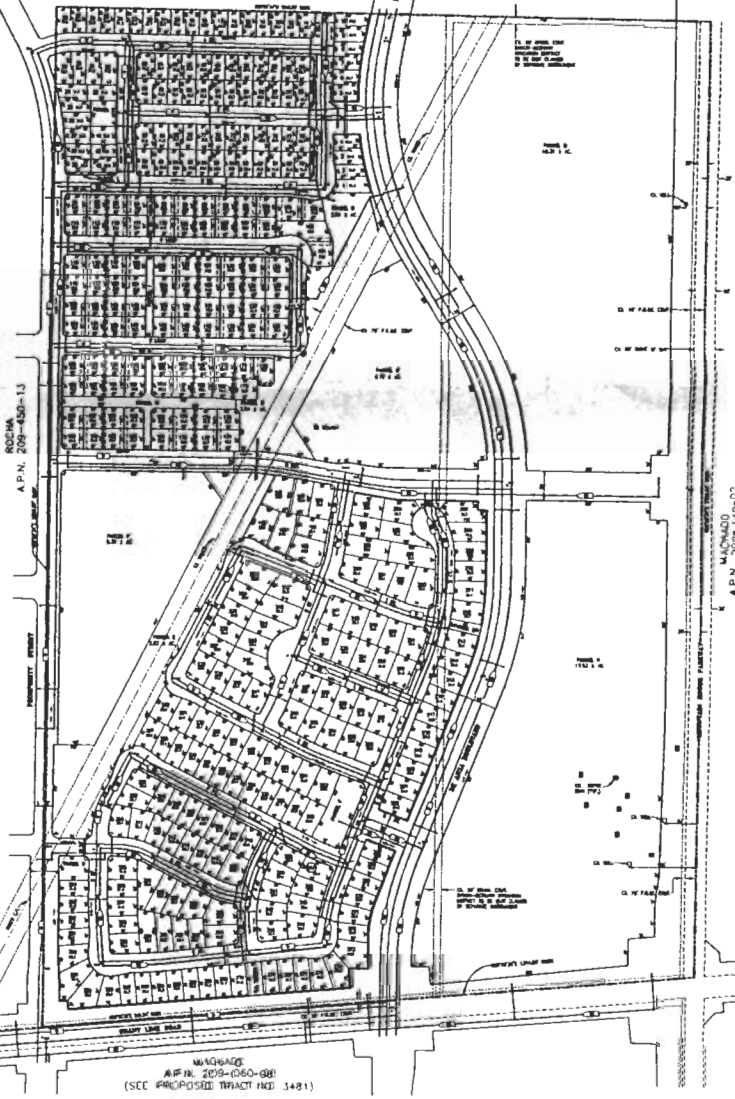
1. OWNER: [Name]
2. DEVELOPER: [Name]
3. CIVIL ENGINEER: [Name]
4. METEOROLOGICAL ENGINEER: [Name]
5. TOPOGRAPHIC SURVEY: [Name]
6. GEOTECHNICAL ENGINEER: [Name]
7. ENVIRONMENTAL ENGINEER: [Name]
8. ARCHITECTURAL ENGINEER: [Name]
9. ELECTRICAL ENGINEER: [Name]
10. MECHANICAL ENGINEER: [Name]
11. PLUMBING ENGINEER: [Name]
12. LANDSCAPE ARCHITECT: [Name]
13. TRAFFIC ENGINEER: [Name]
14. HISTORIC PRESERVATION ARCHITECT: [Name]
15. ENVIRONMENTAL SCIENTIST: [Name]
16. PUBLIC WORKS ENGINEER: [Name]
17. FIRE ENGINEER: [Name]
18. AIR QUALITY ENGINEER: [Name]
19. SOIL CONSERVATION ENGINEER: [Name]
20. WATER RESOURCES ENGINEER: [Name]
21. WASTE MANAGEMENT ENGINEER: [Name]
22. RADIATION PHYSICIAN: [Name]
23. OCCUPATIONAL HEALTH AND SAFETY ENGINEER: [Name]
24. VIBRATION ENGINEER: [Name]
25. SOUND ENGINEER: [Name]
26. LIGHTING ENGINEER: [Name]
27. POWER ENGINEER: [Name]
28. TELECOMMUNICATIONS ENGINEER: [Name]
29. TRANSPORTATION ENGINEER: [Name]
30. URBAN DESIGNER: [Name]
31. VISUAL QUALITY ANALYST: [Name]
32. WEATHER ENGINEER: [Name]
33. WIND ENGINEER: [Name]
34. WIND TUNNELING ENGINEER: [Name]
35. WIND VIBRATION ENGINEER: [Name]
36. WIND-BLOWN SAND ENGINEER: [Name]
37. WIND-BLOWN DUST ENGINEER: [Name]
38. WIND-BLOWN DEBRIS ENGINEER: [Name]
39. WIND-BLOWN ICE ENGINEER: [Name]
40. WIND-BLOWN SNOW ENGINEER: [Name]
41. WIND-BLOWN SMOKE ENGINEER: [Name]
42. WIND-BLOWN STEAM ENGINEER: [Name]
43. WIND-BLOWN WATER ENGINEER: [Name]
44. WIND-BLOWN WOOD ENGINEER: [Name]
45. WIND-BLOWN YIELD ENGINEER: [Name]
46. WIND-BLOWN ZINC ENGINEER: [Name]
47. WIND-BLOWN ZINC OXIDE ENGINEER: [Name]
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EXISTING CONDITIONS	
1. ROADWAY	2. UTILITIES
3. BUILDINGS	4. TREES
5. FENCES	6. SIGNAGE
7. LANDSCAPE	8. OTHER

PROPOSED CONDITIONS	
1. ROADWAY	2. UTILITIES
3. BUILDINGS	4. TREES
5. FENCES	6. SIGNAGE
7. LANDSCAPE	8. OTHER

TRACT NO. 2924
36 M&P 54
DESIGNATED REMAINDER

TRIMARK COMMUNITIES
A.P.N. 154-050-04



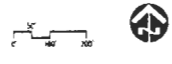
TRACT NO. 3479
SOUZA/TEIXEIRA PROPERTY
TENTATIVE SUBDIVISION MAP
PRELIMINARY GRADING & UTILITY PLAN
SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 7, 2005

DRAFT

Mackay & Somp
CIVIL ENGINEERS, LAND PLANNERS AND SURVEYORS
PRACTICING IN
(975) - 125-0990

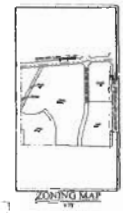
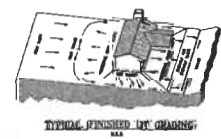
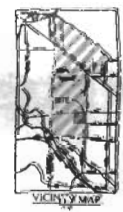
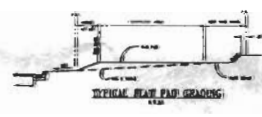
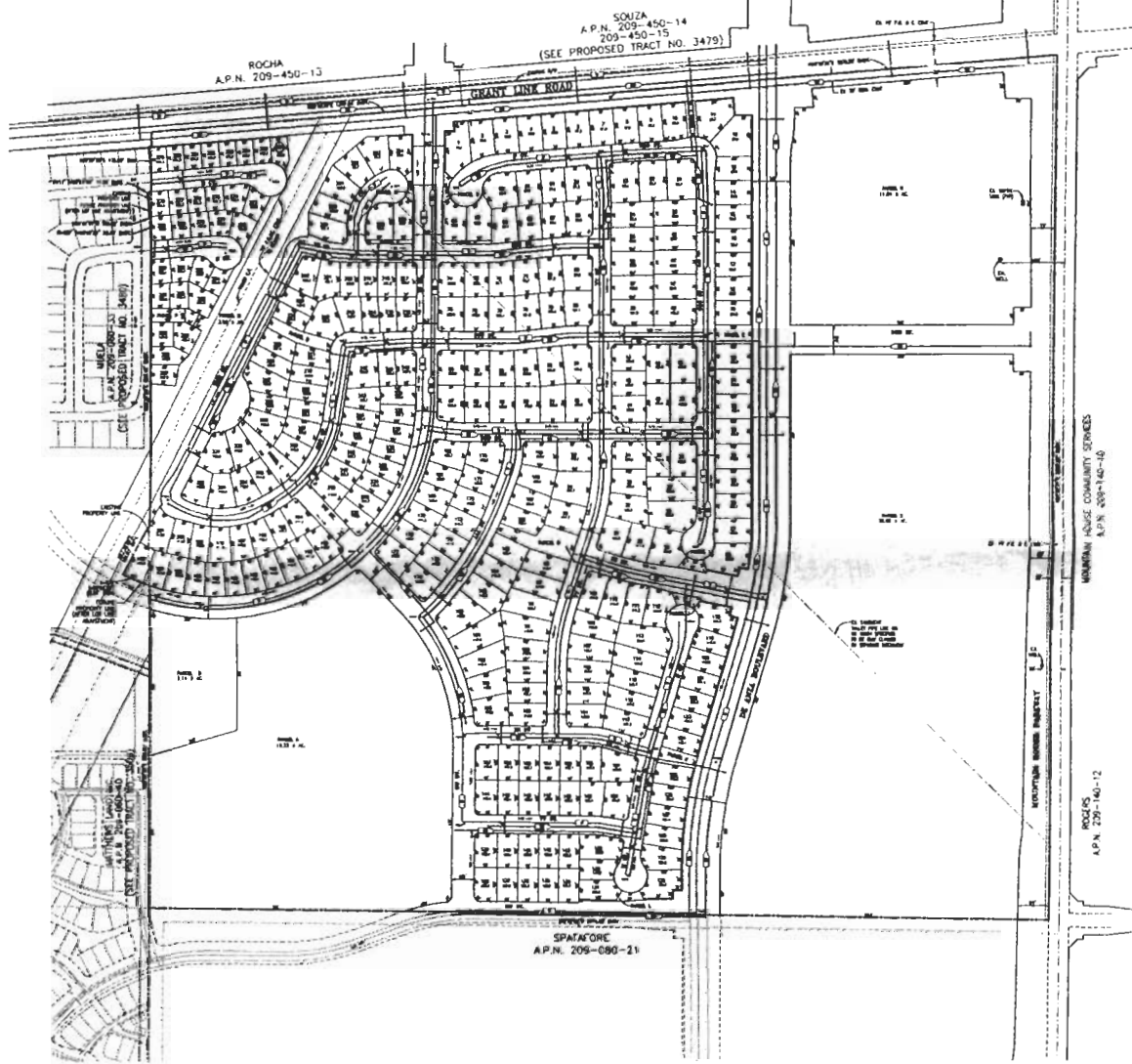
TRACT NO. 3480
 MUELA / TUSO PROPERTY
 TENTATIVE SUBDIVISION MAP
 SAN JOAQUIN COUNTY, CALIFORNIA
 MARCH 7, 2005

DRAFT



PROPERTY LIST	
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3	10002
4	10003
5	10004
6	10005
7	10006
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99	10098
100	10099

INTERSTATE ROUTE 205
MACKEY & SOMPS
 CIVIL ENGINEERS AND PLANNERS
 1235 J STREET, SACRAMENTO, CA 95811
 (916) 442-1000



LEGEND:

- Proposed Right-of-Way
- Proposed Street
- Proposed Sidewalk
- Proposed Utility
- Proposed Easement
- Proposed Lot
- Proposed Building Footprint
- Proposed Driveway
- Proposed Parking Space
- Proposed Utility Pole
- Proposed Street Light
- Proposed Sign
- Proposed Fence
- Proposed Wall
- Proposed Gate
- Proposed Gate Post
- Proposed Gate Chain
- Proposed Gate Hardware
- Proposed Gate Latch
- Proposed Gate Lock
- Proposed Gate Handle
- Proposed Gate Keyhole
- Proposed Gate Bolt
- Proposed Gate Nut
- Proposed Gate Washer
- Proposed Gate Spacer
- Proposed Gate Pin
- Proposed Gate Rivet
- Proposed Gate Screw
- Proposed Gate Nail
- Proposed Gate Staple
- Proposed Gate Wire
- Proposed Gate Cable
- Proposed Gate Rope
- Proposed Gate Chain Link
- Proposed Gate Chain Ring
- Proposed Gate Chain Pin
- Proposed Gate Chain Bolt
- Proposed Gate Chain Nut
- Proposed Gate Chain Washer
- Proposed Gate Chain Spacer
- Proposed Gate Chain Pin
- Proposed Gate Chain Rivet
- Proposed Gate Chain Screw
- Proposed Gate Chain Nail
- Proposed Gate Chain Staple
- Proposed Gate Chain Wire
- Proposed Gate Chain Cable
- Proposed Gate Chain Rope
- Proposed Gate Chain Chain Link
- Proposed Gate Chain Chain Ring
- Proposed Gate Chain Chain Pin
- Proposed Gate Chain Chain Bolt
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- Proposed Gate Chain Chain Washer
- Proposed Gate Chain Chain Spacer
- Proposed Gate Chain Chain Pin
- Proposed Gate Chain Chain Rivet
- Proposed Gate Chain Chain Screw
- Proposed Gate Chain Chain Nail
- Proposed Gate Chain Chain Staple
- Proposed Gate Chain Chain Wire
- Proposed Gate Chain Chain Cable
- Proposed Gate Chain Chain Rope

GENERAL NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
3. ALL UTILITIES ARE TO BE DEPTH MARKED AND PROTECTED.
4. ALL EASEMENTS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
5. ALL RIGHTS-OF-WAY ARE TO BE FULLY DESCRIBED AND ACCEPTED.
6. ALL STREETS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
7. ALL SIDEWALKS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
8. ALL DRIVEWAYS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
9. ALL PAVEMENT GRADING IS TO BE FULLY DESCRIBED AND ACCEPTED.
10. ALL FINISHED PAVEMENT GRADING IS TO BE FULLY DESCRIBED AND ACCEPTED.
11. ALL UTILITY POLES ARE TO BE FULLY DESCRIBED AND ACCEPTED.
12. ALL STREET LIGHTS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
13. ALL SIGNS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
14. ALL FENCES ARE TO BE FULLY DESCRIBED AND ACCEPTED.
15. ALL WALLS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
16. ALL GATES ARE TO BE FULLY DESCRIBED AND ACCEPTED.
17. ALL GATE POSTS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
18. ALL GATE CHAINS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
19. ALL GATE BOLTS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
20. ALL GATE NUTS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
21. ALL GATE WASHERS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
22. ALL GATE SPACERS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
23. ALL GATE PINS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
24. ALL GATE RIVETS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
25. ALL GATE SCREWS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
26. ALL GATE NAILS ARE TO BE FULLY DESCRIBED AND ACCEPTED.
27. ALL GATE STAPLES ARE TO BE FULLY DESCRIBED AND ACCEPTED.
28. ALL GATE WIRES ARE TO BE FULLY DESCRIBED AND ACCEPTED.
29. ALL GATE CABLES ARE TO BE FULLY DESCRIBED AND ACCEPTED.
30. ALL GATE ROPES ARE TO BE FULLY DESCRIBED AND ACCEPTED.

EXPLANATION OF SYMBOLS:

1. UNDEVELOPED: AREA NOT YET DEVELOPED.
2. DEVELOPED: AREA YET TO BE DEVELOPED.
3. UTILITIES: LOCATION OF UTILITIES.
4. EASEMENTS: LOCATION OF EASEMENTS.
5. RIGHTS-OF-WAY: LOCATION OF RIGHTS-OF-WAY.
6. STREETS: LOCATION OF STREETS.
7. SIDEWALKS: LOCATION OF SIDEWALKS.
8. DRIVEWAYS: LOCATION OF DRIVEWAYS.
9. PAVEMENT GRADING: LOCATION OF PAVEMENT GRADING.
10. FINISHED PAVEMENT GRADING: LOCATION OF FINISHED PAVEMENT GRADING.
11. UTILITY POLES: LOCATION OF UTILITY POLES.
12. STREET LIGHTS: LOCATION OF STREET LIGHTS.
13. SIGNS: LOCATION OF SIGNS.
14. FENCES: LOCATION OF FENCES.
15. WALLS: LOCATION OF WALLS.
16. GATES: LOCATION OF GATES.
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25. GATE SCREWS: LOCATION OF GATE SCREWS.
26. GATE NAILS: LOCATION OF GATE NAILS.
27. GATE STAPLES: LOCATION OF GATE STAPLES.
28. GATE WIRES: LOCATION OF GATE WIRES.
29. GATE CABLES: LOCATION OF GATE CABLES.
30. GATE ROPES: LOCATION OF GATE ROPES.

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	ACRES	1.25	ACRES	1.25
2	FEET	100	FEET	100
3	INCHES	12	INCHES	12
4	YARDS	3	YARDS	3
5	MILES	0.5	MILES	0.5
6	POUNDS	10	POUNDS	10
7	TONS	5	TONS	5
8	PERCENT	10	PERCENT	10
9	DOLLARS	1000	DOLLARS	1000
10	DOLLARS PER SQUARE FOOT	10	DOLLARS PER SQUARE FOOT	10
11	DOLLARS PER LINEAL FOOT	10	DOLLARS PER LINEAL FOOT	10
12	DOLLARS PER CUBIC YARD	10	DOLLARS PER CUBIC YARD	10
13	DOLLARS PER GALLON	10	DOLLARS PER GALLON	10
14	DOLLARS PER HOURS	10	DOLLARS PER HOURS	10
15	DOLLARS PER SQUARE YARD	10	DOLLARS PER SQUARE YARD	10
16	DOLLARS PER LINEAL YARD	10	DOLLARS PER LINEAL YARD	10
17	DOLLARS PER CUBIC FOOT	10	DOLLARS PER CUBIC FOOT	10
18	DOLLARS PER GALLON PER HOUR	10	DOLLARS PER GALLON PER HOUR	10
19	DOLLARS PER HOURS PER HOUR	10	DOLLARS PER HOURS PER HOUR	10
20	DOLLARS PER SQUARE FOOT PER HOUR	10	DOLLARS PER SQUARE FOOT PER HOUR	10
21	DOLLARS PER LINEAL FOOT PER HOUR	10	DOLLARS PER LINEAL FOOT PER HOUR	10
22	DOLLARS PER CUBIC YARD PER HOUR	10	DOLLARS PER CUBIC YARD PER HOUR	10
23	DOLLARS PER GALLON PER HOUR	10	DOLLARS PER GALLON PER HOUR	10
24	DOLLARS PER HOURS PER HOUR	10	DOLLARS PER HOURS PER HOUR	10
25	DOLLARS PER SQUARE YARD PER HOUR	10	DOLLARS PER SQUARE YARD PER HOUR	10
26	DOLLARS PER LINEAL YARD PER HOUR	10	DOLLARS PER LINEAL YARD PER HOUR	10
27	DOLLARS PER CUBIC FOOT PER HOUR	10	DOLLARS PER CUBIC FOOT PER HOUR	10
28	DOLLARS PER GALLON PER HOUR	10	DOLLARS PER GALLON PER HOUR	10
29	DOLLARS PER HOURS PER HOUR	10	DOLLARS PER HOURS PER HOUR	10
30	DOLLARS PER SQUARE FOOT PER HOUR	10	DOLLARS PER SQUARE FOOT PER HOUR	10

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
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13	DOLLARS PER GALLON	10	DOLLARS PER GALLON	10
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16	DOLLARS PER LINEAL YARD	10	DOLLARS PER LINEAL YARD	10
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19	DOLLARS PER HOURS PER HOUR	10	DOLLARS PER HOURS PER HOUR	10
20	DOLLARS PER SQUARE FOOT PER HOUR	10	DOLLARS PER SQUARE FOOT PER HOUR	10
21	DOLLARS PER LINEAL FOOT PER HOUR	10	DOLLARS PER LINEAL FOOT PER HOUR	10
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23	DOLLARS PER GALLON PER HOUR	10	DOLLARS PER GALLON PER HOUR	10
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28	DOLLARS PER GALLON PER HOUR	10	DOLLARS PER GALLON PER HOUR	10
29	DOLLARS PER HOURS PER HOUR	10	DOLLARS PER HOURS PER HOUR	10
30	DOLLARS PER SQUARE FOOT PER HOUR	10	DOLLARS PER SQUARE FOOT PER HOUR	10

DRAFT
TRACT NO. 3481
MACHADO PROPERTY
TENTATIVE SUBDIVISION MAP
 SAN JOAQUIN COUNTY, CALIFORNIA
 MARCH 7, 2005

Mackay & Samps
 Civil Engineers, Surveyors, Planners, and Architects
 Modesto, CA
 (209) 533-0400