



STATE BOARD OF EQUALIZATION

TAX AREA SERVICES SECTION

450 N Street, MIC: 59
P. O. Box 942879
Sacramento, CA 94279

Telephone: (916) 322-7185
FAX: (916) 322-3183

August 16, 1996

JOHAN KLEHS
First District, Hayward

DEAN ANDAL
Second District, Stockton

ERNEST J. DRONENBURG, JR.
Third District, San Diego

BRAD SHERMAN
Fourth District, Los Angeles

KATHLEEN CONNELL
Controller, Sacramento

E. L. SORENSEN, JR.
Executive Director

Mr. Gerald Scott
Executive Officer
San Joaquin County LAFCo
1860 E. Hazelton Avenue
Stockton, CA 95205

This is to acknowledge receipt of the statement(s) required by Section 54900, et seq., of the Government Code for the action described below. Copies of your documents will be forwarded by us to other agencies. The 1997/98 Board Roll will reflect the action evidenced by the statement(s) unless one or more of the documents are found to be inadequate. If a document is found to be inadequate or the validity for assessment of taxation purposes is questioned, we will bring such a situation to your attention.

Amended documents must be filed with us on or before December 1, to satisfy the requirements of Sections 54901 and 54902 of the Government Code. If you have not already done so, you must file a complete set of documents, except for the processing fee, with the County Assessor and Auditor concerned. Again, your file will not be processed for the next assessment roll until any requested documents are received and the fee paid on or before December 1, 1996.

Sincerely,

David J. Martin, Supervisor
Tax Area Services Section
VALUATION DIVISION

DJM:pdr

cc: County Assessor, County Auditor

County No: 39	County: San Joaquin	BOE File No.: 97-008
District: MOUNTAIN HOUSE CSD		Resolution/Ord No: R-96-196
Short Title: MOUNTAIN HOUSE REORG. (LAFC 21-95)		Effective Date: 05/20/96
Type of Action 12 Reorganization		LAFCo. No: 941
Conducting Authority: BOARD OF SUPERVISORS		Roll Year: 1997/98
Fees: \$1800	Acreage: 3336	Received At BOE: 08/02/96

Statement of Boundary Change

State Board of Equalization
Tax Area Services Section
450 N Street, MIC: 59
Sacramento, California 95814

B.O.E File No: _____

County: SAN JOAQUIN	County #: 39	Acreage: 3,336	Fee: \$1,800.00	Resolution/Ord. No.: R-96-196
Conducting Authority: SAN JOAQUIN COUNTY BOARD OF SUPERVISORS				LAFCo. Res. No.: 941
Short Title: MOUNTAIN HOUSE REORGANIZATION (LAFCo 21-95)				Effective Date: 05/20/96

Type of Action:

<input type="checkbox"/> 01 Annexation to District	<input type="checkbox"/> 06 Consolidation of TRA's	<input type="checkbox"/> 10 Formation Redevelopment
<input type="checkbox"/> 02 Annexation to City	<input checked="" type="checkbox"/> 07 Detachment from District	<input type="checkbox"/> 11 Name Change
<input type="checkbox"/> 04 City Incorporation	<input type="checkbox"/> 08 Dissolution of District	<input checked="" type="checkbox"/> 12 Reorganization
<input type="checkbox"/> 05 Consolidation of District	<input checked="" type="checkbox"/> 09 Formation-District	<input type="checkbox"/> 13 School District Change

BOE

Code #

District

Type of Change

**City/District(s)
Affected by Action:**

	MOUNTAIN HOUSE COMMUNITY SERVICE DISTRICT	FORMATION
	TRACY RURAL FIRE DISTRICT	DETACHMENT

**Affected Territory
is legally:**

	Inhabited
<input checked="" type="checkbox"/>	Uninhabited

	Developed
<input checked="" type="checkbox"/>	Undeveloped

Number of Areas: 1

**The affected
territory:**

	will be taxed for existing bonded indebtedness or contractual obligations as set forth by the terms and conditions as stated in the resolution.
<input checked="" type="checkbox"/>	will not be taxed for existing bonded indebtedness or contractual obligations.

**Enclosed are the
following items
required at the time
of filing:**

	<input checked="" type="checkbox"/> Fees	<input checked="" type="checkbox"/> Map(s) and Supporting Documents
<input checked="" type="checkbox"/>	Legal Description	<input type="checkbox"/> Assessor parcel number(s) of affected territory
<input checked="" type="checkbox"/>	Resolution of Conducting Authority	<input type="checkbox"/> County Auditor's Letter of TRA Assignment (consolidated counties)
<input checked="" type="checkbox"/>	Certificate of Completion	

**City Boundary
Changes Only:**

	Map of limiting addresses (2 copies)	Vicinity Maps (2 copies)
	Alphabetical list of all streets within the affected area to include beginning and ending street numbers	
	Estimated population is:	

Board of Equalization will acknowledge receipt of filing to:

Name: GERALD SCOTT
Title: EXECUTIVE OFFICER
Agency: SAN JOAQUIN LAFCO
Street: 1860 EAST HAZELTON AVENUE
City and Zip Code: STOCKTON, CA 95205
Telephone: (209) 468-3198

B.O.E. use only

chk #:

amt:

Gerald G. Scott
(Signature of agency officer) 8/1/96
Date

PT-400-TA (10-94)

SBE ASSR AUD

FILE MHCS

96 MAY 20 AM 11:22

SAN JOAQUIN COUNTY

Rafco

FEE EXEMPT FROM FEE

CERTIFICATE OF COMPLETION

LAFCo
1860 East Hazelton Ave.
Stockton, CA 95205

Short Form Designation:

MOUNTAIN HOUSE REORGANIZATION (LAFc 21-95)

1. Filed pursuant to action by the Board of Supervisors adopting Resolution No. R-96-196 dated April 16, 1996, certified copy attached.
2. The name of each district or city involved in this change of organization and the type of change ordered for each such city or district are as follows:

<u>CITY OR DISTRICT</u>	<u>TYPE OF CHANGE OF ORGANIZATION</u>
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT	FORMATION
TRACY RURAL FIRE DISTRICT	DETACHMENT

3. The city or districts are located in the following county(ies): San Joaquin County
4. Boundary description for said formation or change has been attached.
5. Terms and conditions, if any, are provided in said resolution, attached.
6. I hereby certify that the action taken by adoption of the above cited resolution complies with the boundaries and conditions specified by the Local Agency Formation Commission of San Joaquin County in Resolution No. 941.

Gerald F. Scott

 GERALD F. SCOTT, EXECUTIVE OFFICER
 Local Agency Formation Commission
 of San Joaquin County

Dated MAY 20, 1996

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

R-96- 196

RESOLUTION ORDERING THE FORMATION OF THE MOUNTAIN HOUSE COMMUNITY
SERVICES DISTRICT

WHEREAS, the Formation of the Mountain House Community Services District entitled "The Mountain House Reorganization (LAFD 21-1995) Including Formation of the Mountain House Community Services District and Detachment from The Tracy Rural Fire Protection District" was initiated by petition of registered voters which contained signatures of more than 80% of the affected voters and on November 2, 1995, the Executive Officer of the Local Agency Formation Commission of San Joaquin County certified the application filed for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the Commission held a public hearing on the proposed reorganization on February 23, 1996, in the Board of Supervisors' Chambers, County Courthouse, pursuant to notice of hearing which was published, posted and mailed in accordance with State law; and

WHEREAS, said Commission designated the County of San Joaquin as the conducting authority and authorized the Board of Supervisors to order reorganization without an election;

WHEREAS, this Board of Supervisors held a public hearing on the proposed reorganization on April 16, 1996, in the Board of Supervisors' Chambers, County Courthouse, pursuant to notice of hearing which was published, posted and mailed in

accordance with State law; and,

WHEREAS, the approval of the formation is not subject to the California Environmental Quality Act because the conducting authority powers at the termination of the public protest hearing are ministerial; and,

WHEREAS, in the alternative an initial study for this approval prepared which demonstrated that this reorganization is within the scope of the Final Environmental Impact Report of the Mountain House Master Plan and Specific Plan I;

NOW, THEREFORE, this Board of Supervisors does hereby find resolve, determine, and order as follows:

Section 1. The exercise of ministerial powers for this approval is not subject to the California Environmental Quality Act; and in the alternative on the information contained in the initial study this reorganization is within in the scope of the Final Environmental Impact Report for the Mountain House Master Plan and Specific Plan I.

Section 2. The above entitled reorganization is approved subject to the terms and conditions contained in Exhibit A.

Section 3. The boundaries are hereby approved as submitted, said boundaries being set forth in Exhibit B.

Section 4. The name shall be the "Mountain House Community Services District".

Section 5. The reasons for the proposal are contained in Exhibit C.

Section 6. The regular county assessment roll will be utilized.

Section 7. The affected territory will not be taxed for existing general bonded indebtedness because none exists for the territory detached from the aforesaid Fire District.

Section 8. The Clerk of this Board shall transmit six certified copies of this Resolution to the Executive Officer of the San Joaquin County Local Agency Formation Commission.

PASSED AND ADOPTED this 16th day of April, 1996, by the following vote of the Board of Supervisors, to wit:


AYES: BARBER, SIMAS, SOUSA, MARENCO, CABRAL

NOES: NONE

ABSENT: NONE

Robert J. Cabral
ROBERT J. CABRAL, Chairman
Board of Supervisors
County of San Joaquin
State of California

ATTEST: LOIS M. SAHYOUN
Clerk of the Board of Super-
visors of the County of San
Joaquin, State of California

By *Cindy Oubon* (SEAL) 
Deputy Clerk

THE FOREGOING IS A CORRECT COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST May 7, 1996 19
Clerk of the Board of Supervisors
of the County of San Joaquin, State
of California
Caroline Jenco Deputy



Exhibit ATerms and Conditions for
Formation of the Mountain House CSD

1. The name of the district shall be the Mountain House Community Services District.
2. The initial Board of Directors of the community services district shall be the Board of Supervisors of San Joaquin County.
3. The effective date of formation of the community services district and detachment from the fire district shall be the date that the Certificate of Completion is recorded with the County Recorder.
4. The following services are designated as active services of the Mountain House CSD:
 - A. Water service.
 - B. Sewer service.
 - C. Garbage service.
 - D. Fire protection.
 - E. Public recreation.
 - F. Street lighting.
 - G. Library buildings and services.
 - H. Convert utilities to underground.
 - I. Police protection.
 - J. Road maintenance.
 - K. Transportation services.
 - L. Graffiti abatement.
 - M. C C & Rs enforcement.
 - N. Flood control protection.
 - O. Pest and weed abatement.
 - P. Wildlife habitat mitigation.
 - Q. Telecommunications services.
 - R. Dissemination of information.
5. The County Auditor shall transfer property tax revenue, effective for the 1997-98 fiscal year, to the Mountain House Community Services District as follows:
 - (1) From the Tracy Rural Fire District -- all property tax revenue attributable to the fire district within the boundary of the detachment, and
 - (2) From Road District No. 5 -- all property tax revenue attributable to the road district within the formation boundary of the community services district.

6. The appropriations limit for the community services district required by Article XIII B of the California Constitution shall be \$700,000.
7. Development that exists at the time the district is formed shall not be subject to fees, charges or assessments associated with public facilities necessary to serve new development within the community services district. Such development may be charged to the extent it utilizes facilities (e.g., connections to and use of water or sewer system).
8. The Certificate of Completion for formation of the community services district shall not be recorded until the Board of Supervisors confirms that initial funding for the community services district has been resolved.

EXHIBIT B

January 12, 1996

DESCRIPTION OF
MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT

All that certain real property situated in San Joaquin County, State of California, being a portion of Rancho El Pescadero and portions of Township 1 South, Range 4 East and Township 2 South, Range 4 East, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at the southeast corner of Section 9, of said Township 2 South, Range 4 East; thence along the south line of said Section 9, North $88^{\circ}55'24''$ West 1,845.36 feet to the northeast corner of the tract of land conveyed to Mary Maria Rocha by deed recorded in Volume 3031, page 511, Book of Official Records of San Joaquin County; thence along the east line of said Rocha land South $00^{\circ}29'24''$ West 2,885.39 feet to the north right-of-way line of Grant Line Road; thence at a right angle to said north right-of-way line South $04^{\circ}41'28''$ East 80.00 feet to the south right-of-way line of Grant Line Road; thence along said south right-of-way line the following two (2) courses: (1) South $85^{\circ}18'32''$ West 1,462.39 feet, and (2) South $85^{\circ}19'14''$ West 1,526.98 feet to a point that bears at a right angle South $04^{\circ}40'46''$ East 80.00 feet from the intersection of the north right-of-way line of Grant Line Road with the centerline of the Byron-Bethany Irrigation District Canal; thence North $04^{\circ}40'46''$ West 80.00 feet to said intersection; thence along said Canal centerline the following four (4) courses: (1) North $06^{\circ}36'38''$ East 189.75 feet, (2) North $15^{\circ}50'22''$ West 130.00 feet, (3) North $40^{\circ}16'22''$ West 200.00 feet, and (4) North $56^{\circ}01'22''$ West 385.00 feet to the west line of Section 16 of said Township 2 South, Range 4 East, being on the boundary line of the tract of land conveyed as PARCEL 1 by deed recorded in Instrument No. 91035486, Official Records of San Joaquin County; thence along the boundary line of said PARCEL 1 the following four (4) courses: (1) along said west line of Section 16 South $00^{\circ}27'05''$ West 719.62 feet to said north line of Grant Line Road, (2) along said north line South $85^{\circ}19'14''$ West 30.12 feet, (3) North $00^{\circ}27'05''$ East 1,122.24 feet, and (4) North $88^{\circ}50'36''$ West 2,149.61 feet to the boundary line between San Joaquin County and Alameda County; thence along said boundary line North $01^{\circ}01'12''$ East 12,701.03 feet to the centerline of Kelso Road; thence continuing along said boundary line between San Joaquin County and Alameda County North $01^{\circ}01'12''$ East 20.00 feet to the north right-of-way line of Kelso Road; thence along said north right-of-way line of Kelso Road South $89^{\circ}10'16''$ East 1,830.57 feet to point of intersection with the southwesterly right-of-way line of Byron Road, said

point herein after referred to as Point "A" for the purpose of describing one of the following described parcels to be excepted; thence along said southwesterly right-of-way line North $51^{\circ}15'57''$ West 1,980.28 feet to a point that bears at a right angle South $38^{\circ}44'30''$ West 180.00 feet from the intersection of the northeasterly right-of-way line of the Southern Pacific Railroad with the north line of the south-half of the southeast quarter of Section 32 of said Township 1 South, Range 4 East; thence North $38^{\circ}44'03''$ East 180.00 feet to said intersection; thence along said north line of south-half of southeast quarter South $88^{\circ}45'56''$ East 1,688.45 feet to intersection with the west line of 40-foot wide Kelso Road running north, said intersection being 20 feet west of the west line of 66-foot wide Kelso Road running south; thence along said west line of Kelso Road running north, North $01^{\circ}07'27''$ East 1,422.02 feet to the northerly end of said Kelso Road; thence South $88^{\circ}52'33''$ East 20.00 feet to the west line of the tract of land conveyed to William E. Ralph as PARCEL 3 by deed recorded in Instrument No. 90010334, Official Records of San Joaquin County; thence along said west line the following two (2) courses: (1) North $01^{\circ}07'27''$ East 991.50 feet, and (2) North $01^{\circ}09'42''$ East 1,562.31 feet to the most southerly corner of the tract of land conveyed to Fred Haven Draper, Sr. as PARCEL 1 by deed recorded in Instrument No. 91039576, Official Records of San Joaquin County; thence along the boundary of said PARCEL 1 the following two (2) courses: (1) North $61^{\circ}48'21''$ West 2,340.27 feet to said boundary line between San Joaquin County and Alameda County, and (2) along said County boundary line North $01^{\circ}05'57''$ East 846.10 feet; thence leaving said County boundary line North $54^{\circ}01'42''$ East 238.65 feet; thence North $26^{\circ}02'42''$ East 171.10 feet to the northerly line of said PARCEL 1 of Draper land; thence along said northerly line the following six (6) courses: (1) South $45^{\circ}05'18''$ East 48.64 feet, (2) South $82^{\circ}00'18''$ East 90.00 feet, (3) South $07^{\circ}59'42''$ West 85.00 feet, (4) South $82^{\circ}00'18''$ East 500.01 feet, (5) South $31^{\circ}46'18''$ East 18.60 feet, and (6) South $60^{\circ}00'18''$ East 240.00 feet to the southwesterly corner of the tract of land conveyed to Fred Haven Draper, Sr. as PARCEL 4 by deed recorded in Instrument No. 91039577, Official Records of San Joaquin County; thence along the boundary of said PARCEL 4 the following five (5) courses: (1) North $01^{\circ}09'42''$ East 100.00 feet, (2) South $60^{\circ}00'18''$ East 50.00 feet, (3) South $54^{\circ}14'18''$ East 200.00 feet, (4) South $48^{\circ}14'18''$ East 190.00 feet, and (5) South $01^{\circ}09'42''$ West 100.00 feet to said northerly line of PARCEL 1 of Draper land; thence along said northerly line South $48^{\circ}14'18''$ East 80.00 feet to the southwesterly corner of PARCEL 3 of said deed recorded in Instrument No. 91039577; thence along the boundary of said PARCEL 3 the following three (3) courses: (1) North $01^{\circ}09'42''$ East 100.00 feet, (2) South $59^{\circ}49'18''$ East 200.00 feet, and (3) South $01^{\circ}09'42''$ West 100.00 feet to said northerly line of PARCEL 1 of Draper land; thence along said northerly line the following two (2) courses: (1) South $59^{\circ}49'18''$ East 290.00 feet, and (2) South $47^{\circ}39'18''$ East

199.50 feet to a point herein after referred to as Point "B" for the purpose of describing one of the following described parcels to be excepted; thence North $01^{\circ}09'42''$ East 100.00 feet; thence along the approximate mean high water mark of Old River measured approximately 30 feet northeasterly from the following twenty-one (21) course traverse line: (1) South $29^{\circ}39'00''$ East 130.23 feet, (2) South $43^{\circ}01'08''$ East 719.68 feet, (3) South $64^{\circ}54'30''$ East 573.90 feet, (4) South $70^{\circ}30'51''$ East 907.84 feet, (5) South $58^{\circ}30'53''$ East 183.89 feet, (6) South $40^{\circ}08'47''$ East 322.98 feet, (7) South $44^{\circ}46'50''$ East 927.48 feet, (8) South $52^{\circ}47'44''$ East 362.88 feet, (9) South $66^{\circ}37'13''$ East 1,129.81 feet, (10) South $53^{\circ}00'57''$ East 615.72 feet, (11) South $37^{\circ}35'40''$ East 778.86 feet, (12) South $56^{\circ}07'28''$ East 619.67 feet, (13) South $33^{\circ}22'21''$ East 789.20 feet, (14) South $35^{\circ}57'05''$ East 570.10 feet, (15) South $61^{\circ}48'21''$ East 453.31 feet, (16) North $89^{\circ}48'56''$ East 497.06 feet, (17) South $49^{\circ}12'24''$ East 622.00 feet, (18) South $31^{\circ}42'23''$ East 495.21 feet, (19) South $34^{\circ}36'40''$ East 563.40 feet, (20) South $54^{\circ}33'03''$ East 894.54 feet, and (21) South $38^{\circ}31'18''$ East 981.12 feet to the westerly line of the Westside Irrigation District's Intake Canal; thence along said westerly line South $40^{\circ}13'29''$ West 1,660.11 feet to the north line of the west-half of the southeast quarter of Section 3 of said Township 2 South, Range 4 East; thence along the north and east line of said west-half of southeast quarter of Section 3, South $89^{\circ}17'31''$ East 343.51 feet and South $00^{\circ}17'37''$ West 2,601.32 feet to the north right-of-way line of Bethany Road; thence South $00^{\circ}26'36''$ West 40.00 feet to the south right-of-way line of Bethany Road; thence along said south right-of-way line the following two (2) courses: (1) North $89^{\circ}33'24''$ West 1,331.67 feet, and (2) North $89^{\circ}32'40''$ West 1,051.72 feet to a point that bears at a right angle South $00^{\circ}27'20''$ West 40.00 feet from the southeast corner of the parcel designated "INSTR. NO. 88040501" on Record of Survey filed in Book 30 of Surveys, at page 84, San Joaquin County Records; thence North $00^{\circ}27'20''$ East 40.00 feet to said southeast corner, said corner being on the boundary of the tract of land conveyed to Ronald G. Silva et ux, by deed recorded in Instrument No. 79089194, Official Records of San Joaquin County; thence along the boundary of said Silva land the following six (6) courses: (1) North $00^{\circ}26'32''$ East 278.50 feet, (2) North $89^{\circ}32'40''$ West 32.00 feet, (3) North $00^{\circ}26'32''$ East 34.50 feet, (4) North $78^{\circ}05'54''$ West 43.31 feet, (5) North $73^{\circ}53'39''$ West 44.00 feet, and (6) North $53^{\circ}46'19''$ West 150.00 feet to the east right-of-way line of Henderson Road; thence at a right angle North $89^{\circ}33'28''$ West 60.00 feet to the west right-of-way line of Henderson Road; thence along said west right-of-way line North $00^{\circ}26'32''$ East 2,182.20 feet to the north line of the southwest quarter of Section 3 of said Township 2 South, Range 4 East; thence along said north line North $89^{\circ}43'03''$ West 1,279.71 feet to the northwest corner of said southwest quarter of Section 3; thence along the west line of said southwest quarter South $00^{\circ}40'44''$ West, 1,713.99 feet to the northeasterly right-of-way

line of Byron Road; thence along said northeasterly right-of-way line South 51°15'57" East 38.10 feet to the northerly projection of the east right-of-way line of Patterson Pass Road; thence along said northerly projection and east right-of-way line of Patterson Pass Road South 00°40'44" West 901.98 feet to a point that bears South 89°23'34" East 30.00 feet from the corner common to Sections 3, 4, 9, and 10 of said Township 2 South, Range 4 East, said point herein after referred to as Point "C" for the purpose of describing one of the following described parcels to be excepted; thence continue along the east right-of-way line of Patterson Pass Road the following two (2) courses: (1) South 00°32'08" West 2,720.60 feet, and (2) South 00°31'36" West 2,646.39 feet to the south line of Section 10 of said Township 2 South, Range 4 East; thence along said south line South 89°39'46" West 30.00 feet to the point of beginning.

EXCEPT THEREFROM the following described parcel:

Commencing at the previously identified Point "A", being the intersection of the north right-of-way line of Kelso Road with the southwesterly right-of-way line of Byron Road; thence along the southwesterly right-of-way line of Byron Road South 51°15'57" East 3,451.55 feet to intersection with the westerly line of the 3.06 acre parcel shown on Record of Survey filed in Book of Surveys, Volume 9, page 103, San Joaquin County Records, and being the TRUE POINT OF BEGINNING; thence along the boundary of said 3.06 acre parcel the following three (3) courses: (1) South 17°01'19" West 562.89 feet to the south line of the northwest quarter of Section 4 of said Township 2 South, Range 4 East, (2) along said south line South 89°38'41" East 339.40 feet to the southeast corner of said northwest quarter, and (3) North 00°39'08" East 396.68 feet to said southwesterly right-of-way line of Byron Road; thence along said southwesterly right-of-way line North 51°15'57" West 229.64 feet to the true point of beginning.

Containing 3 acres, more or less.

ALSO EXCEPT THEREFROM the following described parcel:

Beginning at the previously identified Point "B", being the northeast corner of the tract of land conveyed to Fred Haven Draper, Sr. as PARCEL 1 by deed recorded in Instrument No. 91039576, Official Records of San Joaquin County; thence along the east line of said PARCEL 1 South 01°09'42" West 1,207.00 feet to the most southerly corner of said PARCEL 1; thence along the southerly line of said PARCEL 1 North 61°48'21" West 33.68 feet to a point that is thirty (30) feet westerly of (measured at a right angle) said east line of PARCEL 1; thence parallel with said east line of PARCEL 1 North 01°09'42" East 1,217.94 feet to the northerly line of said PARCEL 1; thence

along said northerly line South 47°39'18" East 39.86 feet to the point of Beginning.

Containing 1 acre, more or less.

ALSO EXCEPT THEREFROM the following described parcel:

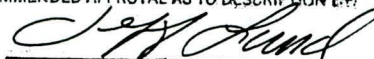
Beginning at the previously identified Point "C"; thence North 89°23'34" West 30.00 feet to a point common to Sections 3, 4, 9, and 10, of said Township 2 South, Range 4 East; thence North 79°02'25" West 1,130.22 feet to the most easterly corner of the 20.00 acre parcel shown on Parcel Map filed in Book 20 of Parcel Maps, at page 30, San Joaquin County Records, and being the TRUE POINT OF BEGINNING; thence along the boundary of said 20.00 acre parcel the following nine (9) courses: (1) North 88°55'24" West 1,164.42 feet, (2) North 01°04'36" East 302.69 feet, (3) along a curve to the left with a radius of 332.00 feet, a central angle of 63°08'40", an arc length of 365.89 feet and a chord bearing North 30°29'44" West 347.65 feet, (4) North 68°06'28" East 257.14 feet, (5) North 45°53'47" East 99.34 feet, (6) North 77°16'21" East 132.09 feet, (7) from a tangent bearing North 57°40'51" East along a curve to the left with a radius of 1,000.00 feet, a central angle of 10°58'45", an arc length of 191.62 feet and a chord bearing North 52°11'28" East 191.33 feet, (8) North 46°42'06" East 186.29 feet, and (9) from a tangent bearing South 45°28'04" East, along a curve to the right with a radius of 2,272.00 feet, a central angle of 31°17'34", an arc length of 1,240.88 feet and a chord bearing South 29°49'17" East 1,225.51 feet to the true point of beginning.

Containing 20 acres, more or less.

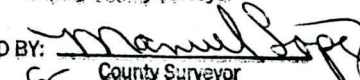
The total area within the Community Services District after said exceptions is 3,336 acres, more or less.

SV-6A139.11

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:


Deputy County Surveyor

APPROVED BY:


County Surveyor

MOUNTAIN HOUSE MASTER PLAN

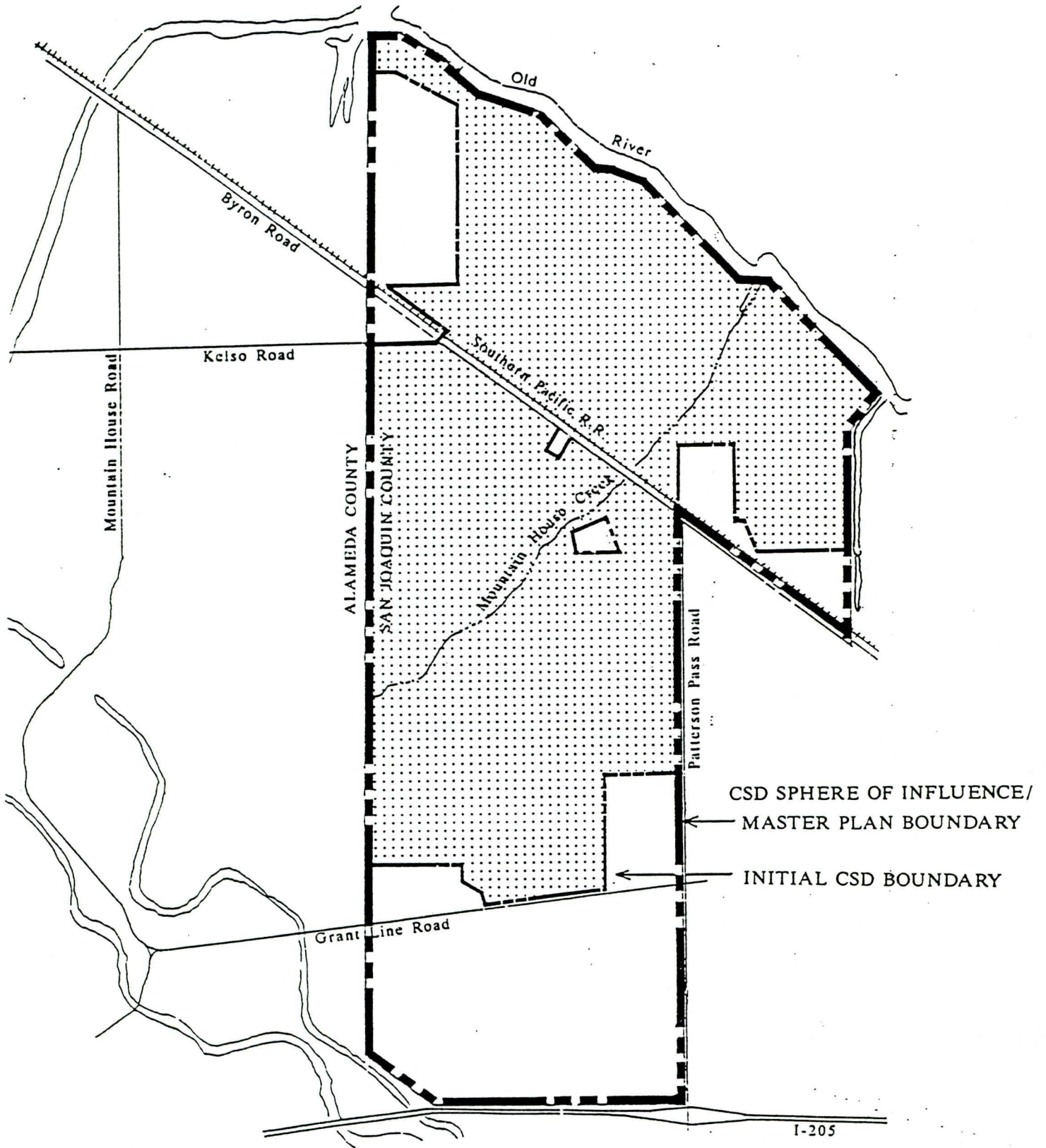


EXHIBIT C

REASONS FOR MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

A. Mountain House is a comprehensive community being developed over the next twenty to forty years which will have approximately 44,000 residents at project build-out. The community services district is being formed to provide public services and capital improvements to the residents of the Mountain House community.

B. Because Mountain House is not contiguous to any city and is located in a relatively isolated area of San Joaquin County, the most cost-effective and efficient manner for providing the required public services to the Mountain House community is through the formation of a community services district. While not all public services needed by the community will be provided by the Mountain House Community Services District, the majority of public services will be provided by the Mountain House Community Services District.

C. The Master Plan, Specific Plan I, Public Financing Plan, and Final Environmental Impact Report for the Mountain House community have been approved by the San Joaquin County Planning Commission and Board of Supervisors and development will proceed in a timely manner.

D. The Mountain House Community Services District is being formed in order to proceed with the construction and financing of the initial infrastructure necessary for the development of the Mountain House community. Such initial infrastructure and public services include a water treatment plant, wastewater treatment plant, and arterial roadways. Appropriate stages of infrastructure will be completed concurrent with development and occupancy of phases of the community.

E. The Mountain House Community Services District is being formed to establish a character and identity for the Mountain House community by having its residents be able to serve as the community's elected representatives, if they so elect, once 1,000 registered voters reside in Mountain House.

F. The Mountain House Community Services District is being formed to consolidate the responsibility for providing most municipal type services and capital improvements to the residents of the Mountain House community under one locally accountable entity.

G. The Mountain House Community Services District is being formed to ensure the best use of locally generated revenues, and the allocation of State and Federal revenues to the maximum extent possible, to support needed services within Mountain House.

H. The Mountain House Community Services District is being formed to increase local responsibility for determining services and capital improvements for the Mountain House community.

I. The Mountain House Community Services District is being formed to establish a locally elected board of directors once 1,000 registered voters reside in Mountain House and if the voters so elect, to provide for implementation of service levels and capital improvements for Mountain House.

J. The Mountain House Community Services District is being formed to promote and enhance citizen participation and involvement in the local civic affairs of Mountain House.

RESOLUTION NO. 941

BEFORE THE LOCAL AGENCY FORMATION COMMISSION OF
SAN JOAQUIN COUNTY APPROVING THE MOUNTAIN HOUSE
REORGANIZATION (LAFC 21-95) Including Formation Of The
Mountain House Community Services District And Detachment
From The Tracy Rural Fire Protection District And Adopt A
Sphere Of Influence For The Community Services District

WHEREAS, the above entitled reorganization was initiated by petition of registered voters which contained signatures of more than 80% of the affected voters, and on November 2, 1995, the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act and the Community Services District Law; and,

WHEREAS, the Commission held a public hearing on the proposed reorganization on February 23, 1996 in the Board of Supervisors Chambers, County Courthouse, pursuant to notice of hearing which was published, posted and mailed in accordance with State law; and,

WHEREAS, at said hearing the Commission heard and received evidence, both oral and documentary, submitted in favor of and in opposition to the proposed reorganization and all persons present were given an opportunity to be heard.

NOW THEREFORE, the Local Agency Formation Commission of San Joaquin County DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. The Environmental Impact Report prepared for the Mountain House Master Plan and adopted by San Joaquin County as lead agency has been reviewed and considered, and findings of fact and statement of overriding considerations are hereby adopted.

Section 2. The Mountain House Reorganization is hereby approved subject to the terms and conditions contained in Exhibit A.

Section 3. The boundaries of the Mountain House Reorganization are hereby approved, said boundaries being set forth in Exhibit B.

Section 4. San Joaquin County is designated as the conducting authority and the Board of Supervisors is authorized to conduct reorganization proceedings in accordance with the Local Government Reorganization Act and the Community Services District Law.

Section 5. The Commission hereby adopts a Sphere of Influence for the Mountain House Community Services District which is the same as the Mountain House Master Plan boundary as adopted by the Board of Supervisors on November 10, 1994.

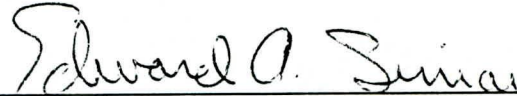
Section 6. The Executive Officer is hereby authorized and directed to mail and file certified copies of this resolution as required by Section 56853 of the Government Code.

PASSED AND ADOPTED this 23rd day of February 1996, by the following vote:

AYES: Commissioners Barber, McKee, Perry and Chairman Simas

NOES: None

ABSENT: Commissioners Nelson and Costa



EDWARD A. SIMAS, CHAIRMAN
Local Agency Formation Commission
of San Joaquin County

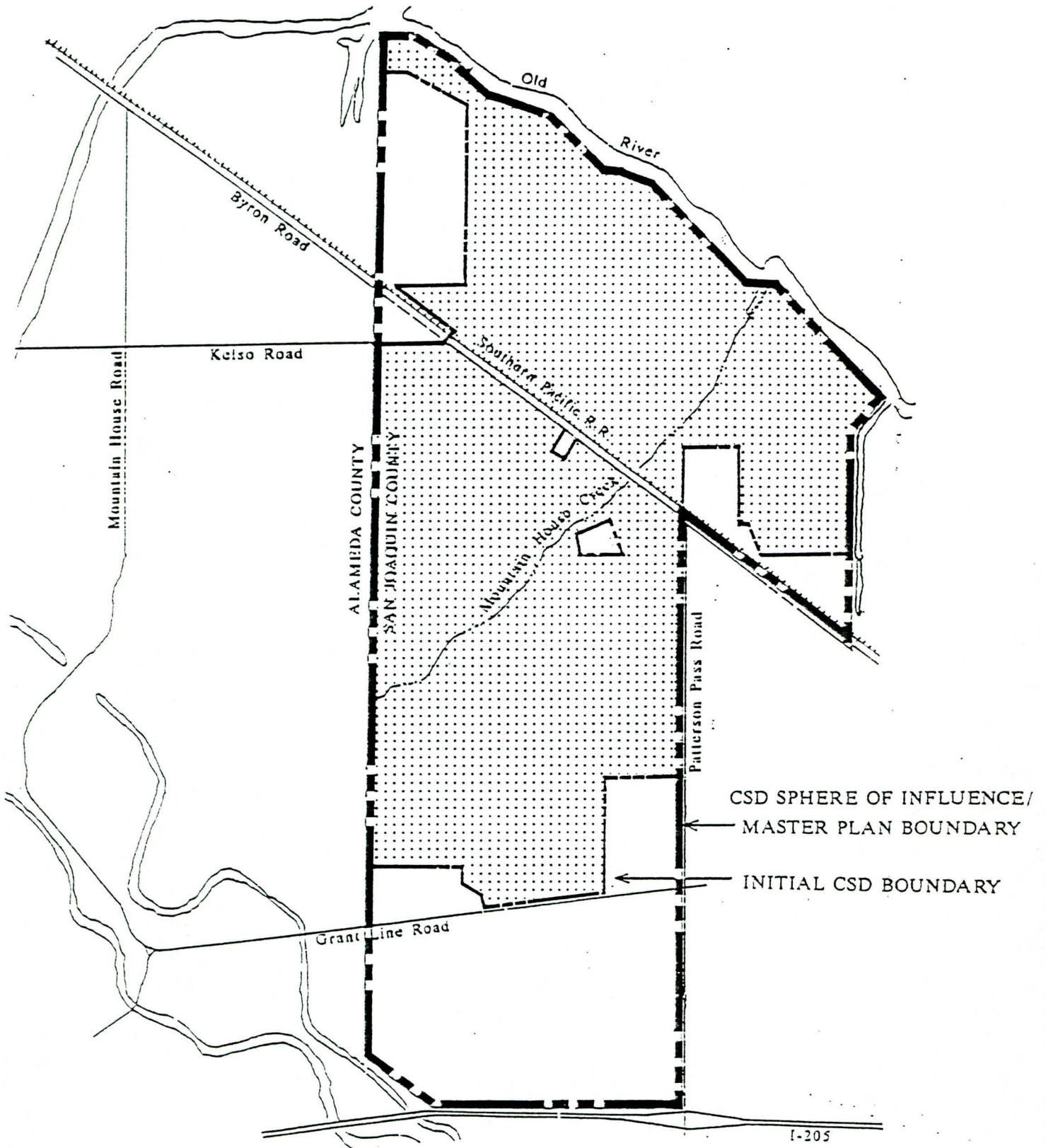
THE FOREGOING IS A CORRECT COPY OF
THE ORIGINAL ON FILE IN THIS OFFICE

GERALD F. SCOTT
EXECUTIVE OFFICER

By: Diana Magaña
COMMISSION CLERK

Date: March 5, 1996

MOUNTAIN HOUSE MASTER PL.



LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR

EDWARD A. SIMAS, VICE-CHAIRMAN
3rd DISTRICT SUPERVISOR

HAROLD R. NELSON
PUBLIC MEMBER

GEORGE L. BARBER
4th DISTRICT SUPERVISOR

STEVEN R. MCKEE
LATHROP CITY COUNCIL MEMBER

EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER

ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR

DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

EXECUTIVE OFFICER'S REPORT
COMMISSION MEETING FEBRUARY 23, 1996

TO: LAFCO Commissioners

FROM: Gerald F. Scott, Executive Officer

SUBJECT: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFCO 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural
Fire District And Adopt A Sphere Of Influence For The
Community Services District

* * *

PROPOSAL: Application was filed by a petition of registered voters proposing to form the Mountain House Community Services District (CSD) and simultaneously detach the territory from the Tracy Rural Fire District. A Sphere of Influence for the Community Services District is also proposed to show the possible future service area of the CSD.

The San Joaquin County Board of Supervisors has approved a Master Plan for the Mountain House New Community, encompassing 4,784 acres. It is generally located about three miles northwest of the City of Tracy. The boundaries of the new community are formed by Interstate 205 along the south, Old River along the north, the Alameda County line along the west, and Patterson Pass Road and Wicklund Cut along the east. Its regional location is shown on Map No. 1.

As shown on Map No. 2, the initial boundary of the CSD would encompass a 3,300 acre portion of the Master Plan area. It includes most of the territory located north of Grant Line Road as it extends north to Old River. This initial boundary would include only those properties which are owned or controlled by Trimark Communities Inc., except for the S. P. Railroad right-of-way which is included.

If approved by LAFCO, the County Board of Supervisors will hold a public hearing on this reorganization. Since the petition was signed by more than 80% of the registered voters residing within the boundary, the Board of Supervisors may approve the proposal without an election, provided that a majority protest of owners or voters is not received.

DISCUSSION: In November 1994, the County Board of Supervisors approved the Master Plan and Specific Plan I for the new community of Mountain House. The Board, at that time, also approved a Public Financing Plan and an Environmental Impact Report (EIR) for the Master Plan and Specific Plan I.

Mountain House is a comprehensive new community that provides a balance of housing and employment. As shown on the Master Plan, Map No. 3, it contains 12 neighborhoods, each focused on the neighborhood school and park, and linked to nearby shopping. Population at build-out in 20-40 years is expected to be 43,500.

The California Legislature, in 1994, passed legislation which provides special powers to the Mountain House CSD relating to organization, authorized services, and financing, and provides that the San Joaquin County Board of Supervisors will be the initial Board of Directors for the Mountain House CSD. It further provides that after there are 1,000 registered voters in the CSD, the Board will provide an opportunity for the majority of the residents to replace the Board of Supervisors with a locally elected registered-voter Board of Directors.

The purpose of the Community Services District is to provide most municipal type services and capital improvements for the new community of Mountain House. The initial boundary of the CSD is limited to facilitate the "start-up" of services. Annexations will follow as the need for services expand within the Sphere of Influence. The following services have been proposed in the application:

- A. Water service.
- B. Sewer service.
- C. Garbage service.
- D. Fire protection.
- E. Public recreation.
- F. Street lighting.
- G. Library buildings and services.
- H. Utilities conversion underground.
- I. Police protection.
- J. Road maintenance.
- K. Transportation services.
- L. Graffiti abatement.
- M. CC & Rs enforcement.
- N. Flood control protection.
- O. Pest and weed abatement.
- P. Wildlife habitat mitigation.
- Q. Telecommunications services.
- R. Dissemination of information.

As an essential element of this application, Trimark Communities has provided a Statement of Operation and Plan of Services for the

CSD. It discusses in detail the organization, operation, and services to be provided. Much of the detail of the Plan of Services will not be repeated but, instead, is attached and made a part of this report.

The CSD would construct and operate both a water treatment facility and a sewage treatment facility to serve the entire Master Plan area. Trimark has arranged for the Byron-Bethany Irrigation District (BBID) to supply raw water to the CSD for treatment and distribution. The water can be made available because the majority of the Mountain House project is within BBID and has established a use of district irrigation water. That historical amount can now be used for municipal purposes. The BBID Sphere of Influence has been expanded to include all of Mountain House, and future annexations are anticipated.

The CSD would assume responsibility for fire protection from the Tracy Rural Fire District through detachment of the fire district. However, in the initial years and possibly longer, it is planned that the fire district will continue to provide fire protection to these properties through a contract with the CSD. The Board of Directors of the fire district are currently reviewing details of an agreement, and the Board has approved the proposal for detachment in concept.

As discussed in the transportation section of the Plan of Services, the CSD is to own and maintain all County streets and road facilities within the Mountain House project. These services are currently provided by the County through Road District No. 5. Although no formal detachment is proposed, it is requested that road district funds be transferred to support the transferred transportation services.

Mountain House is within the Lammersville (elementary) School District and the Tracy High School District. Both districts express concern for full funding of school impacts resulting from Mountain House. Based on assurances from Trimark, neither district objects to the formation of the Mountain House CSD.

Police Protection would be an authorized service of the CSD. Currently the County Sheriff provides a countywide level of police service, as supplemented by responsibilities of the California Highway Patrol. As development progresses, the CSD would be required to augment the level of police services through a contract with the Sheriff or a private security firm.

Upon formation of a district, the Commission is to determine the amount of property tax to be transferred to the new district and establish its Prop 4 appropriations limit. When a new district assumes a service from another agency, any property tax which has

been received for that service transfers with the service. In this case, the CSD is to receive property tax of the fire district which would be collected from properties within the new CSD boundary. Likewise, the CSD is to receive the property tax of Road District No. 5 which would be collected within the new CSD boundary. A Prop 4 appropriations limit of \$700,000 has been proposed by the County.

The financial feasibility of the Mountain House CSD was reviewed in great detail by an independent consultant under contract with the County. The report, prepared by Economic and Planning Systems, concludes that "the CSD can be financially feasible if a suitable mechanism to counteract early year operating deficits is established." It acknowledges that the proposed CSD budget is based on various assumptions and concludes that the assumptions are reasonable. In order to assure funding of early year operating deficits, it is recommended that the Commission establish a condition that the CSD formation not be completed until an initial funding plan is approved by the Board of Supervisors.

All properties within the proposed CSD boundary are in agricultural use. As discussed in the EIR, most of the acreage is used for irrigated row and field crops and there are several farm houses. As shown on Map No. 4, most of the land is under Williamson Act contract and notice of nonrenewal will terminate contracts in 1997 or 1998. As shown, the Board of Supervisors granted tentative cancellation of contracts on 418 acres located within the planned first-phase of development.

This application also proposes a Sphere of Influence for the Mountain House CSD which encompasses all land within the Master Plan boundary. A Sphere of Influence is intended to define the area which is expected to be served by the district through future annexations. In approving a Sphere of Influence, the Commission must consider the present and planned land uses, the need for services, and the ability of the district to serve.

As noted above, the San Joaquin County Board of Supervisors, as lead agency, has adopted an Environmental Impact Report (EIR) for the Mountain House Master Plan and Specific Plan I. In reviewing the Master Plan area, the EIR identified five impacts which cannot be mitigated to the level of insignificance:

- Loss of approximately 3,600 acres of prime farmland
- Exposure of public and structures to strong groundshaking
- Elimination of over 4,000 acres of wildlife habitat
- Increase in vehicle trips and level of service deficiencies on major freeways

- Increased emissions of ozone precursors and total suspended particulate matter

Under CEQA, the Commission must certify that it has reviewed and considered the County's EIR before approving the proposal. The Commission must also adopt a set of Findings for Approval and Statement of Overriding Considerations. A draft of Findings and Statement has been provided for Commission consideration.

CONCLUSION: Timely formation of the Mountain House CSD is essential for progress towards implantation of the County approved Mountain House Master Plan. The district is necessary at this time to initiate design and construction of water and sewer facilities. County review finds the CSD to be financially feasible.

The loss of prime farmland and wildlife habitat is significant, but it is partially offset by mitigation fees and phasing development over time. The planned services, boundary and Sphere of Influence are consistent with the Commission's Guidelines for orderly development of local government agencies.

RECOMMENDATION: The following determinations are recommended:

- 1) Certify that the Commission has reviewed and considered the County's EIR and adopt Findings and Statement of Overriding Considerations.
- 2) Authorize the Board of Supervisors to conduct subsequent proceedings for the reorganization with the finding that over 80% of the affected voters have signed the reorganization petition, subject to the following terms and conditions:
 1. The name of the district shall be the Mountain House Community Services District.
 2. The initial Board of Directors of the community services district shall be the Board of Supervisors of San Joaquin County.
 3. The effective date of formation of the community services district and detachment from the fire district shall be the date that the Certificate of Completion is recorded with the County Recorder.

4. The following services are designated as active services of the Mountain House CSD:
 - A. Water service.
 - B. Sewer service.
 - C. Garbage service.
 - D. Fire protection.
 - E. Public recreation.
 - F. Street lighting.
 - G. Library buildings and services.
 - H. Utilities conversion underground.
 - I. Police protection.
 - J. Road maintenance.
 - K. Transportation services.
 - L. Graffiti abatement.
 - M. CC & Rs enforcement.
 - N. Flood control protection.
 - O. Pest and weed abatement.
 - P. Wildlife habitat mitigation.
 - Q. Telecommunications services.
 - R. Dissemination of information.

5. The County Auditor shall transfer property tax revenue, effective for the 1997-98 fiscal year, to the Mountain House Community Services District as follows:
 - (1) From the Tracy Rural Fire District -- all property tax revenue attributable to the fire district within the boundary of the detachment, and
 - (2) From Road District No. 5 -- all property tax revenue attributable to the road district within the formation boundary of the community services district.

6. The appropriations limit for the community services district required by Article XIII B of the California Constitution shall be \$700,000.

7. Development that exists at the time the district is formed shall not be subject to fees, charges or assessments associated with public facilities necessary to serve new development within the community services district. Such development may be charged to the extent it utilizes facilities (e.g., connections to and use of water or sewer system).

8. The Certificate of Completion for formation of the community services district shall not be recorded until the Board of Supervisors confirms that initial funding for the community services district has been resolved.

- 3). Adopt a Sphere of Influence for the Mountain House Community Services District which encompasses all land within the Master Plan boundary, with statements of determination as contained in this report.

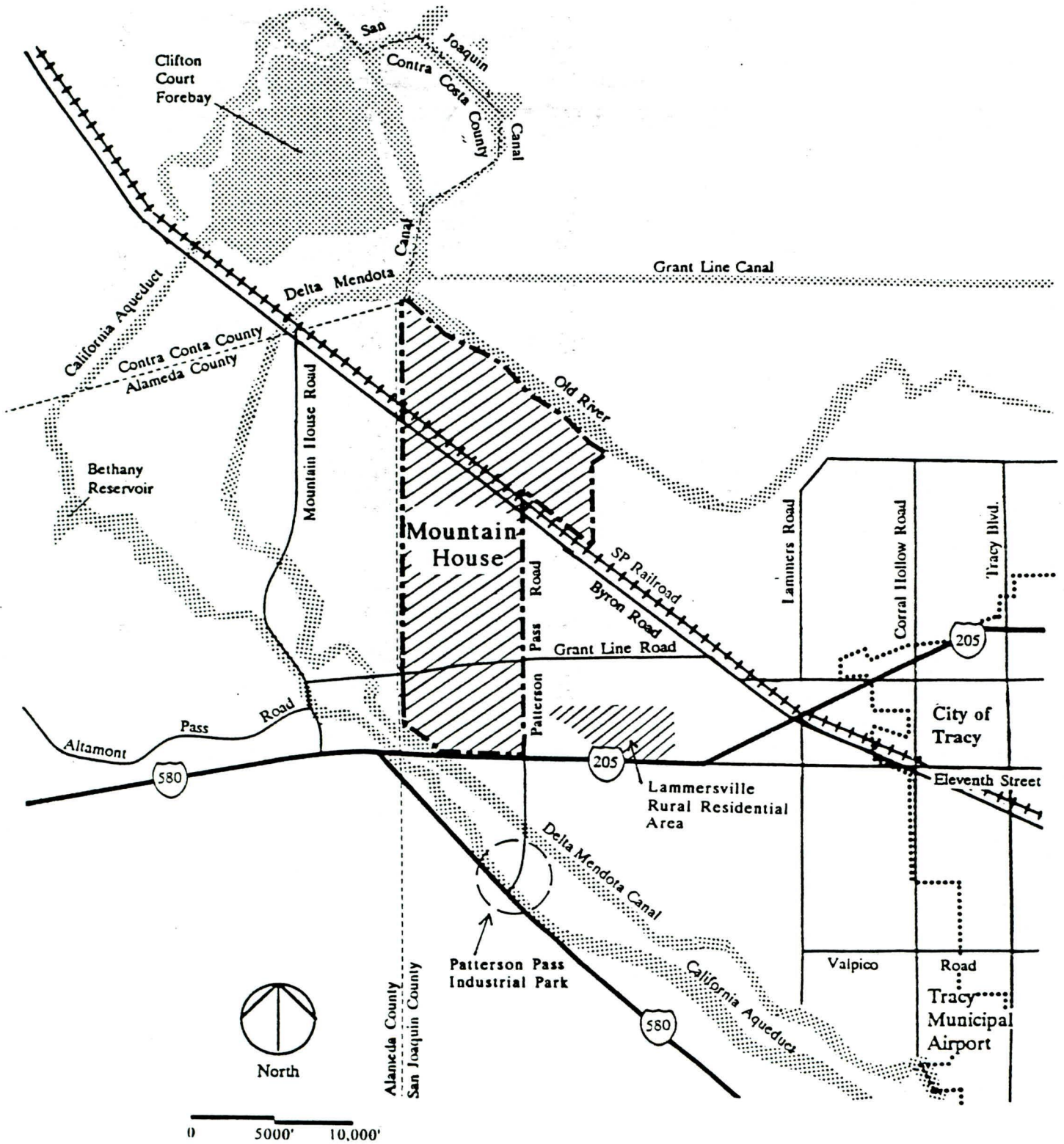
Respectfully Submitted,


Gerald F. Scott,
Executive Officer

GFS:dm

Atta: Vicinity Map No. 1
Proposal Map No. 2
Master Plan Map No. 3
Williamson Act Status Map No. 4
CSD Feasibility Analysis (Commissioners only)

MOUNTAIN HOUSE MASTER PL.



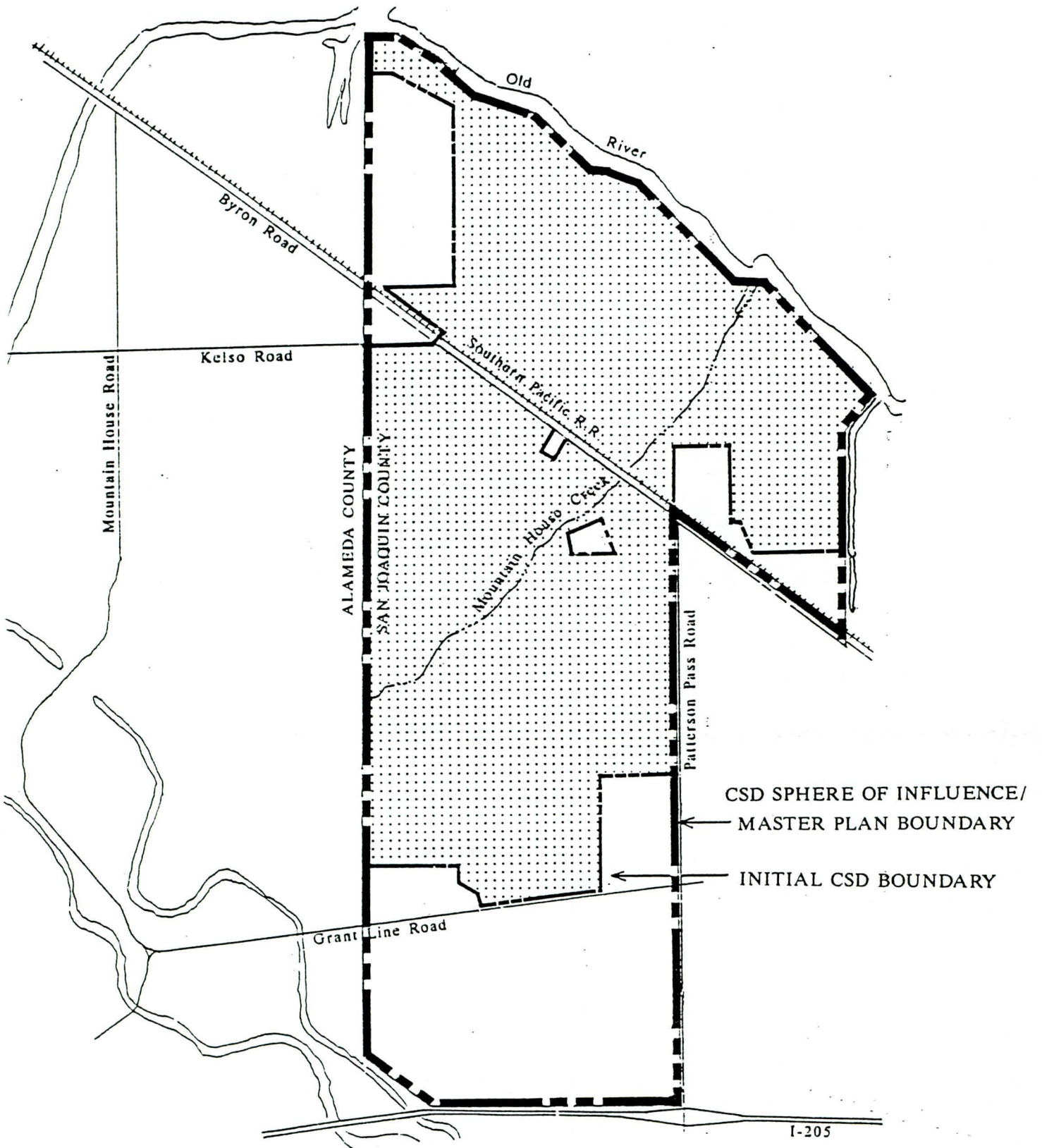
Source: EIR/Baseline

November 10, 1994

Project Location

MAP No. 1

MOUNTAIN HOUSE MASTER PLAN

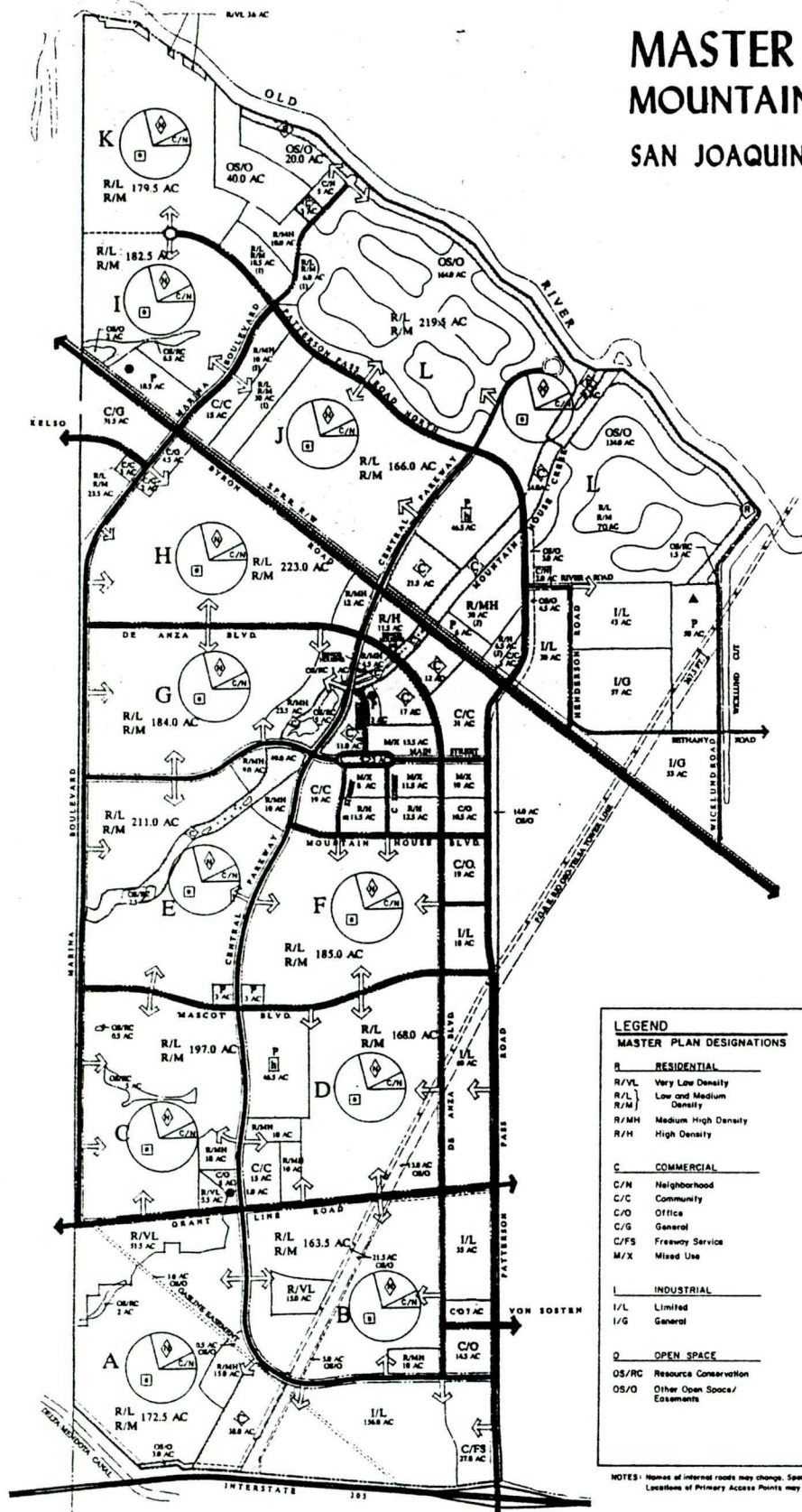


Source: Trimark/SWA

CSD Boundary

MAP No. 2

MASTER PLAN MOUNTAIN HOUSE SAN JOAQUIN COUNTY



LEGEND		MASTER PLAN DESIGNATIONS	
R RESIDENTIAL		P PUBLIC	
R/V/L	Very Low Density	P	Public Facilities
R/L	Low and Medium Density	[K-B]	Elementary (K-B) School
R/M	Medium Density	[H]	High School
R/MH	Medium High Density	[WTP]	Wastewater Treatment Plant
R/H	High Density	[WTP]	Water Treatment Plant
		[F]	Fire Station
		[NC]	Neighborhood Center
C COMMERCIAL			
C/N	Neighborhood		
C/C	Community		
C/O	Office		
C/G	General		
C/FS	Freeway Service		
M/X	Mixed Use		
I INDUSTRIAL			
I/L	Limited		
I/G	General		
O OPEN SPACE			
OS/RC	Resource Conservation		
OS/O	Other Open Spaces/ Easements		
		CIRCULATION	
		[Freeway]	Freeway
		[Major Arterial]	Major Arterial
		[Minor Arterial]	Minor Arterial
		[Collector]	Collector
		[Railroad]	Railroad
		[Primary Access Point]	Primary Access Point
		[Neighborhood Designation]	Neighborhood Designation
		BOUNDARIES	
		[Community Boundary]	Community Boundary
		[County Line]	County Line
		[Neighborhood (when not a road)]	Neighborhood (when not a road)

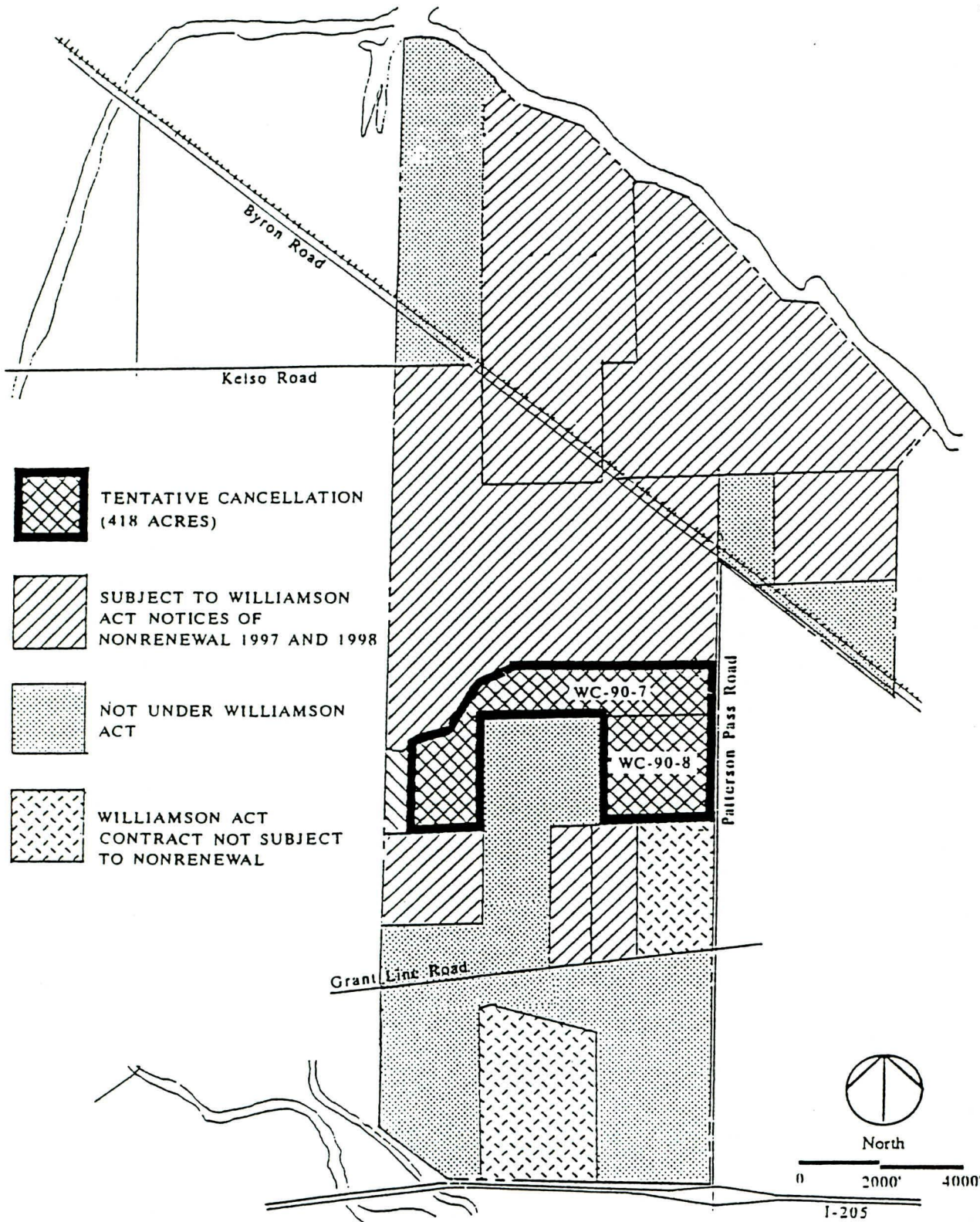
NOTES: Names of interred roads may change. Specific Plans will show additional collectors. Locations of Primary Access Points may change.


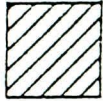


SEE TEXT OF MASTER PLAN FOR POLICIES, NEIGHBORHOOD BOUNDARIES, AND FURTHER INFORMATION. THIS MAP SHALL NOT REFLECT THE LATEST AMENDMENTS.

FOR FURTHER INFORMATION CONTACT:
SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
1610 E. HATELTON AVENUE
STOCKTON, CALIFORNIA 95206
PHONE: (209) 446-2200

MAP No. 3





-  TENTATIVE CANCELLATION (418 ACRES)
-  SUBJECT TO WILLIAMSON ACT NOTICES OF NONRENEWAL 1997 AND 1998
-  NOT UNDER WILLIAMSON ACT
-  WILLIAMSON ACT CONTRACT NOT SUBJECT TO NONRENEWAL

Source: Siegfried Engineering Inc.

Williamson Act Status

San Joaquin County
Community Development

MAP No. 4

EXHIBIT B

January 12, 1996

DESCRIPTION OF MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

All that certain real property situated in San Joaquin County, State of California, being a portion of Rancho El Pescadero and portions of Township 1 South, Range 4 East and Township 2 South, Range 4 East, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at the southeast corner of Section 9, of said Township 2 South, Range 4 East; thence along the south line of said Section 9, North $88^{\circ}55'24''$ West 1,845.36 feet to the northeast corner of the tract of land conveyed to Mary Maria Rocha by deed recorded in Volume 3031, page 511, Book of Official Records of San Joaquin County; thence along the east line of said Rocha land South $00^{\circ}29'24''$ West 2,885.39 feet to the north right-of-way line of Grant Line Road; thence at a right angle to said north right-of-way line South $04^{\circ}41'28''$ East 80.00 feet to the south right-of-way line of Grant Line Road; thence along said south right-of-way line the following two (2) courses: (1) South $85^{\circ}18'32''$ West 1,462.39 feet, and (2) South $85^{\circ}19'14''$ West 1,526.98 feet to a point that bears at a right angle South $04^{\circ}40'46''$ East 80.00 feet from the intersection of the north right-of-way line of Grant Line Road with the centerline of the Byron-Bethany Irrigation District Canal; thence North $04^{\circ}40'46''$ West 80.00 feet to said intersection; thence along said Canal centerline the following four (4) courses: (1) North $06^{\circ}36'38''$ East 189.75 feet, (2) North $15^{\circ}50'22''$ West 130.00 feet, (3) North $40^{\circ}16'22''$ West 200.00 feet, and (4) North $56^{\circ}01'22''$ West 385.00 feet to the west line of Section 16 of said Township 2 South, Range 4 East, being on the boundary line of the tract of land conveyed as PARCEL 1 by deed recorded in Instrument No. 91035486, Official Records of San Joaquin County; thence along the boundary line of said PARCEL 1 the following four (4) courses: (1) along said west line of Section 16 South $00^{\circ}27'05''$ West 719.62 feet to said north line of Grant Line Road, (2) along said north line South $85^{\circ}19'14''$ West 30.12 feet, (3) North $00^{\circ}27'05''$ East 1,122.24 feet, and (4) North $88^{\circ}50'36''$ West 2,149.61 feet to the boundary line between San Joaquin County and Alameda County; thence along said boundary line North $01^{\circ}01'12''$ East 12,701.03 feet to the centerline of Kelso Road; thence continuing along said boundary line between San Joaquin County and Alameda County North $01^{\circ}01'12''$ East 20.00 feet to the north right-of-way line of Kelso Road; thence along said north right-of-way line of Kelso Road South $89^{\circ}10'16''$ East 1,830.57 feet to point of intersection with the southwesterly right-of-way line of Byron Road, said

point herein after referred to as Point "A" for the purpose of describing one of the following described parcels to be excepted; thence along said southwesterly right-of-way line North 51°15'57" West 1,980.28 feet to a point that bears at a right angle South 38°44'30" West 180.00 feet from the intersection of the northeasterly right-of-way line of the Southern Pacific Railroad with the north line of the south-half of the southeast quarter of Section 32 of said Township 1 South, Range 4 East; thence North 38°44'03" East 180.00 feet to said intersection; thence along said north line of south-half of southeast quarter South 88°45'56" East 1,688.45 feet to intersection with the west line of 40-foot wide Kelso Road running north, said intersection being 20 feet west of the west line of 66-foot wide Kelso Road running south; thence along said west line of Kelso Road running north, North 01°07'27" East 1,422.02 feet to the northerly end of said Kelso Road; thence South 88°52'33" East 20.00 feet to the west line of the tract of land conveyed to William E. Ralph as PARCEL 3 by deed recorded in Instrument No. 90010334, Official Records of San Joaquin County; thence along said west line the following two (2) courses: (1) North 01°07'27" East 991.50 feet, and (2) North 01°09'42" East 1,562.31 feet to the most southerly corner of the tract of land conveyed to Fred Haven Draper, Sr. as PARCEL 1 by deed recorded in Instrument No. 91039576, Official Records of San Joaquin County; thence along the boundary of said PARCEL 1 the following two (2) courses: (1) North 61°48'21" West 2,340.27 feet to said boundary line between San Joaquin County and Alameda County, and (2) along said County boundary line North 01°05'57" East 846.10 feet; thence leaving said County boundary line North 54°01'42" East 238.65 feet; thence North 26°02'42" East 171.10 feet to the northerly line of said PARCEL 1 of Draper land; thence along said northerly line the following six (6) courses: (1) South 45°05'18" East 48.64 feet, (2) South 82°00'18" East 90.00 feet, (3) South 07°59'42" West 85.00 feet, (4) South 82°00'18" East 500.01 feet, (5) South 31°46'18" East 18.60 feet, and (6) South 60°00'18" East 240.00 feet to the southwesterly corner of the tract of land conveyed to Fred Haven Draper, Sr. as PARCEL 4 by deed recorded in Instrument No. 91039577, Official Records of San Joaquin County; thence along the boundary of said PARCEL 4 the following five (5) courses: (1) North 01°09'42" East 100.00 feet, (2) South 60°00'18" East 50.00 feet, (3) South 54°14'18" East 200.00 feet, (4) South 48°14'18" East 190.00 feet, and (5) South 01°09'42" West 100.00 feet to said northerly line of PARCEL 1 of Draper land; thence along said northerly line South 48°14'18" East 80.00 feet to the southwesterly corner of PARCEL 3 of said deed recorded in Instrument No. 91039577; thence along the boundary of said PARCEL 3 the following three (3) courses: (1) North 01°09'42" East 100.00 feet, (2) South 59°49'18" East 200.00 feet, and (3) South 01°09'42" West 100.00 feet to said northerly line of PARCEL 1 of Draper land; thence along said northerly line the following two (2) courses: (1) South 59°49'18" East 290.00 feet, and (2) South 47°39'18" East

199.50 feet to a point herein after referred to as Point "B" for the purpose of describing one of the following described parcels to be excepted; thence North $01^{\circ}09'42''$ East 100.00 feet; thence along the approximate mean high water mark of Old River measured approximately 30 feet northeasterly from the following twenty-one (21) course traverse line: (1) South $29^{\circ}39'00''$ East 130.23 feet, (2) South $43^{\circ}01'08''$ East 719.68 feet, (3) South $64^{\circ}54'30''$ East 573.90 feet, (4) South $70^{\circ}30'51''$ East 907.84 feet, (5) South $58^{\circ}30'53''$ East 183.89 feet, (6) South $40^{\circ}08'47''$ East 322.98 feet, (7) South $44^{\circ}46'50''$ East 927.48 feet, (8) South $52^{\circ}47'44''$ East 362.88 feet, (9) South $66^{\circ}37'13''$ East 1,129.81 feet, (10) South $53^{\circ}00'57''$ East 615.72 feet, (11) South $37^{\circ}35'40''$ East 778.86 feet, (12) South $56^{\circ}07'28''$ East 619.67 feet, (13) South $33^{\circ}22'21''$ East 789.20 feet, (14) South $35^{\circ}57'05''$ East 570.10 feet, (15) South $61^{\circ}48'21''$ East 453.31 feet, (16) North $89^{\circ}48'56''$ East 497.06 feet, (17) South $49^{\circ}12'24''$ East 622.00 feet, (18) South $31^{\circ}42'23''$ East 495.21 feet, (19) South $34^{\circ}36'40''$ East 563.40 feet, (20) South $54^{\circ}33'03''$ East 894.54 feet, and (21) South $38^{\circ}31'18''$ East 981.12 feet to the westerly line of the Westside Irrigation District's Intake Canal; thence along said westerly line South $40^{\circ}13'29''$ West 1,660.11 feet to the north line of the west-half of the southeast quarter of Section 3 of said Township 2 South, Range 4 East; thence along the north and east line of said west-half of southeast quarter of Section 3, South $89^{\circ}17'31''$ East 343.51 feet and South $00^{\circ}17'37''$ West 2,601.32 feet to the north right-of-way line of Bethany Road; thence South $00^{\circ}26'36''$ West 40.00 feet to the south right-of-way line of Bethany Road; thence along said south right-of-way line the following two (2) courses: (1) North $89^{\circ}33'24''$ West 1,331.67 feet, and (2) North $89^{\circ}32'40''$ West 1,051.72 feet to a point that bears at a right angle South $00^{\circ}27'20''$ West 40.00 feet from the southeast corner of the parcel designated "INSTR. NO. 88040501" on Record of Survey filed in Book 30 of Surveys, at page 84, San Joaquin County Records; thence North $00^{\circ}27'20''$ East 40.00 feet to said southeast corner, said corner being on the boundary of the tract of land conveyed to Ronald G. Silva et ux, by deed recorded in Instrument No. 79089194, Official Records of San Joaquin County; thence along the boundary of said Silva land the following six (6) courses: (1) North $00^{\circ}26'32''$ East 278.50 feet, (2) North $89^{\circ}32'40''$ West 32.00 feet, (3) North $00^{\circ}26'32''$ East 34.50 feet, (4) North $78^{\circ}05'54''$ West 43.31 feet, (5) North $73^{\circ}53'39''$ West 44.00 feet, and (6) North $53^{\circ}46'19''$ West 150.00 feet to the east right-of-way line of Henderson Road; thence at a right angle North $89^{\circ}33'28''$ West 60.00 feet to the west right-of-way line of Henderson Road; thence along said west right-of-way line North $00^{\circ}26'32''$ East 2,182.20 feet to the north line of the southwest quarter of Section 3 of said Township 2 South, Range 4 East; thence along said north line North $89^{\circ}43'03''$ West 1,279.71 feet to the northwest corner of said southwest quarter of Section 3; thence along the west line of said southwest quarter South $00^{\circ}40'44''$ West, 1,713.99 feet to the northeasterly right-of-way

line of Byron Road; thence along said northeasterly right-of-way line South $51^{\circ}15'57''$ East 38.10 feet to the northerly projection of the east right-of-way line of Patterson Pass Road; thence along said northerly projection and east right-of-way line of Patterson Pass Road South $00^{\circ}40'44''$ West 901.98 feet to a point that bears South $89^{\circ}23'34''$ East 30.00 feet from the corner common to Sections 3, 4, 9, and 10 of said Township 2 South, Range 4 East, said point herein after referred to as Point "C" for the purpose of describing one of the following described parcels to be excepted; thence continue along the east right-of-way line of Patterson Pass Road the following two (2) courses: (1) South $00^{\circ}32'08''$ West 2,720.60 feet, and (2) South $00^{\circ}31'36''$ West 2,646.39 feet to the south line of Section 10 of said Township 2 South, Range 4 East; thence along said south line South $89^{\circ}39'46''$ West 30.00 feet to the point of beginning.

EXCEPT THEREFROM the following described parcel:

Commencing at the previously identified Point "A", being the intersection of the north right-of-way line of Kelso Road with the southwesterly right-of-way line of Byron Road; thence along the southwesterly right-of-way line of Byron Road South $51^{\circ}15'57''$ East 3,451.55 feet to intersection with the westerly line of the 3.06 acre parcel shown on Record of Survey filed in Book of Surveys, Volume 9, page 103, San Joaquin County Records, and being the TRUE POINT OF BEGINNING; thence along the boundary of said 3.06 acre parcel the following three (3) courses: (1) South $17^{\circ}01'19''$ West 562.89 feet to the south line of the northwest quarter of Section 4 of said Township 2 South, Range 4 East, (2) along said south line South $89^{\circ}38'41''$ East 339.40 feet to the southeast corner of said northwest quarter, and (3) North $00^{\circ}39'08''$ East 396.68 feet to said southwesterly right-of-way line of Byron Road; thence along said southwesterly right-of-way line North $51^{\circ}15'57''$ West 229.64 feet to the true point of beginning.

Containing 3 acres, more or less.

ALSO EXCEPT THEREFROM the following described parcel:

Beginning at the previously identified Point "B", being the northeast corner of the tract of land conveyed to Fred Haven Draper, Sr. as PARCEL 1 by deed recorded in Instrument No. 91039576, Official Records of San Joaquin County; thence along the east line of said PARCEL 1 South $01^{\circ}09'42''$ West 1,207.00 feet to the most southerly corner of said PARCEL 1; thence along the southerly line of said PARCEL 1 North $61^{\circ}48'21''$ West 33.68 feet to a point that is thirty (30) feet westerly of (measured at a right angle) said east line of PARCEL 1; thence parallel with said east line of PARCEL 1 North $01^{\circ}09'42''$ East 1,217.94 feet to the northerly line of said PARCEL 1; thence

along said northerly line South 47°39'18" East 39.86 feet to the point of Beginning.

Containing 1 acre, more or less.

ALSO EXCEPT THEREFROM the following described parcel:

Beginning at the previously identified Point "C"; thence North 89°23'34" West 30.00 feet to a point common to Sections 3, 4, 9, and 10, of said Township 2 South, Range 4 East; thence North 79°02'25" West 1,130.22 feet to the most easterly corner of the 20.00 acre parcel shown on Parcel Map filed in Book 20 of Parcel Maps, at page 30, San Joaquin County Records, and being the TRUE POINT OF BEGINNING; thence along the boundary of said 20.00 acre parcel the following nine (9) courses: (1) North 88°55'24" West 1,164.42 feet, (2) North 01°04'36" East 302.69 feet, (3) along a curve to the left with a radius of 332.00 feet, a central angle of 63°08'40", an arc length of 365.89 feet and a chord bearing North 30°29'44" West 347.65 feet, (4) North 68°06'28" East 257.14 feet, (5) North 45°53'47" East 99.34 feet, (6) North 77°16'21" East 132.09 feet, (7) from a tangent bearing North 57°40'51" East along a curve to the left with a radius of 1,000.00 feet, a central angle of 10°58'45", an arc length of 191.62 feet and a chord bearing North 52°11'28" East 191.33 feet, (8) North 46°42'06" East 186.29 feet, and (9) from a tangent bearing South 45°28'04" East, along a curve to the right with a radius of 2,272.00 feet, a central angle of 31°17'34", an arc length of 1,240.88 feet and a chord bearing South 29°49'17" East 1,225.51 feet to the true point of beginning.

Containing 20 acres, more or less.

The total area within the Community Services District after said exceptions is 3,336 acres, more or less.

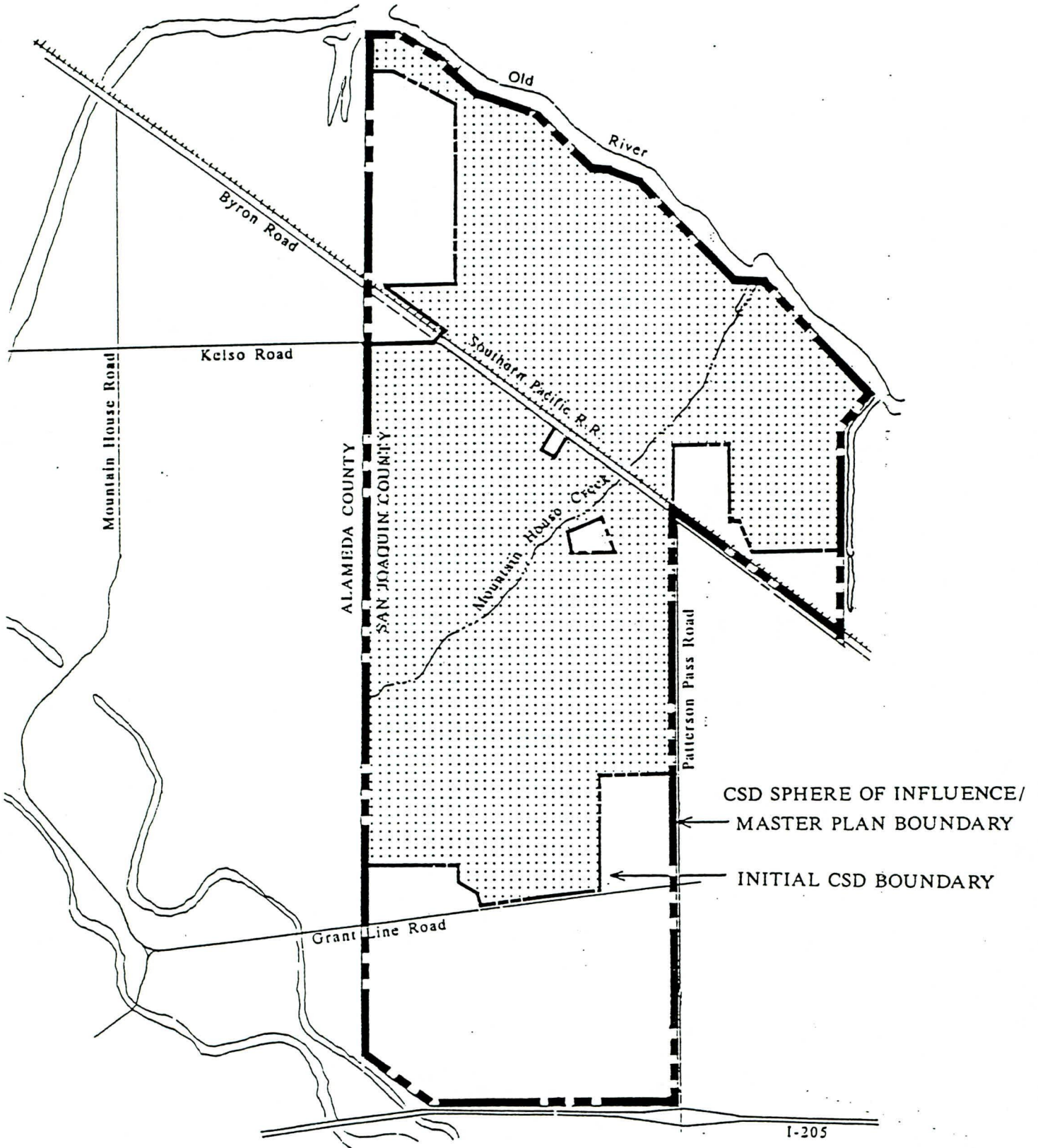
SV-6A139.11

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:


Deputy County Surveyor

APPROVED BY: 
County Surveyor

MOUNTAIN HOUSE MASTER PLAN



Notice of Determination

Supplementary Document P

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) SAN JOAQUIN LAFCO
1860 EAST HAZELTON AVENUE
(Address)
STOCKTON, CA 95205

X County Clerk
County of SAN JOAQUIN

RECORDED
COUNTY CLERK
JAMES M. JOHNSTONE
95 FEB 26 AM 11:34
SAN JOAQUIN COUNTY
BY Patricia Rubin
DEPUTY

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

MOUNTAIN HOUSE REORGANIZATION (LAFC 21-95)

Project Title

SCH #90020776

GERALD SCOTT

(209) 468-3198

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

NORTHWEST CORNER OF INTERSTATE 205 AND PATTERSON PASS ROAD, SAN JOAQUIN COUNTY

Project Location (include county)

Project Description: FORMATION OF THE MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT AND
DETACHMENT FROM THE TRACY RURAL FIRE DISTRICT

This is to advise that the SAN JOAQUIN LAFCO has approved the above described project on
FEBRUARY 23, 1996 and has made the following determinations regarding the above described project:
(Lead Agency) (Responsible Agency)
(Date)

- 1. The project [X]will []will not] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X]were []were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [X]was []was not] adopted for this project.
5. Findings [X]were []were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

1860 EAST HAZELTON AVENUE, STOCKTON, CA 95205

Gerald A. Scott
Signature (Public Agency)

FEBRUARY 26, 1996
Date

EXECUTIVE OFFICER
Title

Date received for filing at OPR:

**MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT**

**STATEMENT OF OPERATION AND
PLAN OF SERVICES**

OCTOBER 23, 1995

Prepared For:

SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION

Prepared By:

DAVID TAUSSIG AND ASSOCIATES, INC.
425 University Avenue, Suite 110
Sacramento, California 95825
(916) 920-1109

NEUMILLER & BEARDSLEE
509 West Weber Avenue, 5th Floor
Stockton, California 95201
(209) 948-8200

I. INTRODUCTION

A. Background

The San Joaquin County Board of Supervisors ("Board") has approved a General Plan Amendment for the Mountain House Community ("Community"). As required by the County, Trimark Communities subsequently obtained approval of a Master Plan, Public Financing Plan, and a Specific Plan for the first phase of development in the Community.

The Master Plan anticipates development of a comprehensive new community which provides a balance of housing and employment as well as a variety of recreational amenities. At build-out, the Community is planned to have more than 16,000 residential dwelling units and 700 acres of commercial and industrial land uses. The 4,784-acre site is located in unincorporated southwestern San Joaquin County, north of Interstate 205 and south of Old River.

B. Purpose

On behalf of Trimark Communities, Petitioner's (hereinafter collectively referred to as "Trimark Communities") request that the Mountain House Community Services District (the "CSD") be formed and the Sphere of Influence be established. This application also includes a request for detachment of the Community from the Tracy Rural Fire Protection District ("Tracy Rural") and a transfer to the CSD of the property tax revenue allocated for fire protection service is likewise requested.

Trimark Communities is requesting detachment from the Tracy Rural Fire Protection District and a reallocation to the Mountain House CSD of the property tax revenue allocated for fire protection services because the financial analysis undertaken for the Community demonstrates that the revenues generated at project build-out will greatly exceed the cost of providing fire protection services. It is anticipated that the excess revenues which are not needed for fire protection services will be utilized for other services that the Mountain House CSD will provide including enhanced police protection services.

It is anticipated that additional documents will be executed pertaining to development of the Community including the Public Services Allocation Agreement, the Interim Funding Agreement, a Fire Services Contract, and the Byron-Bethany Irrigation District Water Services Agreement.

The Public Services Allocation Agreement is an agreement between the County and the CSD which allocates responsibility for providing public services to the Community. The Interim Funding Agreement is an agreement between the CSD and Trimark Communities which obligates Trimark Communities to provide revenue

advances to the CSD. The Fire Services Contract is an agreement that the CSD will enter into with an entity to provide fire protection services for the Community in the initial years of development. The Byron-Bethany Irrigation District Water Services Agreement is an agreement between the Byron-Bethany Irrigation District and the CSD which provides for the supply of raw water to the Community.

C. *Special Legislation*

The California Legislature passed legislation which provides special powers to the Mountain House CSD relating to organization, authorized services, and financing, and provides that the San Joaquin County Board of Supervisors will be the initial Board of Directors for the Mountain House CSD.

The legislation further provides that after there are 1,000 or more registered voters in the CSD, the Board will provide an opportunity for residents to decide whether they would prefer to be governed by a registered-voter board of directors. If a majority of the registered voters at a general district election are in favor of a registered-voter board, the members of the board will be elected at the next general district election.

II. PLAN OF OPERATION

While the Mountain House CSD will be an independent governmental entity, it will function in combination with San Joaquin County and other public agencies to effect implementation of the Master Plan and other planning documents.

A. Key Organizational Aspects of the Mountain House CSD

1. Board of Directors

The CSD will be governed initially by the San Joaquin County Board of Supervisors acting as the Board of Directors of the CSD. This Board shall remain in place until conversion to a registered-voter board of directors.

2. General Manager

A General Manager will be appointed soon after the CSD is formed to oversee the affairs of the CSD. This oversight will involve coordinating with the County, Trimark Communities, and others including engineers, consultants, and contractors who are performing the work required for development of the Community.

3. Staffing

The CSD will develop staff resources in response to development of the Community. Initial staffing may be provided through contracts for services. This may involve the retention of consultants that specialize in special district start-up and operations to perform initial CSD services under the direction of the General Manager.

B. Key Budgetary Aspects of the Mountain House CSD

The CSD will be responsible for maintaining and balancing its own annual budget. The financial operations of the CSD can be divided into capital facilities, and operations and maintenance.

1. Capital Facilities

a. Funding

Capital facility costs will be funded through a mix of fees, taxes, and bond financing. This funding mix will change over time in response to market conditions, absorption rates, and the establishment of new financing mechanisms—or changes to existing mechanisms—that could occur during the life of the project.

The CSD will adopt a set of policies and procedures that will apply to all debt financings.

The CSD will coordinate with Trimark Communities, engineers, and the County to ensure that facilities are provided consistent with the phasing schedules identified in the Master Plan and subsequent facility master plans.

b. *Reimbursements for Public Improvement Oversizing*

The CSD will adhere to a policy of equity contribution among properties that benefit from oversizing of public facilities. If a developer or landowner is required to pay more than its fair share for public facilities, future developers will be required to provide reimbursement for that oversizing, to the greatest extent possible. Resolutions or ordinances which formalize the reimbursement procedure will be adopted.

2. Operations

An urban level of public services will be provided to the residents and employees of the Community. The analysis in the Public Financing Report showed that the distribution of service responsibility between the County and CSD, together with fiscal revenues generated by the project, results in a positive fiscal impact to the County general fund and other County funds, while maintaining a balanced operating budget for the CSD.

3. Cost Reimbursement Program

There will be a number of reimbursement programs for capital advancement made which have Community-wide benefit. A fee may be collected at the time of annexation from property that annexes into the CSD to cover Community-wide improvements and reimbursable costs which are not covered by other revenue sources. Additionally, a program will be developed to provide for reimbursement of costs associated with the overall planning and development of the Community which benefit the Community as a whole.

III. CSD SERVICES AND OPERATIONS

A. CSD Services

The CSD will provide the following services:

1. *Water and Sewer Service*

The CSD will provide water and sewer services to the entire Community.

It is estimated that the effective monthly water and sewer charge to cover expenses associated with providing these services will be approximately \$25 per medium density residential unit or equivalent.

2. *Transportation Services*

The CSD will provide street maintenance, traffic control, resurfacing, signal and sign maintenance, street lighting, street landscape maintenance, and road closures for street work, parades, and emergencies for all roads owned and maintained by the CSD, generally within the CSD boundaries. Maintenance will meet all minimum County standards or higher standards which may be established by the CSD. The CSD will also provide other necessary transportation services, such as transit and TDM Programs.

It is anticipated that funding for transportation services will come from two sources. First, the portion of property taxes currently allocated to Road District #5 within the CSD will be reallocated to the CSD. Secondly, a special tax, as described below, will be levied against developed property in the CSD to provide for other transportation services.

3. *Public Safety Services*

The CSD will provide the following public safety services:

a. *Fire Protection*

The CSD will be responsible for providing fire protection services including weed and pest abatement. It is anticipated that the CSD will enter into a contract with Tracy Rural Fire Protection District to provide fire protection services. It is further anticipated that the contract with Tracy Rural Fire Protection District will extend until such time that it is both cost effective and economically feasible for the CSD to provide fire protection services. However, if the CSD and Tracy Rural do not reach an agreement on providing fire

protection services, the CSD shall contract with another appropriate entity to provide fire protection services in the initial years of development.

Fire protection services will be based on an urban level of service and a detailed service plan will be set forth in the Fire Protection Plan which will be developed in conjunction with the County and Tracy Rural Fire Protection District or any other entity contracting with the CSD to provide fire protection services.

Funding for fire protection services will come from the property tax reallocation when detachment occurs from Tracy Rural Fire Protection District. A special tax, as described below, may also be levied against developed property in the CSD to fund fire protection services.

b. Police Protection Services

The CSD will enter into a primary contract with the County for an urban level of police protection services pursuant to the Master Plan and Public Financing Plan. To provide enhancements to the rural level of service, the CSD may contract with the County or a private security firm.

Police protection will be funded by a combination of County revenues, CSD property tax revenues, and proceeds from a special tax which may be levied against property owners in the CSD, as described below.

4. Parks, Recreation, and Environmental Services

The CSD will provide parks, recreation, and environmental services to the Community. These services will include park maintenance, recreation programs, and open space and habitat management. Additionally, the CSD will provide community planning operations and community relations, including organizing community events, television and telecommunications facilities, disseminating community information, library facilities, graffiti abatement, and CC&Rs enforcement, including architectural review.

Regional and community park parking fees may be levied to offset some of the costs to provide these services. Additional funding for parks, recreation, and environmental services will be through a special tax, as described below.

5. Public Works Services

The CSD will provide public works services including those services related to storm drainage, flood control, street lighting, and landscaping.

Funding for public works services will be through a special tax as described below.

B. Special Tax for CSD Services

Revenues needed to cover the above listed non-water/sewer services may be derived in whole or in part from a special tax levied for each service which will be collected from property owners in the Community. The special tax is estimated to be \$21 per month per medium density residential unit or equivalent, and when combined with the annual burden associated with other special taxes or assessments, was determined in the Public Financing Report and Public Financing Plan to be marketable and competitive.

Shortly after formation of the CSD, a series of ballot propositions will be submitted to the voters for approval. Each proposition will propose a special tax to be assessed against property owners within the Community for the various services and operations which the CSD is providing. Each special tax will have a maximum limit and thus when property owners move into the Community they will be aware of the special taxes which may be imposed. Similarly, there will be an election on the maximum level of revenue bonds which the CSD may issue for the capital facilities.

C. Latent Powers

In addition to the services described above, the CSD will be granted a variety of latent services that may be provided at a future date based on demand from property owners in Mountain House, including contracting for ambulance services and animal control.

IV. CSD FACILITIES

The following is a summary of the CSD facilities. In all cases, it is assumed that public lands will be acquired through the Public Land Acquisition Program which provides for public lands to be acquired through dedication at no cost to the CSD.

A. Potable Water System

The water supply for the Community will be provided by the Byron-Bethany Irrigation District ("BBID") via their pre-1914 appropriative water rights and, if necessary, riparian rights. The Byron-Bethany Irrigation District Water Services Agreement between the CSD and BBID has been approved and signed by BBID and will become effective upon its signing by the CSD after its formation. Lands within the CSD Sphere of Influence that are not currently within the BBID service area must be annexed to BBID prior to service if BBID water is to be used on those lands.

New facilities are required to convey untreated (raw) water from the intake channel on the California Aqueduct to the Mountain House water treatment plant. A water treatment plant and water storage facilities will also be built.

An estimated \$46 million will be needed to construct the Community's water system. Installation of the initial water system network, including the raw water pump station and pipeline, is the largest cost item prior to commencement of residential development; almost \$15 million is currently budgeted in or prior to the first year of residential construction.

Water facilities will be funded, to the maximum extent possible, by revenue bonds secured by charges on the monthly water bill. Mello-Roos bonds and impact fees may also be used to fund portions of the Community's water system.

Water system operations and facility maintenance will be the responsibility of the CSD. Maintenance personnel will be cross-trained to handle the maintenance of all water and wastewater equipment. Vehicles and equipment may be shared with other facility maintenance responsibilities to minimize duplication of effort and maximize cost savings.

B. Wastewater Treatment and Disposal

Mountain House's wastewater system will include a wastewater collection, treatment and disposal system to serve the entire Community. The design capacity of the treatment facility and all related components will be 5.68 mgd at build-out. The treatment processes and facilities will be phased as needed.

Wastewater collection, treatment, and storage facilities are estimated to cost approximately \$30 million. Revenue bonds secured by monthly charges will be used to fund the majority of the wastewater facilities. Mello-Roos or assessment district

bonds, as well as impact fee revenues, may also be used to fund portions of the system.

Wastewater facilities will be maintained by the CSD. Maintenance personnel will be cross-trained to handle maintenance of all water and wastewater equipment. Vehicles and equipment may be shared with other facility maintenance responsibilities to achieve overall service staffing efficiency and cost reductions.

C. Transportation Improvements

Mountain House will participate in the implementation of a variety of transportation and circulation facilities, including freeway improvements, arterials, collectors, transit facilities, and internal roads as required by the Master Plan. The Community will be responsible for designated internal roads, and its "fair share" of other external roads as contained in the Master Plan for the Community.

The on-site circulation system for Mountain House includes a coordinated system of arterial and collector roads to provide vehicular access throughout the Community. In addition, an extensive bicycle path network will be built within the Community. There will also be a local bus service operated within Mountain House to connect the 12 residential neighborhoods with the commercial and industrial centers.

The Mountain House "fair share" of backbone transportation and circulation improvement costs is currently estimated to be approximately \$86 million. In-tract roadways are not included in these costs; development of these roads will be the responsibility of individual builders.

Phasing of transportation improvements will generally relate to the phasing of residential and non-residential land uses. Bus transit and bicycle facilities will be provided incrementally throughout build-out of the Community, with transit stops, shelters, bicycle lockers, and racks in each neighborhood.

Transportation and circulation improvements may be funded with a combination of fee revenues and bond proceeds generated from Mello-Roos Bonds or assessment districts. Traffic Impact Mitigation Fee (TIMF) revenues collected by the County will be applied to Mountain House transportation impacts. The CSD may initiate a revision to the TIMF program to redefine how fees collected within Mountain House are programmed for local improvements.

Road maintenance will be provided by the CSD and will meet minimum County standards. Maintenance personnel, vehicles, and equipment may be shared with other maintenance crews to increase efficiency and decrease costs.

D. Storm Drainage and Flood Protection

The storm drainage system in Mountain House provides for the conveyance of all off-site and on-site precipitation, plus any urban runoff, to the Old River as a terminal drain. Improvements will also be made to Mountain House Creek for flood control, wetlands preservation, and erosion control.

Approximately \$29 million has been included in the project cost estimates for storm drainage and flood protection facilities, including transmission pipelines, detention basins, and levee improvements. The storm collection system will generally be built in increments that correspond to the twelve neighborhoods.

Storm drainage and flood protection facilities may be funded through a combination of impact fees, Mello-Roos or assessment district bonds, and revenue bonds.

Storm drainage and flood protection facilities will be maintained by the CSD. Maintenance personnel, vehicles, and equipment may be shared with other facility maintenance crews to achieve staffing efficiency and cost reductions.

E. Parks, Recreation, and Open Space

Approximately 760 acres of the Community will be dedicated to parks, recreational uses, open space, and wetlands. Recreational facilities in the Community will include both public parks and private uses, namely two golf courses and a marina. A comprehensive Parks and Open Space Plan will be prepared and will serve as the guiding document for recreational uses in the Community. The Master Plan locates 12 five-acre neighborhood parks adjacent to K-8 schools at the center of each of the 12 residential neighborhoods. In addition, there are 180 acres planned for community parks and 70 acres along the riverfront that will be improved for a regional park.

The capital costs associated with development of recreation and open space uses will total almost \$41 million. Neighborhood park development will occur on a continual basis as growth takes place in each neighborhood. Neighborhood parks are scheduled for construction no later than half-way through the development of each neighborhood.

Old River Regional Park will be constructed as part of the development of the Specific Plans for the lands adjacent to Old River. The golf courses and marina will be built when it is determined that there is a sufficient population base and demand to support the facilities.

Construction of parks will be funded through a combination of developer equity, impact fees, and Mello-Roos proceeds.

Maintenance of parks and recreational facilities will be provided by the CSD. Personnel and equipment will be combined for the maintenance of parks and other public facilities to create the most efficient and cost-effective program possible.

F. Police Protection Facilities

Existing County facilities will be used initially until it is determined that an on-site substation is needed to maintain urban service levels. Ultimately, a 4,800 square foot facility may be required to service the Community.

It is anticipated that the first phase of an on-site police substation may be required when the Community's population reaches approximately 7,500. Police facilities, vehicles and equipment are expected to cost more than \$800,000 and will be funded from impact fees and Mello-Roos proceeds.

Maintenance of police stations will be the responsibility of the County, unless otherwise specified in the contractual agreement for police protection services that will be executed by the CSD and the County.

G. Fire Protection Facilities

Two permanent fire station sites have been identified in the Master Plan and a third station may be required depending on response times and service demands. A total of \$3.4 million has been included in the budget for temporary and permanent facilities; an additional \$0.5 million will be provided for fire protection vehicles and equipment.

A temporary fire facility will be provided prior to the construction of permanent facilities. It is anticipated that the first fire station will be built when there are approximately 1,800 homes in the Community and will be expanded when there are 4,200 homes. The first phase of the second station will be needed when there are approximately 9,400 homes in Mountain House; the facility will be expanded when 12,000 units have been built.

Fire stations will be funded from a combination of impact fees, Mello-Roos proceeds, and/or assessments.

Maintenance of fire stations will be the responsibility of the fire protection services provider, unless otherwise specified in the contractual agreement for fire protection services that may be executed by the CSD.

H. Governance and Administration Facilities

The actual facilities required for CSD operation in future years will be determined by the General Manager and the CSD Board of Directors. The Public Financing Report anticipated development of a 9,250 square foot CSD administration building that would be built approximately halfway through build-out of the Community.

Ultimately, it is anticipated that the CSD will have a corporation yard, fuel stations, a warehouse, maintenance shops, an equipment and vehicle repair yard, public hearing rooms, and other service space.

CSD facilities will be phased throughout development of Mountain House. Interim facilities will be provided soon after formation of the CSD, and vehicle and equipment storage and repair space will be needed within the first few years. \$8 million is estimated as the total cost for CSD facilities.

Funding for the construction of CSD Facilities will be generated from fee revenues and Mello-Roos bond proceeds. CSD staff will be responsible for maintenance of the CSD property.

TRACY PUBLIC SCHOOLS

315 East 11th Street
Tracy, CA 95376-4095
Facilities Development Department
(209) 831-5032
FAX (209) 831-5342 Facilities Development

December 12, 1995

Jerry Scott
LAFCO of San Joaquin County
1800 East Hazelton Avenue
Stockton, CA 95205

RE: Response to Proposed Mt. House Reorganization

Dear Jerry:

Thank you for the opportunity to respond to the Mt. House Community Services District Statement of Operations and Plan of Services. The Tracy Joint Union High School District has no comment on the Plan of Operation since schools have been removed from the Plan.

The District did have concerns regarding the proposed Mt. House Community Services District Budget, Capital Improvements section, since it is the Districts' understanding that the Community Services District is to be the funding mechanism to mitigate the school impacts of the project. However, Trimark Communities assured the Tracy Joint Union High School District in a letter to us dated December 6, 1995, that once the Districts' School Facilities Master Plan is amended to include detailed cost estimates that reflect phased funding, planning design, approvals, construction and opening of school facilities, we have their commitment that they will address school planning and funding issues in a separate process that will begin after the Community Services District is formed.

Based on the above assurances from Trimark Communities, the District has no comment on the proposed Mt. House reorganization.

If you have any questions, please feel free to contact me at 831-5032.

Sincerely,



Sherry Gongaware
Director, Facilities Development

SG/bn

pc: D. Grimsman
K. Larick
C. Goodall

s:\ww60\county\lafco\mhouse.D01

"All Students Can Learn"

CERTIFICATE OF SUFFICIENCY -- REGISTERED VOTER PETITION

San Joaquin County Local Agency Formation Commission

STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN)

The undersigned certifies as follows:

I am the duly appointed Executive Officer of the Local Agency Formation commission of San Joaquin county.

The attached petition, entitled PETITION OF REGISTERED VOTERS INITIATING PROCEEDINGS FOR THE FORMATION OF THE MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT AND DETACHMENT FROM THE TRACY RURAL FIRE PROTECTION DISTRICT was accepted and filed by me on November 2, 1995.

The petition is signed by registered voters and, pursuant to Section 56707 of the Government Code, I have compared the names of the signers of the petition against the voters register in the Office of the County Registrar of Voters of this County. The results of my examination are as follows:

1. All signatures of the petition were secured within six months of the date on which the first signature on the petition was affixed.
2. The minimum signature requirements for a sufficient petition are signatures by 1 registered voter residing within the territory to be reorganized.
3. The petition was signed by 1 registered voter residing within the territory.

Based upon this examination, it is hereby determined and certified that the petition qualifies as a sufficient petition and was signed by the requisite number of qualified signers for a sufficient petition.

Dated: November 2, 1995


Executive Officer

WHEREFORE, the undersigned registered voters request the San Joaquin County Local Agency Formation Commission, and thereafter, the San Joaquin County Board of Supervisors to conduct the proceedings for the Reorganization proposed in this Petition, pursuant to Title 5, Division 3, commencing with Section 56000 of the California Government Code, and pursuant to the Community Services District Law, as provided in Part 2, of Division 3, of Title 6, commencing with Section 61100 of the California Government Code and therewith affix signature(s) as follows:

1 Registered Voter
10/25/95

THE VOTER MUST PRINT AND SIGN HIS/HER NAME, RESIDENCE, AND DATE OF SIGNATURE IN HIS/HER OWN HANDWRITING. HIS/HER NAME MUST BE AS IT APPEARS ON VOTER REGISTRATION ROLLS. THE RESIDENCE ADDRESS CANNOT BE A POST OFFICE BOX OR A ROUTE NUMBER.

1.		DATE	Official Use ONLY
MRS ISABEL F. OLIVEIRA	18795 W. GRANTLINE RD	9-15-95	✓ 0124917
(Print Name)	(Residence Address ONLY)		
Mrs Isabel F. Oliveira	Tracy, Ca San Joaquin County		
(Signature)	(City and County)		
2.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		
3.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		
4.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		
5.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		
6.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		RECEIVED OCT 30 1995 LAFCO
(Signature)	(City and County)		

DECLARATION OF CIRCULATOR

I, the undersigned, certify and declare:

1. I am a registered voter in the County of San Joaquin, State of California.

2. I am a registered voter in the area (or District) which is the subject of this Petition.

3. I circulated the attached Petition on 9 15, 1995.

4. I saw each signer of the attached Petition sign his/her name to the Petition, and, to my best information and belief, each signature is the genuine signature of the person whose name it purports to be.

5. I reside at 18795 W. GRANT LINE RD TRACY, California. (Do not use Post Office Box or Route number).

I further certify and declare, under penalty of perjury, that the foregoing is true and correct.

Isabel F. Oliveira
(Full signature)

ISABEL F. OLIVEIRA
(Full printed name - include middle name or initial, or initial and middle name)

Executed at TRACY, California, on this 15 day of September, 1995.

NOTICE TO NEWSPAPER FOR PUBLICATION

TO: TRACY PRESS
FROM: GERALD F. SCOTT, EXECUTIVE OFFICER
NAME: LOCAL AGENCY FORMATION COMMISSION
ADDRESS: 1860 E. HAZELTON AVENUE, STOCKTON, CA 95205
PHONE: (209) 468-3198 DATE: 01/31/96

SPECIAL PUBLICATION INSTRUCTIONS:

PLEASE PUBLISH THE ATTACHED LEGAL NOTICE, PROPOSED MOUNTAIN HOUSE REORGANIZATION (Lafc 21-95), IN YOUR FEBRUARY 8, 1996 ISSUE.
PLEASE CALL IF YOU HAVE ANY QUESTIONS OR PROBLEMS. PLEASE SEND A PROOF OF PUBLICATION BY ONE WEEK BEFORE HEARING DATE.



I called 2-5-96 and spoke Pat, she has received the notice of Hearing (Lafc 21-95) and it will be published.
(Verification)

Mailed w/ Hear 2/95 NOT
2/1/96

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Joaquin.

I am a citizen of the United States and a resident of the county of the County aforesaid; I am over the age of eighteen years, and not a part to or interested in the above entitled matter. I am the principal clerk of the printer of the Tracy Press, a newspaper of general circulation, printed and published five times a week on Monday, Tuesday, Wednesday, Thursday, and Friday, in the City of Tracy, California, County of San Joaquin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 4, of the County of San Joaquin, State of California, under the date of June 30, 1957, Case Number 53686; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit;

2/8

all in the year 1996

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Tracy, California, this 8th

day of February, 1996



Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

Public Notice # 78

Notice of Public Hearing

Proposed Mountain House Reorganization

(LAFC 21-95)

PUBLIC NOTICE

No. 78

**NOTICE OF PUBLIC HEARING ON
PROPOSED MOUNTAIN HOUSE
REORGANIZATION**

(LAFC 21-95) Including Formation Of
The Mountain
House Community Services District And
Detachment
From The Tracy Rural Fire District And
Adopt A
Sphere Of Influence For The Community
Services District

NOTICE IS HEREBY GIVEN that on
Friday, February 23, 1996, at 10 a.m. in
the Chambers of the Board of Supervisors
on the 7th floor of the County
Courthouse, 222 East Weber Avenue,
Stockton, California, the Local Agency
Formation Commission of San Joaquin
County will hold a public hearing on the
above entitled matter.

The San Joaquin County Board of Supervisors has approved a Master Plan for the Mountain House New Community, encompassing 4,784 acres. It is generally located about three miles northwest of the City of Tracy. The boundaries of the new community are formed by Interstate 205 along the south, Old River along the north, the Alameda County line along the east.

Trimark Communities, the applicant, proposes to form the Mountain House Community Services District (CSD) to provide urban type services (such as water, sanitary sewer, storm drainage, roads, and others) to the new community. The proposal would also detach the territory of the new Mountain House CSD from the Tracy Rural Fire District.

As proposed, the initial boundary of the CSD would include only properties which are owned or controlled by Trimark Communities, encompassing 3,300 acres. The CSD boundary, therefore, does not include any property south of Grant Line Road, but it does include most of the remaining portion of the Mountain House Master Plan area as it extends north to Old River.

The Commission, will also consider adopting a Sphere of Influence for the Mountain House CSD which would include all territory of the Mountain House Master Plan boundary, as previously described. A boundary map of the proposed Mountain House CSD, and Sphere of Influence is available on re-

PROOF OF PUBLICATION

NOTE - CALLED TRACY PRESS
PAT 2/15 RERUN PRG -
2/16 PAPER

PUBLISHERS OF
THE TRACY PRESS
SHOPPING NEWS



STATEMENT

TELEPHONE 835-3030
145 WEST TENTH STREET
POST OFFICE BOX 419
TRACY, CALIFORNIA 95378-0419

┌ Local Agency Formation Commission ┐
1860 E. Hazelton Ave
Stockton, CA. 95205
└ ───────────────────────────────────┘

Acct# 7766

2/8/96	Public Notice # 78 Notice of Public Hearing Proposed Mountain House Reorganization	49.57
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PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Joaquin

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a part to or interested in the above entitled matter; I am the principal clerk of the printer of the Tracy Press, a newspaper of general circulation, printed and published six times a week on Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday, in the City of Tracy, California, County of San Joaquin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 4, of the County of San Joaquin, State of California, under the date of June 30, 1952, Case Number 53686; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit;

2/8, Corrected 2/16

all in the year 19 96

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Tracy, California, this 16th

day of February 19 96

Patricia Chen
Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

Public Notice # 78

Notice of Public Hearing

Proposed Mountain House Reorganization

PUBLIC NOTICE

No. 78

**NOTICE OF PUBLIC HEARING ON
PROPOSED MOUNTAIN HOUSE
REORGANIZATION
(LAFC 21-95) Including Formation Of
The Mountain
House Community Services District
And Detachment
From The Tracy Rural Fire District And
Adopt A
Sphere Of Influence For The Commu-
nity Services District**

**NOTICE IS HEREBY GIVEN that on
Friday, February 23, 1996, at 10 a.m.
in the Chambers of the Board of Su-
pervisors on the 7th floor of the Coun-
ty Courthouse, 222 East Weber Ave-
nue, Stockton, California, the Local
Agency Formation Commission of San
Joaquin County will hold a public hear-
ing on the above entitled matter.
The San Joaquin County Board of Su-
pervisors has approved a Master Plan**

GARAGE SALE SPECIAL-1 day

ADVERTISEMENTS
California State Law requires all
licensed contractors to list their
license number in advertise-
ments offering their services.
The law also states contractors
performing work of \$300 or
more must be licensed by the
State. Advertisements appear-
ing in these columns without a
State Contractor's license indi-
cate that the contractor or indi-
vidual is not a licensed contrac-
tor. Consumers and contractors
with any questions or com-
plaints may write to: Contrac-
tors' State License Board,
71717 Bowling Drive, Suite
410, Sacramento, CA 95823.
(916) 255-3900

P R O O F O F P U B L I O N

DECLARATION OF POSTING NOTICE OF HEARING ON PROPOSED
MOUNTAIN HOUSE REORGANIZATION (L AFC 21-95)

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN JOAQUIN)

I, GERALD F. SCOTT, being duly sworn, depose and say:

That I am and was at all times herein mentioned, the duly appointed, qualified and acting Executive Officer of the Local Agency Formation Commission of San Joaquin County and not interested in the within matter;

That on the 2nd day of February, 1996, affiant caused to be posted a true and correct copy of Proposed Mountain House Reorganization (L AFC 21-95) a copy of which notice is attached hereto, on or near the door of the Chambers of the Board of Supervisors, 222 East Weber Avenue, Stockton, California, and that the notice, to the best of my knowledge, remained so posted to the time of hearing on February 23, 1996, at 10:00 a. m.

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed this 23rd day of February, 1996
at Stockton, California



FOR GERALD F. SCOTT, Executive Officer
Local Agency Formation Commission
of San Joaquin County

DECLARATION OF MAILING NOTICE OF HEARING ON PROPOSED
MOUNTAIN HOUSE REORGANIZATION (LAFC 21-95)

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN JOAQUIN)

I, GERALD F. SCOTT, being duly sworn, depose and say:

That I am and was at all times herein mentioned, the duly appointed, qualified and acting Executive Officer of the Local Agency Formation Commission of San Joaquin County and not interested in the within matter;

That on the 16th day of February, 1996, affiant caused to be posted a true and correct copy of Proposed Mountain House Reorganization (LAFC 21-95), a copy of which notice is attached hereto, to the persons listed on the attached sheets.

That said copies were enclosed in sealed envelopes, addressed to the persons listed on the attached sheets at their respective addresses, the postage fully paid thereon, and were deposited in the United State Mail at Stockton, California, except for such copies as were transmitted by inter-office mail to the County of San Joaquin and the departments thereof.

That between the place of mailing and the places so addressed, there is daily communication service by the United State Mail.

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed this 16th day of February, 1996
at Stockton, California



FOR GERALD F. SCOTT, Executive Officer
Local Agency Formation Commission
of San Joaquin County

NOTICE OF PUBLIC HEARING ON
PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFC 21-95) Including
Formation Of The Mountain House Community Services District And
Detachment From The Tracy Rural Fire District And Adopt A Sphere
Of Influence For The Community Services District

NOTICE IS HEREBY GIVEN that on Friday, February 23, 1996, at 10 a.m. in the Chambers of the Board of Supervisors on the 7th floor of the County Courthouse, 222 East Weber Avenue, Stockton, California, the Local Agency Formation Commission of San Joaquin County will hold a public hearing on the above entitled matter.

The San Joaquin County Board of Supervisors has approved a Master Plan for the Mountain House New Community, encompassing 4,784 acres. It is generally located about three miles northwest of the City of Tracy. The boundaries of the new community are formed by Interstate 205 along the south, Old River along the north, the Alameda County line along the west, and Patterson Pass Road and Wicklund Cut along the east.


Trimark Communities, the applicant, proposes to form the Mountain House Community Services District (CSD) to provide urban type services (such as water, sanitary sewer, storm drainage, roads, and others) to the new community. The proposal would also detach the territory of the new Mountain House CSD from the Tracy Rural Fire District.

As proposed, the initial boundary of the CSD would include only properties which are owned or controlled by Trimark Communities, encompassing 3,300 acres. The CSD boundary, therefore, does not include any property south of Grant Line Road, but it does include most of the remaining portion of the Mountain House Master Plan area as it extends north to Old River.

The Commission, will also consider adopting a Sphere of Influence for the Mountain House CSD which would include all territory of the Mountain House Master Plan boundary, as previously described. A boundary map of the proposed Mountain House CSD, and Sphere of Influence is available on request from the LAFC Executive Officer, 1860 East Hazelton Avenue, Stockton, California 95205.

An Environmental Impact Report for this proposal was adopted by the San Joaquin County Board of Supervisors upon approving the Mountain House Master Plan and Specific Plan I.

All interested persons may appear at said hearing and present their views on any matter relating to the proposal at that time.


GERALD F. SCOTT, Executive Officer
Local Agency Formation Commission
of San Joaquin County

Attachment "A"
Proposed Mountain House Reorganization
(LAFC 21-95)

✓Tracy Rural Fire District
✓Trimark Communities Inc
✓Isabel Oliveira
✓Ron Gross
✓Karna E. Harrigfeld
✓Byron-Bethany Irrigation District
✓West Side Irrigation District
✓Plain View Water District
✓City of Tracy
✓County Public Works
✓County Counsel
✓County Planning
✓County Administrator
✓Tracy Planning
✓Mike Hakeem
✓Carl Landers
✓Draper Family PTP
✓William E Ralph TR
✓Louis & D M Santucci TRS
✓Southern Pacific RR Company
✓Mary Maria Rocha
✓John & N Jess TRS
✓Ronald G & K S Silva
✓Independent Farm & Business
✓J Souza
✓Dale & Cindy Silva
✓Walter & Sara Lynn Patteson, Jr.
✓Arnaudo Brothers
✓Joe & L E Machado
✓Charles & Marilyn Tusso
✓C & M Cotrs Spatafore, Jr.
✓Earl Sater
✓Joseph Cunha
✓Roy Cunha
✓Economic & Planning Systems
✓SJ County Mosquito Abatement
✓San Joaquin County R.C.D.
✓Animal Control
✓Agricultural Commissioner
✓Supervisor Cabral
✓Lammersville School Dist.
✓Tracy schools

OFFICE OF THE AUDITOR-CONTROLLER
SAN JOAQUIN COUNTY



24 South Hunter Street - Room 103
Stockton, California 95202
Phone: 209/468-3925
Fax: 209/468-3681

ADRIAN J. VAN HOUTEN
AUDITOR-CONTROLLER

Division Chiefs
Angela Hou - Auditing
Christine M. Babb - Property Taxes
Margaret Miller - Accounting

February 8, 1996

Local Agency Formation Commission
1810 East Hazelton Avenue
Stockton, CA 95205

Subject: **LAFCO #21-95 MOUNTAIN HOUSE REORGANIZATION**

Jerry Scott - Executive Officer

<u>Tax Rate Areas Affected</u>	<u>Proposed Tax Rate Areas Resulting</u>
092-001	New
092-002	New
092-005	New

ADRIAN J. VAN HOUTEN
Auditor-Controller

By:

Deputy Auditor-Controller

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR
EDWARD A. SIMAS, VICE-CHAIRMAN
3rd DISTRICT SUPERVISOR
HAROLD R. NELSON
PUBLIC MEMBER
GEORGE L. BARBER
4th DISTRICT SUPERVISOR
STEVEN R. MCKEE
LATHROP CITY COUNCIL MEMBER
EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER
ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR
DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

February 2, 1996


file

San Joaquin County
% Clerk of the Board

RE: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFCO 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural Fire
District And Adopt A Sphere Of Influence For The
Community Services District

You are hereby notified along with the governmental agencies and members of the public listed on Attachment A that the Local Agency Formation Commission of San Joaquin County will conduct a public hearing on the above entitled proposal in accordance with the attached notice.

Very truly yours,


GERALD F. SCOTT
Executive Officer

GFS:dm

Attach: (1) Official Notice
(2) Important Notice Regarding Disclosure of Campaign
Contributions made to LAFCO Commissioners

cc: Per Attachment A

NOTICE OF PUBLIC HEARING ON
PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFC 21-95) Including
Formation Of The Mountain House Community Services District And
Detachment From The Tracy Rural Fire District And Adopt A Sphere
Of Influence For The Community Services District

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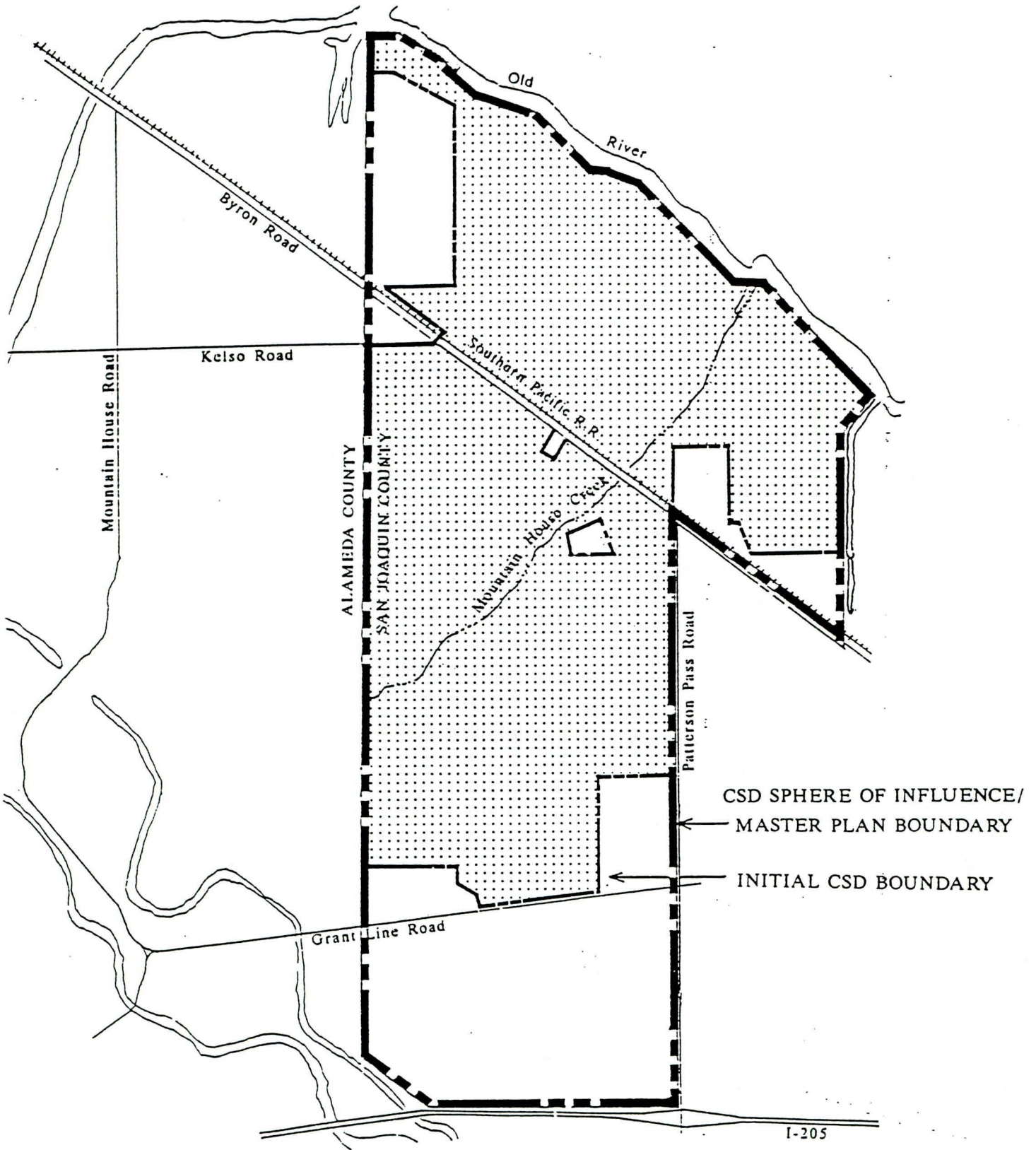
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All interested persons may appear at said hearing and present their views on any matter relating to the proposal at that time.


GERALD F. SCOTT, Executive Officer
Local Agency Formation Commission
of San Joaquin County

MOUNTAIN HOUSE MASTER PLAN



Attachment "A"
Proposed Mountain House Reorganization
(LAFC 21-95)

- ✓ Tracy Rural Fire District
- ✓ Trimark Communities Inc
- ✓ Isabel Oliveira
- ✓ Ron Gross
- ✓ Karna E. Harrigfeld
- ✓ Byron-Bethany Irrigation District
- ✓ West Side Irrigation District
- ✓ Plain View Water District
- ✓ City of Tracy
- ✓ County Public Works
- ✓ County Counsel
- ✓ County Planning
- ✓ County Administrator
- ✓ Tracy Planning
- ✓ Mike Hakeem
- ✓ Carl Landers
- ✓ Draper Family PTP
- ✓ William E Ralph TR
- ✓ Louis & D M Santucci TRS
- ✓ Southern Pacific RR Company
- ✓ Mary Maria Rocha
- ✓ John & N Jess TRS
- ✓ Ronald G & K S Silva
- ✓ Independent Farm & Business
- ✓ J Souza
- ✓ Dale & Cindy Silva
- ✓ Walter & Sara Lynn Patteson, Jr.
- ✓ Arnaudo Brothers
- ✓ Joe & L E Machado
- ✓ Charles & Marilyn Tusso
- ✓ C & M Cotrs Spatafore, Jr.
- ✓ Earl Sater
- ✓ Joseph Cunha
- ✓ Roy Cunha
- ✓ Economic & Planning Systems
- ✓ SJ County Mosquito Abatement
- ✓ San Joaquin County R.C.D.
- ✓ Animal Control
- ✓ Agricultural Commissioner
- ✓ Supervisor Cabral
- ✓ Lammersville School Dist.
- ✓ Tracy schools

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR

EDWARD A. SIMAS, VICE-CHAIRMAN
3rd DISTRICT SUPERVISOR

HAROLD R. NELSON
PUBLIC MEMBER

GEORGE L. BARBER
4th DISTRICT SUPERVISOR

STEVEN R. McKEE
LATHROP CITY COUNCIL MEMBER

EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER

ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR

DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

**IMPORTANT NOTICE REGARDING DISCLOSURE OF CAMPAIGN
CONTRIBUTIONS MADE TO LAFCO COMMISSIONERS**

Government Code Section 84308 requires that a LAFCO Commissioner disqualify himself or herself and not participate in a proceeding involving an "entitlement for use" if, within the last 12 months, the Commissioner has received more than \$250 in campaign contributions from an applicant, an agent of an applicant, or an financially interested person who actively supports or opposes a decision on the matter. A LAFCO decision approving a proposal (e.g., for an annexation) will often be an entitlement for use within the meaning of Section 84308. These prohibitions continue for three months after the final decision of the Commission. If you are an applicant or an agent of an applicant on such a matter to be heard by the Commission and if you have made campaign contributions totalling more than \$250 to any Commissioner in the past 12 months, Section 84308 (d) requires that you disclose that fact for the official record of the proceeding.

The disclosure of any such contribution (including the amount of the contribution and the name of the recipient Commissioner must be made either:

- 1) In writing and delivered to the clerk of the Commission prior to the hearing on the matter, or
- 2) By oral declaration made at the time the hearing on the matter is opened.

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
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5TH DISTRICT SUPERVISOR
DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

May 30, 1996

Mountain House CSD
% Mel Wingett
County Administrators Office

RE: MOUNTAIN HOUSE REORGANIZATION (LAFCO 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural Fire
District And Adopt A Sphere Of Influence For The
Community Services District

Transmitted herewith for your records, is a certified copy of the
Certificate of Completion for the above entitled jurisdictional
change. As noted, the Certificate was recorded on May 20, 1996.
The jurisdictional change is complete and effective as of the date
of recording.

A Statement of Boundary Change will be transmitted to the State
Board of Equalization, the County Assessor, and the County Auditor-
Controller. It is anticipated that this change will be included on
the 1997-98 tax assessment roll.

This letter completes our filing process on this matter. Please
take appropriate action to notify all who need to know that the
jurisdictional change is complete and now in effect.

Very truly yours,



GERALD F. SCOTT
Executive Officer

GFS:dm

cc: County Administrator
County Planning
County Public Works
Karna Harrigfeld
Duane Grimsman/Ron Gross
Tracy Rural Fire District
County Surveyor
County Assessor

FNAL2195.LTR

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
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LEGAL COUNSEL
MICHAEL MCGREW
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5TH DISTRICT SUPERVISOR
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RIPON CITY COUNCIL MEMBER

May 30, 1996

file

Mountain House CSD
% Mel Wingett
County Administrators Office

RE: MOUNTAIN HOUSE REORGANIZATION (LAFCO 21-95)
Including Formation Of The Mountain House Community
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Very truly yours,


GERALD F. SCOTT
Executive Officer

GFS:dm

cc: ~~County Administrator~~
~~County Planning~~
~~County Public Works~~
~~Karna Harrigfeld~~
~~Duane Grimsman/Ron Gross~~
~~Tracy Rural Fire District~~
~~County Surveyor~~
~~County Assessor~~

FNAL2195.LTR

Before the Board of Supervisors

County of San Joaquin, State of California

B-96-509

MOTION: SIMAS / MARENCO

Mountain House CSD Committee Report

This Board of Supervisors does hereby approve the draft terms contained in the Mountain House Interim Funding Plan, a copy of which is on file with the Board Clerk.

Date	5/20	# of pages	1
From	Richard LaBlin		
Co.			
Phone #			
Fax #			
Post-it Fax Note	7671		
To	Jerry Scott		
Co./Dept.			
Phone #			
Fax #			

May 14, 1996

I HEREBY CERTIFY that the above order was passed and adopted on _____ by the following vote of the Board of Supervisors, to wit:

AYES: BARBER, SIMAS, SOUSA, MARENCO, CABRAL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

c: CAO, County Counsel,
Community Development, Public Works,
Personnel, Trimark Communities
Byron Bethany Irrigation Dist,
Tracy Rural Fire Protection Dist., Board Clerk



LOIS M. SAHYOUN
Clerk of the Board of Supervisors
County of San Joaquin
State of California

LOIS M. SAHYOUN

EXHIBIT B

January 12, 1996

DESCRIPTION OF MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

All that certain real property situated in San Joaquin County, State of California, being a portion of Rancho El Pescadero and portions of Township 1 South, Range 4 East and Township 2 South, Range 4 East, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at the southeast corner of Section 9, of said Township 2 South, Range 4 East; thence along the south line of said Section 9, North $88^{\circ}55'24''$ West 1,845.36 feet to the northeast corner of the tract of land conveyed to Mary Maria Rocha by deed recorded in Volume 3031, page 511, Book of Official Records of San Joaquin County; thence along the east line of said Rocha land South $00^{\circ}29'24''$ West 2,885.39 feet to the north right-of-way line of Grant Line Road; thence at a right angle to said north right-of-way line South $04^{\circ}41'28''$ East 80.00 feet to the south right-of-way line of Grant Line Road; thence along said south right-of-way line the following two (2) courses: (1) South $85^{\circ}18'32''$ West 1,462.39 feet, and (2) South $85^{\circ}19'14''$ West 1,526.98 feet to a point that bears at a right angle South $04^{\circ}40'46''$ East 80.00 feet from the intersection of the north right-of-way line of Grant Line Road with the centerline of the Byron-Bethany Irrigation District Canal; thence North $04^{\circ}40'46''$ West 80.00 feet to said intersection; thence along said Canal centerline the following four (4) courses: (1) North $06^{\circ}36'38''$ East 189.75 feet, (2) North $15^{\circ}50'22''$ West 130.00 feet, (3) North $40^{\circ}16'22''$ West 200.00 feet, and (4) North $56^{\circ}01'22''$ West 385.00 feet to the west line of Section 16 of said Township 2 South, Range 4 East, being on the boundary line of the tract of land conveyed as PARCEL 1 by deed recorded in Instrument No. 91035486, Official Records of San Joaquin County; thence along the boundary line of said PARCEL 1 the following four (4) courses: (1) along said west line of Section 16 South $00^{\circ}27'05''$ West 719.62 feet to said north line of Grant Line Road, (2) along said north line South $85^{\circ}19'14''$ West 30.12 feet, (3) North $00^{\circ}27'05''$ East 1,122.24 feet, and (4) North $88^{\circ}50'36''$ West 2,149.61 feet to the boundary line between San Joaquin County and Alameda County; thence along said boundary line North $01^{\circ}01'12''$ East 12,701.03 feet to the centerline of Kelso Road; thence continuing along said boundary line between San Joaquin County and Alameda County North $01^{\circ}01'12''$ East 20.00 feet to the north right-of-way line of Kelso Road; thence along said north right-of-way line of Kelso Road South $89^{\circ}10'16''$ East 1,830.57 feet to point of intersection with the southwesterly right-of-way line of Byron Road, said

point herein after referred to as Point "A" for the purpose of describing one of the following described parcels to be excepted; thence along said southwesterly right-of-way line North 51°15'57" West 1,980.28 feet to a point that bears at a right angle South 38°44'30" West 180.00 feet from the intersection of the northeasterly right-of-way line of the Southern Pacific Railroad with the north line of the south-half of the southeast quarter of Section 32 of said Township 1 South, Range 4 East; thence North 38°44'03" East 180.00 feet to said intersection; thence along said north line of south-half of southeast quarter South 88°45'56" East 1,688.45 feet to intersection with the west line of 40-foot wide Kelso Road running north, said intersection being 20 feet west of the west line of 66-foot wide Kelso Road running south; thence along said west line of Kelso Road running north, North 01°07'27" East 1,422.02 feet to the northerly end of said Kelso Road; thence South 88°52'33" East 20.00 feet to the west line of the tract of land conveyed to William E. Ralph as PARCEL 3 by deed recorded in Instrument No. 90010334, Official Records of San Joaquin County; thence along said west line the following two (2) courses: (1) North 01°07'27" East 991.50 feet, and (2) North 01°09'42" East 1,562.31 feet to the most southerly corner of the tract of land conveyed to Fred Haven Draper, Sr. as PARCEL 1 by deed recorded in Instrument No. 91039576, Official Records of San Joaquin County; thence along the boundary of said PARCEL 1 the following two (2) courses: (1) North 61°48'21" West 2,340.27 feet to said boundary line between San Joaquin County and Alameda County, and (2) along said County boundary line North 01°05'57" East 846.10 feet; thence leaving said County boundary line North 54°01'42" East 238.65 feet; thence North 26°02'42" East 171.10 feet to the northerly line of said PARCEL 1 of Draper land; thence along said northerly line the following six (6) courses: (1) South 45°05'18" East 48.64 feet, (2) South 82°00'18" East 90.00 feet, (3) South 07°59'42" West 85.00 feet, (4) South 82°00'18" East 500.01 feet, (5) South 31°46'18" East 18.60 feet, and (6) South 60°00'18" East 240.00 feet to the southwesterly corner of the tract of land conveyed to Fred Haven Draper, Sr. as PARCEL 4 by deed recorded in Instrument No. 91039577, Official Records of San Joaquin County; thence along the boundary of said PARCEL 4 the following five (5) courses: (1) North 01°09'42" East 100.00 feet, (2) South 60°00'18" East 50.00 feet, (3) South 54°14'18" East 200.00 feet, (4) South 48°14'18" East 190.00 feet, and (5) South 01°09'42" West 100.00 feet to said northerly line of PARCEL 1 of Draper land; thence along said northerly line South 48°14'18" East 80.00 feet to the southwesterly corner of PARCEL 3 of said deed recorded in Instrument No. 91039577; thence along the boundary of said PARCEL 3 the following three (3) courses: (1) North 01°09'42" East 100.00 feet, (2) South 59°49'18" East 200.00 feet, and (3) South 01°09'42" West 100.00 feet to said northerly line of PARCEL 1 of Draper land; thence along said northerly line the following two (2) courses: (1) South 59°49'18" East 290.00 feet, and (2) South 47°39'18" East

199.50 feet to a point herein after referred to as Point "B" for the purpose of describing one of the following described parcels to be excepted; thence North $01^{\circ}09'42''$ East 100.00 feet; thence along the approximate mean high water mark of Old River measured approximately 30 feet northeasterly from the following twenty-one (21) course traverse line: (1) South $29^{\circ}39'00''$ East 130.23 feet, (2) South $43^{\circ}01'08''$ East 719.68 feet, (3) South $64^{\circ}54'30''$ East 573.90 feet, (4) South $70^{\circ}30'51''$ East 907.84 feet, (5) South $58^{\circ}30'53''$ East 183.89 feet, (6) South $40^{\circ}08'47''$ East 322.98 feet, (7) South $44^{\circ}46'50''$ East 927.48 feet, (8) South $52^{\circ}47'44''$ East 362.88 feet, (9) South $66^{\circ}37'13''$ East 1,129.81 feet, (10) South $53^{\circ}00'57''$ East 615.72 feet, (11) South $37^{\circ}35'40''$ East 778.86 feet, (12) South $56^{\circ}07'28''$ East 619.67 feet, (13) South $33^{\circ}22'21''$ East 789.20 feet, (14) South $35^{\circ}57'05''$ East 570.10 feet, (15) South $61^{\circ}48'21''$ East 453.31 feet, (16) North $89^{\circ}48'56''$ East 497.06 feet, (17) South $49^{\circ}12'24''$ East 622.00 feet, (18) South $31^{\circ}42'23''$ East 495.21 feet, (19) South $34^{\circ}36'40''$ East 563.40 feet, (20) South $54^{\circ}33'03''$ East 894.54 feet, and (21) South $38^{\circ}31'18''$ East 981.12 feet to the westerly line of the Westside Irrigation District's Intake Canal; thence along said westerly line South $40^{\circ}13'29''$ West 1,660.11 feet to the north line of the west-half of the southeast quarter of Section 3 of said Township 2 South, Range 4 East; thence along the north and east line of said west-half of southeast quarter of Section 3, South $89^{\circ}17'31''$ East 343.51 feet and South $00^{\circ}17'37''$ West 2,601.32 feet to the north right-of-way line of Bethany Road; thence South $00^{\circ}26'36''$ West 40.00 feet to the south right-of-way line of Bethany Road; thence along said south right-of-way line the following two (2) courses: (1) North $89^{\circ}33'24''$ West 1,331.67 feet, and (2) North $89^{\circ}32'40''$ West 1,051.72 feet to a point that bears at a right angle South $00^{\circ}27'20''$ West 40.00 feet from the southeast corner of the parcel designated "INSTR. NO. 88040501" on Record of Survey filed in Book 30 of Surveys, at page 84, San Joaquin County Records; thence North $00^{\circ}27'20''$ East 40.00 feet to said southeast corner, said corner being on the boundary of the tract of land conveyed to Ronald G. Silva et ux, by deed recorded in Instrument No. 79089194, Official Records of San Joaquin County; thence along the boundary of said Silva land the following six (6) courses: (1) North $00^{\circ}26'32''$ East 278.50 feet, (2) North $89^{\circ}32'40''$ West 32.00 feet, (3) North $00^{\circ}26'32''$ East 34.50 feet, (4) North $78^{\circ}05'54''$ West 43.31 feet, (5) North $73^{\circ}53'39''$ West 44.00 feet, and (6) North $53^{\circ}46'19''$ West 150.00 feet to the east right-of-way line of Henderson Road; thence at a right angle North $89^{\circ}33'28''$ West 60.00 feet to the west right-of-way line of Henderson Road; thence along said west right-of-way line North $00^{\circ}26'32''$ East 2,182.20 feet to the north line of the southwest quarter of Section 3 of said Township 2 South, Range 4 East; thence along said north line North $89^{\circ}43'03''$ West 1,279.71 feet to the northwest corner of said southwest quarter of Section 3; thence along the west line of said southwest quarter South $00^{\circ}40'44''$ West, 1,713.99 feet to the northeasterly right-of-way

line of Byron Road; thence along said northeasterly right-of-way line South 51°15'57" East 38.10 feet to the northerly projection of the east right-of-way line of Patterson Pass Road; thence along said northerly projection and east right-of-way line of Patterson Pass Road South 00°40'44" West 901.98 feet to a point that bears South 89°23'34" East 30.00 feet from the corner common to Sections 3, 4, 9, and 10 of said Township 2 South, Range 4 East, said point herein after referred to as Point "C" for the purpose of describing one of the following described parcels to be excepted; thence continue along the east right-of-way line of Patterson Pass Road the following two (2) courses: (1) South 00°32'08" West 2,720.60 feet, and (2) South 00°31'36" West 2,646.39 feet to the south line of Section 10 of said Township 2 South, Range 4 East; thence along said south line South 89°39'46" West 30.00 feet to the point of beginning.

EXCEPT THEREFROM the following described parcel:

Commencing at the previously identified Point "A", being the intersection of the north right-of-way line of Kelso Road with the southwesterly right-of-way line of Byron Road; thence along the southwesterly right-of-way line of Byron Road South 51°15'57" East 3,451.55 feet to intersection with the westerly line of the 3.06 acre parcel shown on Record of Survey filed in Book of Surveys, Volume 9, page 103, San Joaquin County Records, and being the TRUE POINT OF BEGINNING; thence along the boundary of said 3.06 acre parcel the following three (3) courses: (1) South 17°01'19" West 562.89 feet to the south line of the northwest quarter of Section 4 of said Township 2 South, Range 4 East, (2) along said south line South 89°38'41" East 339.40 feet to the southeast corner of said northwest quarter, and (3) North 00°39'08" East 396.68 feet to said southwesterly right-of-way line of Byron Road; thence along said southwesterly right-of-way line North 51°15'57" West 229.64 feet to the true point of beginning.

Containing 3 acres, more or less.

ALSO EXCEPT THEREFROM the following described parcel:

Beginning at the previously identified Point "B", being the northeast corner of the tract of land conveyed to Fred Haven Draper, Sr. as PARCEL 1 by deed recorded in Instrument No. 91039576, Official Records of San Joaquin County; thence along the east line of said PARCEL 1 South 01°09'42" West 1,207.00 feet to the most southerly corner of said PARCEL 1; thence along the southerly line of said PARCEL 1 North 61°48'21" West 33.68 feet to a point that is thirty (30) feet westerly of (measured at a right angle) said east line of PARCEL 1; thence parallel with said east line of PARCEL 1 North 01°09'42" East 1,217.94 feet to the northerly line of said PARCEL 1; thence

along said northerly line South 47°39'18" East 39.86 feet to the point of Beginning.

Containing 1 acre, more or less.

ALSO EXCEPT THEREFROM the following described parcel:

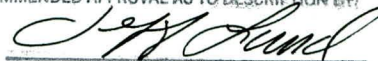
Beginning at the previously identified Point "C"; thence North 89°23'34" West 30.00 feet to a point common to Sections 3, 4, 9, and 10, of said Township 2 South, Range 4 East; thence North 79°02'25" West 1,130.22 feet to the most easterly corner of the 20.00 acre parcel shown on Parcel Map filed in Book 20 of Parcel Maps, at page 30, San Joaquin County Records, and being the TRUE POINT OF BEGINNING; thence along the boundary of said 20.00 acre parcel the following nine (9) courses: (1) North 88°55'24" West 1,164.42 feet, (2) North 01°04'36" East 302.69 feet, (3) along a curve to the left with a radius of 332.00 feet, a central angle of 63°08'40", an arc length of 365.89 feet and a chord bearing North 30°29'44" West 347.65 feet, (4) North 68°06'28" East 257.14 feet, (5) North 45°53'47" East 99.34 feet, (6) North 77°16'21" East 132.09 feet, (7) from a tangent bearing North 57°40'51" East along a curve to the left with a radius of 1,000.00 feet, a central angle of 10°58'45", an arc length of 191.62 feet and a chord bearing North 52°11'28" East 191.33 feet, (8) North 46°42'06" East 186.29 feet, and (9) from a tangent bearing South 45°28'04" East, along a curve to the right with a radius of 2,272.00 feet, a central angle of 31°17'34", an arc length of 1,240.88 feet and a chord bearing South 29°49'17" East 1,225.51 feet to the true point of beginning.

Containing 20 acres, more or less.

The total area within the Community Services District after said exceptions is 3,336 acres, more or less.

SV-6A139.I1

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:


Deputy County Surveyor

APPROVED BY: 
for County Surveyor

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
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PUBLIC MEMBER
ROBERT J. CABRAL, ALTERNATE
5TH DISTRICT SUPERVISOR
DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

file

May 20, 1996

~~Board of Supervisors~~
% Clerk of the Board

RE: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFCO 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural Fire
District

You are hereby notified that LAFCO's Certificate of Completion for the above entitled jurisdictional change was recorded with the San Joaquin County Recorder on May 20, 1996 as Instrument Number 96052700. The jurisdictional change is complete and effective as of the date of recording.

Upon receipt of the recorded documents, within about a week, a certified copy of the recorded Certificate of Completion will be sent to you for your records.

Please notify anyone who you feel should know that the jurisdictional change is complete and now in effect.

Very truly yours,


GERALD F. SCOTT
Executive Officer

GFS:dm

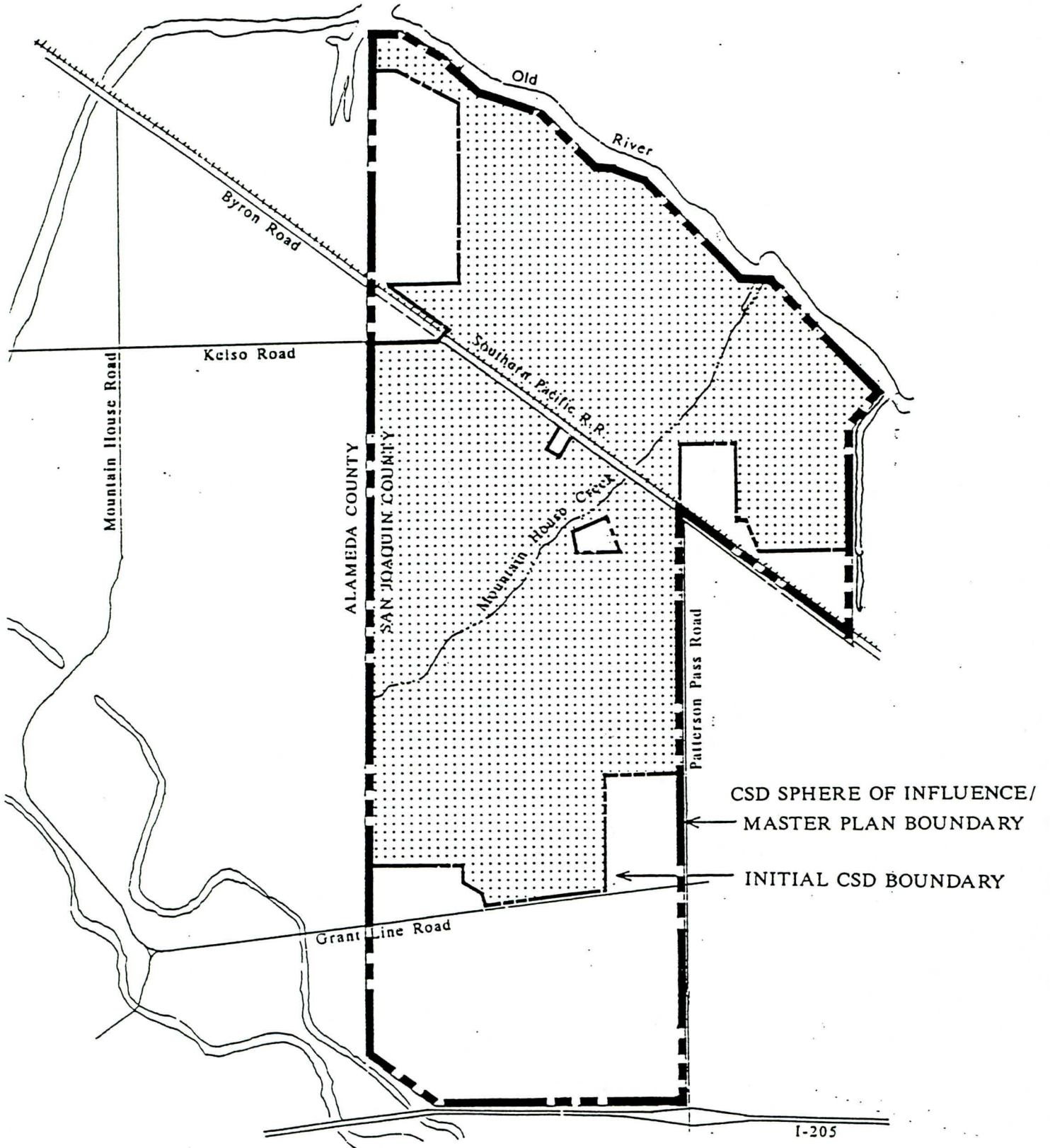
cc: ~~Tracy Rural Fire District~~
~~Isabel Oliveira~~
~~Ron Gross~~
~~Karna E. Harrigfeld, Attorney~~
~~County Counsel~~
~~County Administrator~~
~~County Auditor-Controller~~
~~County Planning~~
~~County Public Works~~
~~County Surveyor~~
~~Trimark Communities~~

L AFC 21-95
Notify 21.95

Page 2

~~Richard Laiblin~~
~~Rick Gilmore~~
~~California Highway Patrol~~
~~County Elections, w/description~~
~~County Sheriff Attn: Communication Center~~
~~Thomas Brothers~~
~~Myron Chan~~
~~Tom Sweeso~~
~~Compass Maps~~

MOUNTAIN HOUSE MASTER PLAN



LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
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MICHAEL MCGREW
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PUBLIC MEMBER
ROBERT J. CABRAL, ALTERNATE
5TH DISTRICT SUPERVISOR
DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

CERTIFIED MAIL

March 1, 1996

file

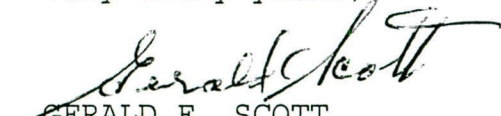
✓ San Joaquin County
% Clerk of the Board
Courthouse
Stockton, CA 95202

RE: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFc 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural Fire
District And Adopt A Sphere Of Influence For The
Community Services District

We hereby transmit a certified copy of this Commission's Resolution
No. 941 approving the above entitled proposal and authorizing the
Board of Supervisors to conduct subsequent proceedings.

Upon successful completion of subsequent proceedings, the County
must request that LAFcO execute and file a Certificate of
Completion and Statement of Boundary Change. Such request must be
accompanied by six certified copies of your resolution ordering the
formation and a check payable to the State Board of Equalization
covering its filing fee of \$1,800.

Very truly yours,


GERALD F. SCOTT
Executive Officer

GFS:dm

c: ✓ Tracy Rural Fire District
✓ County Counsel
✓ County Administrator
✓ County Auditor-Controller
✓ County Planning
✓ County Public Works
✓ County Surveyor
✓ Karna Harrigfeld
✓ Trimark Communities
✓ Richard Laiblin
✓ Rick Gilmore

Exhibit A

Terms and Conditions for Formation of the Mountain House CSD

1. The name of the district shall be the Mountain House Community Services District.
2. The initial Board of Directors of the community services district shall be the Board of Supervisors of San Joaquin County.
3. The effective date of formation of the community services district and detachment from the fire district shall be the date that the Certificate of Completion is recorded with the County Recorder.
4. The following services are designated as active services of the Mountain House CSD:
 - A. Water service.
 - B. Sewer service.
 - C. Garbage service.
 - D. Fire protection.
 - E. Public recreation.
 - F. Street lighting.
 - G. Library buildings and services.
 - H. Convert utilities to underground.
 - I. Police protection.
 - J. Road maintenance.
 - K. Transportation services.
 - L. Graffiti abatement.
 - M. C C & Rs enforcement.
 - N. Flood control protection.
 - O. Pest and weed abatement.
 - P. Wildlife habitat mitigation.
 - Q. Telecommunications services.
 - R. Dissemination of information.
5. The County Auditor shall transfer property tax revenue, effective for the 1997-98 fiscal year, to the Mountain House Community Services District as follows:
 - (1) From the Tracy Rural Fire District -- all property tax revenue attributable to the fire district within the boundary of the detachment, and
 - (2) From Road District No. 5 -- all property tax revenue attributable to the road district within the formation boundary of the community services district.

6. The appropriations limit for the community services district required by Article XIII B of the California Constitution shall be \$700,000.
7. Development that exists at the time the district is formed shall not be subject to fees, charges or assessments associated with public facilities necessary to serve new development within the community services district. Such development may be charged to the extent it utilizes facilities (e.g., connections to and use of water or sewer system).
8. The Certificate of Completion for formation of the community services district shall not be recorded until the Board of Supervisors confirms that initial funding for the community services district has been resolved.

**COMMUNITY SERVICES DISTRICTS—STREET CONSTRUCTION—
MOUNTAIN HOUSE DISTRICT SPECIAL LAW**

CHAPTER 1201

S.B. No. 1397

AN ACT to amend Sections 61600 and 61601.10 of, and to add Sections 56833.5, 61107.1, 61121.1, 61200.1, 61601.26, 61601.27, 61613.2, 61613.3, 61613.4, 61613.5, 61620.1, 61621.10, and 61742.1 to, the Government Code, relating to community services districts.

[Approved by Governor September 30, 1994.]

[Filed with Secretary of State September 30, 1994.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1397, Johnston. Community services districts.

Existing law prescribes the purposes and powers of community services districts.

This bill would additionally grant community services districts the power of constructing streets in the district subject to the consent of the city or county in which the improvement is to be made.

This bill would prescribe additional purposes and powers granted to the Mountain House Community Services District and would state the reasons necessitating a special law. The bill would require formation of, and powers exercised by, the Mountain House Community Services District to be subject to approval by the local agency formation commission for San Joaquin County in accordance with prescribed law. It would also require San Joaquin County to maintain a labor compliance program, as defined under existing law, for all work within the Mountain House Community Services District.

The bill would require San Joaquin County to provide funds to the petitioners to pay the costs of filing the application for incorporation of the Mountain House area, as specified, thereby imposing a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Section 56833.5 is added to the Government Code, to read:

56833.5. (a) For any proposal for incorporation of the territory within the Mountain House Community Services District, San Joaquin County shall provide the required funds to those petitioners filing the incorporation application for all costs involved in filing the application for incorporation pursuant to this division, including the preparation of the comprehensive fiscal analysis pursuant to Section 56833.1.

(b) The funds provided by the county pursuant to this section shall not be construed to be a gift of public funds and may only be granted to a quasi-public or nonprofit organization formed for the purpose of pursuing incorporation of the Mountain House area.

(c) San Joaquin County shall provide the funds required in subdivision (a) only one time, upon the first filing of application for incorporation.

SEC. 2. Section 61107.1 is added to the Government Code, to read:

61107.1. Nothing in Section 61121.1, 61601.26, 61601.27, 61613.2, 61613.3, 61613.5, 61621.4, 61621.10, or 61742.1 shall affect the San Joaquin County local agency formation commission's exercise of authority under Section 61107.

• • • Additions or changes indicated by underline; deletions by asterisks • • •

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SB 1805. It shall only become
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SEC. 3. Section 61121.1 is added to the Government Code, to read:

61121.1. The initial Board of Directors of the Mountain House Community Services District shall be the Board of Supervisors of San Joaquin County.

SEC. 4. Section 61200.1 is added to the Government Code, to read:

61200.1. (a) Notwithstanding any other provision of this division, the Board of Directors of the Mountain House Community Services District shall be the Board of Supervisors of San Joaquin County, until conversion to a registered voter board.

(b) If the registrar of voters certifies in writing that the number of registered voters in the district has reached or exceeded 1,000, the board of supervisors shall adopt a resolution placing the question of having a registered voter board of directors on the ballot.

(c) The question shall be submitted to registered voters of the district at a general district election, and notice of the question required by Section 23511 of the Elections Code shall contain a statement of the question to appear on the ballot.

(d) If a majority of the registered voters that voted upon the question are in favor, the members of the board shall be elected at the next general district election.

SEC. 5. Section 61600 of the Government Code is amended to read:

61600. A district formed under this law may exercise the powers granted for any of the following purposes designated in the petition for formation of the district and for any other of the following purposes that the district shall adopt:

(a) To supply the inhabitants of the district with water for domestic use, irrigation, sanitation, industrial use, fire protection, and recreation.

(b) The collection, treatment, or disposal of sewage, waste, and storm water of the district and its inhabitants.

(c) The collection or disposal of garbage or refuse matter.

(d) Protection against fire.

(e) Public recreation including, but not limited to, aquatic parks and recreational harbors, equestrian trails, playgrounds, golf courses, swimming pools, or recreational buildings.

(f) Street lighting.

(g) Mosquito abatement.

(h) The equipment and maintenance of a police department, other police protection, or other security services to protect and safeguard life and property.

(i) To acquire sites for, construct, and maintain library buildings, and to cooperate with other governmental agencies for library service.

(j) The constructing, opening, widening, extending, straightening, surfacing, and maintaining, in whole or in part, of any street in the district, subject to the consent of the governing body of the county or city in which the improvement is to be made.

(k) The construction and improvement of bridges, culverts, curbs, gutters, drains, and works incidental to the purposes specified in subdivision (j), subject to the consent of the governing body of the county or city in which the improvement is to be made.

(l) The conversion of existing overhead electric and communication facilities to underground locations, which facilities are owned and operated by either a "public agency" or a "public utility," as defined in Section 5896.2 of the Streets and Highways Code, and to take proceedings for and to finance the cost of the conversion in accordance with Chapter 28 (commencing with Section 5896.1) of Part 3 of Division 7 of the Streets and Highways Code, subject to the consent of the public agency or public utility responsible for the owning, operation, and maintenance of the facilities. Nothing in this section gives a district formed under this law the power to install, own, or operate the facilities that are described in this subdivision.

(m) To contract for ambulance service to serve the residents of the district as convenience requires, if a majority of the voters in the district, voting in an election thereon, approve.

(n) To provide and maintain public airports and landing places for aerial traffic.

(o) To provide transportation services.

(p) To abate graffiti.

SEC. 6. Section 61601.10

61601.10. (a) Notwithstanding directors of a district listed economically sound, and in the proposition vote in favor of the enforce the covenants, conditions and assume the duties of the for the purposes of maintain adopted in the covenants, conditions an architectural control committee is authorized the tract. For the purposes the county or the city has a power in the same manner as

(b) This section shall apply

(1) Bel Marin Keys Commu

(2) Big River Community S

(3) Brooktrails Community

(4) Cameron Estates Comm

(5) Cameron Park Commu

(6) El Dorado Hills Commu

(7) Golden West Communit

(8) Lake Shastina Commu

(9) Rancho Murieta Commu

(10) Salton Community Ser

(11) Sea Oasis Community

(12) Stallion Springs Comm

(13) Tenaja Community Ser

(14) Springfield Meadows C

(15) Wallace Community Se

(16) Mountain House Comm

SEC. 7. Section 61601.26

61601.26. In addition to the

61601. the Mountain House Co including, but not limited to:

(a) Provide for animal contr Joaquin County.

(b) Provide flood control levees and channel clearance f Board of Supervisors of the District and in cooperation with

(c) Adopt and enforce by or removal, and abatement of w Enforcement may include imp against a property and may abatement, and civil penalties

(d) Adopt and enforce by or ordinance is not less restrictive

(e) Acquire, own, maintain, environmental protection or ma

Additions or change

STATUTES OF 1994

1993-1994 REGULAR SESSION

Ch. 1201, § 7

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he district as convenience
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 for aerial traffic.

(p) To abate graffiti.

SEC. 6. Section 61601.10 of the Government Code is amended to read:

61601.10. (a) Notwithstanding the provisions of Section 61600, whenever the board of directors of a district listed in subdivision (b) determines by resolution that it is feasible, economically sound, and in the public interest, and if a majority of the voters voting on the proposition vote in favor of the additional purpose pursuant to Section 61601, the district may enforce the covenants, conditions, and restrictions adopted for each tract within the district and assume the duties of the architectural control committee for each tract within the district for the purposes of maintaining uniform standards of development within each tract as adopted in the covenants, conditions, and restrictions. The district shall exercise the duties of an architectural control committee for any tract only to the extent that an architectural control committee is authorized by the covenants, conditions, and restrictions that apply to the tract. For the purposes of this subdivision, "tract" means any parcel of land for which the county or the city has authorized development. The district may divest itself of the power in the same manner as the power was acquired.

(b) This section shall apply only to the following districts:

- (1) Bel Marin Keys Community Services District.
- (2) Big River Community Services District.
- (3) Brooktrails Community Services District.
- (4) Cameron Estates Community Services District.
- (5) Cameron Park Community Services District.
- (6) El Dorado Hills Community Services District.
- (7) Golden West Community Services District.
- (8) Lake Shastina Community Services District.
- (9) Rancho Murieta Community Services District.
- (10) Salton Community Services District.
- (11) Sea Oasis Community Services District.
- (12) Stallion Springs Community Services District.
- (13) Tenaja Community Services District.
- (14) Springfield Meadows Community Services District.
- (15) Wallace Community Services District.
- (16) Mountain House Community Services District.

SEC. 7. Section 61601.26 is added to the Government Code, to read:

61601.26. In addition to the powers that may be exercised pursuant to Sections 61600 and 61601, the Mountain House Community Services District may exercise the following powers, including, but not limited to:

- (a) Provide for animal control, subject to the consent of the Board of Supervisors of San Joaquin County.
- (b) Provide flood control protection, including, but not limited to, building and maintaining levees and channel clearance for stormwaters and floodwaters, subject to the consent of the Board of Supervisors of the San Joaquin County Flood Control and Water Conservation District and in cooperation with the state to the extent of the state's jurisdiction.
- (c) Adopt and enforce by ordinance measures for the abatement of pests and the control, removal, and abatement of weeds, rubble, and rubbish on property within the district. Enforcement may include imposition of charges, which may constitute a special assessment against a property and may become a lien thereon, and may also include the cost of abatement, and civil penalties for failure to comply.
- (d) Adopt and enforce by ordinance water conservation measures to the extent that the ordinance is not less restrictive than a similar ordinance adopted by the county.
- (e) Acquire, own, maintain, and operate land for wildlife habitat mitigation or other environmental protection or mitigation within or without the district.

sterisks . . .

Additions or changes indicated by underline; deletions by asterisks . . .

(f) To provide facilities television and telecommunications systems including the installation of wires, cables, conduits, fibre optic lines, terminal panels, service space, and appurtenances required to provide television, telecommunication, and data transfer services to the district and its inhabitants, and provide facilities for a cable television system, including the installation of wires, cables, conduits, and appurtenances to serve the district and its inhabitants by franchise or license; provided, however, that the district may not provide or install any facilities under this subdivision unless one or more cable franchises or licenses have been awarded under Section 53066 and the franchised or licensed cable television and telecommunications services providers are permitted equal access to the utility trenches, conduits, service spaces, easements, utility poles, and rights-of-way in the district necessary to construct their facilities concurrently with the construction of the district's facilities. The district shall not have the authority to operate television, cable, or telecommunications systems. The district shall have the same powers as a city or county under Section 53066 in granting a franchise or license for the operation of a cable television system.

(g) Provide and maintain equipment, tools, and administrative facilities, including, but not limited to, shops, storage areas, and maintenance yards.

(h) Disseminate information to the public concerning activities and actions within the district.

(i) Acquire, own, maintain, and operate land for disposal of sewage effluent by irrigation or otherwise within or outside of the district, subject to all applicable state and federal laws, except within the area described in Section 29728 of the Public Resources Code.

(j) Acquire, own, maintain, and operate land for disposal of sludge created by a water treatment plant and sewage treatment plant within or outside of the district, subject to all applicable state and federal laws, except within the area described in Section 29728 of the Public Resources Code.

SEC. 8. Section 61601.27 is added to the Government Code, to read:

61601.27. Formation of the Mountain House Community Services District, and any powers that may be exercised by the district, shall be subject to approval by the local agency formation commission for San Joaquin County in accordance with the Cortese-Knox Local Government Reorganization Act of 1985 (Division 1 (commencing with Section 56000) of Title 6), following the submittal of a resolution of application.

SEC. 9. Section 61613.2 is added to the Government Code, to read:

61613.2. (a) Notwithstanding any other provision of this division, the Mountain House Community Services District may authorize, issue, and sell revenue bonds for any authorized capital facility of the district, if the board has submitted to the voters of the district, at a special election called by a resolution of the board, a proposition as to whether the district may authorize and sell revenue bonds for an amount determined to be required for the capital facilities necessary to serve the Mountain House Community, and a majority of the voters of the district voting on the proposition at the election vote in favor of the proposition. Notwithstanding any other provision of law, the board may issue all or any portion of bonds authorized pursuant to this section at a time or times determined by the board. If the proposition fails to carry at the election, the proposition shall not again be voted upon until at least six months have elapsed since the date of the last election at which the proposition was submitted. The resolution calling the election shall fix the date on which the election is to be held, the proposition to be submitted, the manner of holding the election and of voting for or against the proposition, and shall state that in all other particulars, the election shall be held and the votes canvassed as provided by law for the holding of elections within the district. The election may be held separately or may be consolidated with any other election authorized by law at which the voters of the district may vote. The resolution calling the election shall be published and no other notice of the election need be given.

(b) The charges to pay revenue bonds and interest thereon may include standby charges and may be made payable in advance before service is provided to the land. All revenue bond redemption and interest charges are a first lien on all revenues received for the services provided, unless the district limits the charge and lien to a part of the revenues of the district or to a fixed portion of all revenue from the services. The collection of charges to pay

revenue bonds and interest thereon together with interest thereon

SEC. 10. Section 61613.3.

The Mountain House Community Services District general obligation bonds issued and converted to a registered

SEC. 11. Section 61613.4.

The Mountain House Community Services District participation of the sale of authorized bonds by Section 36408.7 of the

SEC. 12. Section 61620.1.

The Mountain House Community Services District bonds and revenue bonds issued by directors of the district, the interest cost on the bonds, and the sale of the bonds on behalf of the district shall be paid by the district.

SEC. 13. Section 61620.1.

The County of San Joaquin pursuant to Section 1771.5 of the Local Government Services District.

SEC. 14. Section 61621.10.

Notwithstanding any other provision of law, the Mountain House Community Services District may, by resolution, add to any monthly charges thereon, to any monthly charges to which they relate.

SEC. 15. Section 61742.1.

The Mountain House Community Services District based upon, and in anticipation of, the same manner as a special

SEC. 16. The Legislature.

(a) The Mountain House Community Services District as a new town pursuant to the Mountain House Community Services District various other services through entities.

(b) The special powers provided for a financially sound transition from the Mountain House Community Services District consistent with the San Joaquin County which is not common to all districts, therefore, hereby declared the law is necessary for the order

SEC. 17. No reimbursement of the California Constitution to any agency or school district which is specified in this act. Notwithstanding otherwise specified in this act, the date that the act takes effect

STATUTES OF 1994

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Ch. 1201, § 17

ications systems including the instal-
terminal panels, service space, and
nication, and data transfer services to
a cable television system, including
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that the district may not provide or
or more cable franchises or licenses
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Administrative facilities, including, but not

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Public Resources Code.

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t Code, to read:

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dance with the Cortese-Knox Local
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Code, to read:

this division, the Mountain House
all revenue bonds for any authorized
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vote in favor of the proposition.
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provided to the land. All revenue
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The collection of charges to pay

ctions by asterisks * * *

revenue bonds and interest thereon shall be continued each year until all revenue bonds,
together with interest thereon, are fully redeemed and paid.

SEC. 10. Section 61613.3 is added to the Government Code, to read:

61613.3. The Mountain House Community Services District may authorize, issue, and sell
general obligation bonds pursuant to Section 61613.1 once the board of directors has been
converted to a registered voter board.

SEC. 11. Section 61613.4 is added to the Government Code, to read:

61613.4. The Mountain House Community Services District may borrow money in antici-
pation of the sale of authorized bonds of the district pursuant to and in the manner provided
by Section 36408.7 of the Water Code.

SEC. 12. Section 61613.5 is added to the Government Code, to read:

61613.5. The Mountain House Community Services District may sell general obligation
bonds and revenue bonds at a private sale without first advertising for bids, only if the board
of directors of the district determines by resolution that to do so would produce a lower
interest cost on the bonds. The San Joaquin County Treasurer shall conduct the negotiated
sale of the bonds on behalf of the district, and any expenses incurred by the county treasurer
shall be paid by the district.

SEC. 13. Section 61620.1 is added to the Government Code, to read:

61620.1. The County of San Joaquin shall maintain a labor compliance program pursuant
to Section 1771.5 of the Labor Code for all work within the Mountain House Community
Services District.

SEC. 14. Section 61621.10 is added to the Government Code, to read:

61621.10. Notwithstanding Section 61621, the Mountain House Community Services Dis-
trict may, by resolution, add any delinquent rate or charge, and any penalties and interest
thereon, to any monthly charges levied and collected by the district against the parcel of land
to which they relate.

SEC. 15. Section 61742.1 is added to the Government Code, to read:

61742.1. The Mountain House Community Services District may issue and sell warrants
based upon, and in anticipation of, the collection of any assessment levied by the district, in
the same manner as a reclamation district.

SEC. 16. The Legislature finds and declares that:

(a) The Mountain House area of San Joaquin County has been approved for development
as a new town pursuant to San Joaquin County General Plan Amendment 92-9. The
Mountain House Community Services District is expected to be formed to provide water and
various other services through a single entity rather than obtaining services from many
entities.

(b) The special powers provided in this act are necessary to provide an orderly and
financially sound transition from a rural community to an urban community in a manner
consistent with the San Joaquin County General Plan. This act will serve a special need,
which is not common to all districts formed under the Community Services District Law. It is,
therefore, hereby declared that a general law cannot be made applicable within the meaning
of Section 16 of Article IV of the Constitution, and that the enactment of this act as a special
law is necessary for the orderly development of the Mountain House area.

SEC. 17. No reimbursement is required by this act pursuant to Section 6 of Article XIII
B of the California Constitution because this act is in accordance with the request of a local
agency or school district which desired legislative authority to carry out the program
specified in this act. Notwithstanding Section 17580 of the Government Code, unless
otherwise specified in this act, the provisions of this act shall become operative on the same
date that the act takes effect pursuant to the California Constitution.

LAFCO

Before the Board of Supervisors

County of San Joaquin, State of California

RECEIVED

FEB 13 1996

B-96- 149

MOTION: SIMAS/BARBER

LAFCO

Mountain House CSD: Terms and Conditions, Public Services Allocation Agreement, Management Structure

The Board of Supervisors does hereby:

1. Recommend Terms and Conditions, included as Appendix C of the Mountain House CSD Feasibility Analysis (*Attachment 1*), to the Local Agency Formation Commission (a copy of which is on file with the Clerk of the Board).
2. Declare the intent to execute a Public Services Allocation Agreement between the County and the Mountain House CSD, (*Attachment 2*) (a copy of which is on file with the Clerk of the Board).
3. Consider the Organizational Structure (*Attachment 3*) (a copy of which is on file with the Clerk of the Board) as the basis for:
 - a. Establishing a Mountain House Committee composed of two members of the Board.
 - b. Authorizing the immediate recruitment of a CSD General Manager.

I HEREBY CERTIFY that the above order was passed and adopted on February 6, 1996
by the following vote of the Board of Supervisors, to wit:

AYES: BARBER, SIMAS, CABRAL

NOES: SOUSA, MARENCO

ABSENT: NONE

ABSTAIN: NONE

c: Community Development, County Counsel
Personnel, Public Works
LAFCo, Trimark Communities
Board Clerk



LOIS M. SAHYOUN
Clerk of the Board of Supervisors
County of San Joaquin
State of California

LOIS M. SAHYOUN

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR

EDWARD A. SIMAS, VICE-CHAIRMAN
3rd DISTRICT SUPERVISOR

HAROLD R. NELSON
PUBLIC MEMBER

GEORGE L. BARBER
4th DISTRICT SUPERVISOR

STEVEN R. MCKEE
LATHROP CITY COUNCIL MEMBER

EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER

ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR

DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

February 7, 1996

file

TO: Interested Parties

FROM: Gerald Scott, *GH* LAFCo

SUBJECT: Draft Terms and Conditions for Formation of the Mountain House CSD

The attached "Draft" of terms and conditions for the formation of the Mountain House CSD has been prepared using various input and discussions.

Please review the draft so that I can incorporate desired changes before preparing my staff report.

Thanks for your help.

- ✓Mike McGrew
- ✓Richard Laiblin
- ✓Peggy Keranen
- ✓Manuel Lopez
- ✓Ron Gross
- ✓Karna Harrigfeld
- ✓Gene LeBlanc
- ✓Rick Gilmore
- ✓Adrian VanHouten

Draft
Terms and Conditions for
Formation of the Mountain House CSD
February 7, 1996

1. The name of the district shall be the Mountain House Community Services District.
2. The initial Board of Directors of the community services district shall be the Board of Supervisors of San Joaquin County.
3. The effective date of formation of the community services district and detachment from the fire district shall be the date that the Certificate of Completion is recorded with the County Recorder.
4. The County Auditor shall transfer property tax revenue, effective for the 1997-98 fiscal year, to the Mountain House Community Services District as follows:
 - (1) From the Tracy Rural Fire District -- all property tax revenue attributable to the fire district within the boundary of the detachment, and
 - (2) From Road District No. 5 -- all property tax revenue attributable to the road district within the formation boundary of the community services district.
5. The appropriations limit for the community services district required by Article XIII B of the California Constitution shall be \$700,000.
6. Existing development shall not be subject to fees, charges or assessments associated with public facilities necessary to serve new development within the community services district. Existing development may be charged to the extent it utilizes facilities (e.g., connections to and use of water or sewer system).
7. The Certificate of Completion for formation of the community services district shall not be recorded until the Board of Supervisors confirms that initial funding for the community services district has been resolved.

ASSESSOR'S INFORMATION
MOUNTAIN HOUSE REORGANIZATION
(LAFC 21-95)

	LAND	IMPROVMENTS
APN: 209-020-23	\$36,220.00	\$ -0-
TRA: 092-005		
OWNER: DRAPER FAMILY PTP		
ADDRESS: 1796 CASTLE HILL ROAD		
WALNUT CREEK, CA 94595		
SITUS: 15653 SOUTH KELSO ROAD		
APN: 209-020-24	\$31,856.00	\$ -0-
TRA: 092-005		
OWNER: DRAPER FAMILY PTP		
ADDRESS: 1796 CASTLE HILL ROAD		
WALNUT CREEK, CA 94595		
SITUS: 15689 SOUTH KELSO ROAD		
APN: 209-030-03	\$525,963.00	\$104,932.00
TRA: 092-005		
OWNER: WILLIAM E RALPH TR		
ADDRESS: 2428 PYRAMID		
LIVERMORE, CA 94550		
SITUS: 17590 SOUTH KELSO ROAD		
APN: 209-030-04	\$936,941.00	\$49,152.00
TRA: 092-005		
OWNER: TRIMARK COMMUNITIES INC		
3120 TRACY BLVD #C		
TRACY, CA 95376		
SITUS: 18621 WEST BYRON ROAD		
APN: 209-030-05	\$113,280.00	\$21,131.00
TRA: 092-005		
OWNER: WILLIAM E RALPH TR		
ADDRESS: 2428 PYRAMID		
LIVERMORE, CA 94550		
SITUS: 18150 SOUTH KELSO ROAD		

LAND

IMPROVMENTS

APN: 209-030-06 \$20,871.00 \$10,917.00
 TRA: 092-005
 OWNER: TRIMARK COMMUNITIES PTP
 ADDRESS: 3120 TRACY BLVD #C
 TRACY, CA 95376
SITUS: 18045 SOUTH KELSO ROAD

APN: 209-030-11 \$82,361.00 \$22,469.00
 TRA: 092-005
 OWNER: DRAPER FAMILY PTP
 ADDRESS: 1796 CASTLE HILL ROAD
 WALNUT CREEK, CA 94595
SITUS: 16500 SOUTH KELSO ROAD

APN: 209-040-02 \$96,962.00 \$4,293.00
 TRA: 092-005
 OWNER: WILLIAM E RALPH TR
 ADDRESS: 2428 PYRAMID
 LIVERMORE, CA 94550
SITUS: 19300 WEST BRYON ROAD

APN: 209-040-03 \$133,726.00 \$730.00
 TRA: 092-002
 OWNER: LOUIS & D M SANTUCCI TRS
 ADDRESS: 2215 CHARDONNAY WAY
 LIVERMORE, CA 94550
SITUS: 19200 WEST BYRON ROAD

APN: 209-040-07 \$ -0- \$ -0-
 TRA: 092-005
 OWNER: SOUTHERN PACIFIC RR COMPANY
 ADDRESS: NONE
SITUS: NONE

ASOR2195.INF

		LAND	IMPROVMENTS
APN:	209-040-08	\$ -0-	\$ -0-
TRA:	092-005		
OWNER:	SOUTHERN PACIFIC RR COMPANY		
ADDRESS:	NONE		
SITUS:	NONE		
APN:	209-040-09	\$51,416.00	\$ -0-
TRA:	092-005		
OWNER:	TRIMARK COMMUNITIES PTP		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	18100 WEST BYRON ROAD		
APN:	209-040-11	\$629,470.00	\$ -0-
TRA:	092-002		
OWNER:	TRIMARK COMMUNITIES		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	NONE		
APN:	209-040-12	\$325,915.00	\$2,043.00
TRA:	092-002		
OWNER:	TRIMARK COMMUNITIES PTP		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	NONE		
APN:	209-040-13	\$ -0-	\$ -0-
TRA:	092-002		
OWNER:	TRIMARK COMMUNITIES PTP		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	NONE		

		LAND	IMPROVMENTS
APN:	209-050-02	\$3,258,631.00	\$ -0-
TRA:	092-002		
OWNER:	TRIMARK COMMUNITIES		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	20043 SOUTH PATTERSON PASS ROAD		
APN:	209-050-03	\$751,358.00	\$ -0-
TRA:	092-002		
OWNER:	TRIMARK COMMUNITIES INC		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	20801 SOUTH PATTERSON PASS ROAD		
APN:	209-050-04	\$882,509.00	\$ -0-
TRA:	092-002		
OWNER:	TRIMARK COMMUNITIES INC		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	20601 SOUTH PATTERSON PASS ROAD		
APN:	209-050-06	\$1,304,626.00	\$ -0-
TRA:	092-002		
OWNER:	TRIMARK COMMUNITIES		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	20001 SOUTH PATTERSON PASS		
APN:	209-050-07	\$224,011.00	\$9,925.00
TRA:	092-002		
OWNER:	TRIMARK COMMUNITIES PTP		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	20501 SOUTH PATTERSON PASS		
APN:	209-060-03	\$92,969.00	\$63,781.00
TRA:	092-002		
OWNER:	ISABEL F OLIVEIRA TR		
ADDRESS:	18795 WEST GRANTLINE ROAD TRACY, CA 95376		
SITUS:	18815 WEST GRANT LINE ROAD		

ASOR2195.INF

		LAND	IMPROVMENTS
APN:	209-060-04	\$100,270.00	\$9,317.00
TRA:	092-002		
OWNER:	MARY MARIA ROCHA		
ADDRESS:	48 EAST 9TH STREET TRACY, CA 95376		
SITUS:	18601 WEST GRANT LINE ROAD		
APN:	209-060-27	\$78,293.00	\$ -0-
TRA:	092-002		
OWNER:	JOHN & N JESS TRS		
ADDRESS:	3250 MOUNTAIN HOUSE ROAD BYRON, CA 94514		
SITUS:	19501 WEST GRANT LINE ROAD		
APN:	209-060-29	\$73,775.00	\$ -0-
TRA:	092-002		
OWNER:	TRIMARK COMMUNITIES INC		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	19203 WEST GRANT LINE ROAD		
APN:	209-060-30	\$646,225.00	\$ -0-
TRA:	092-002		
OWNER:	TRIMARK COMMUNITIES INC		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	19201 WEST GRANT LINE ROAD		
APN:	209-160-02	\$414,590.00	\$6,610.00
TRA:	092-001		
OWNER:	RONALD G & K S SILVA		
ADDRESS:	21365 MISSION BLVD HAYWARD, CA 94541		
SITUS:	17300 WEST BETHANY ROAD		
APN:	209-170-02	\$541,829.00	\$37,981.00
TRA:	092-005		
OWNER:	TRIMARK COMMUNITIES INC		
ADDRESS:	3120 TRACY BLVD #C TRACY, CA 95376		
SITUS:	18500 SOUTH HENDERSON ROAD		

ASOR2195.INF

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR

EDWARD A. SIMAS, VICE-CHAIRMAN
3rd DISTRICT SUPERVISOR

HAROLD R. NELSON
PUBLIC MEMBER

GEORGE L. BARBER
4th DISTRICT SUPERVISOR

STEVEN R. MCKEE
LATHROP CITY COUNCIL MEMBER

EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER

ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR

DDN MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

file

December 28, 1995

TO: LAFCO Commissioners and Interested Parties
FROM: Gerald Scott, *GS* Executive Officer
SUBJECT: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFCO 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural
Fire District

Earlier correspondence stated that the Mountain House Reorganization application was tentatively scheduled for our January Commission meeting.

Please be advised that, at the request of Trimark Communities, that hearing has been rescheduled to the regular Commission meeting date of February 16, 1996.

Other scheduled matters will still be heard by the Commission on January 19, 1996.

LIST FOR SENDING — TO GO IN-FILE ONLY

- ALL COMMISSIONERS
- TRIMARK COMMUNITIES
- THOMAS SHEPARD
- COUNTY ADMINISTRATOR
- COUNTY PLANNING
- PUBLIC WORKS
- RICHARD LAIBLIN
- PEGGY KERANEN
- MIKE MCGREW
- TRACY RURAL FIRE DISTRICT
- BYRON-BETHANY IRRIGATION DISTRICT
- WEST SIDE IRRIGATION DISTRICT
- BARRY HAND
- PAM CORDER

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

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MANTECA MAYOR

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EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER

ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR

DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

December 8, 1995

TO: LAFCO Commissioners
FROM: Gerald Scott, Executive Officer
SUBJECT: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFCO 21-95)
Including Formation Of The Mountain House Community
Services District and Detachment From The Tracy Rural
Fire District.

The proposed Mountain House Reorganization will be before the Commission on January 19, 1996.

The County has adopted the attached two-volume Environmental Impact Report upon approving the Master Plan and Specific Plan I. Also included is a draft of Findings as required by CEQA.

These volumes are provided to you in advance of the Staff Report to allow more time for your review.

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

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LATHROP CITY COUNCIL MEMBER

EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER

ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR

DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

file

November 20, 1995

TO: ✓ Gary Freeman, County Assessor
✓ Adrian Van Houten, County Auditor-Controller

FROM: Gerald Scott, *GFS* Executive Officer

SUBJECT: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFCO 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural
Fire District And Adopt A Sphere Of Influence For The
Community Services District

You are hereby notified, in accordance with Section 99 (b) of
the Revenue and Taxation Code, that the subject jurisdictional
change has been submitted to LAFCO for processing.

The proposal would affect the service area or responsibility
of the following Local Agencies:

- . San Joaquin County
- . Mountain House CSD (Formation)
- . Tracy Rural Fire District
- . Road District #5

A map and boundary description is herein provided for the
assessor.

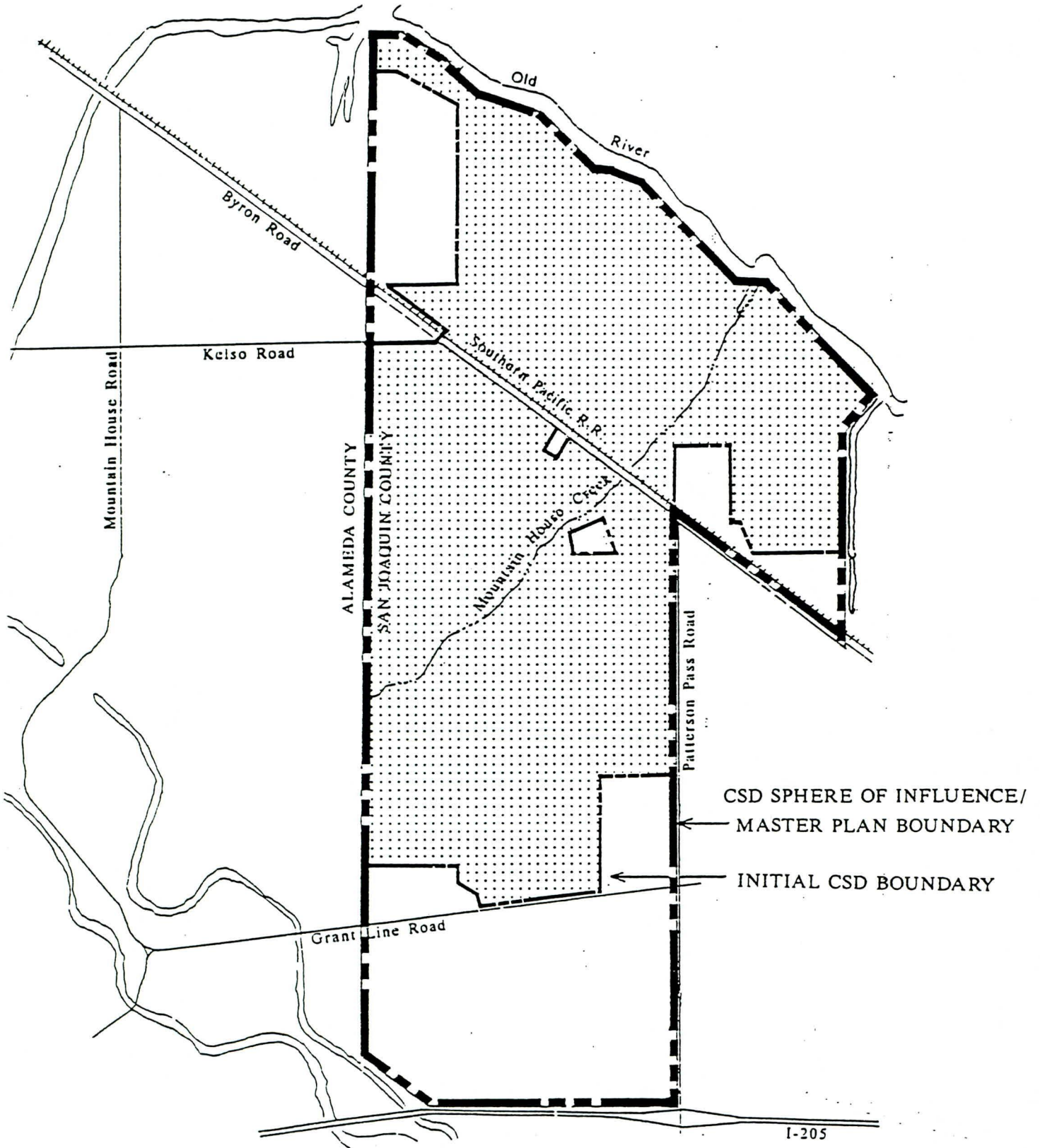
In accordance with said law, please provide the data,
calculations, and notices within the time limits specified.

GFS:dm

cc: Each Local Agency listed
✓ County Administrator

Attachment: Proposal Map

MOUNTAIN HOUSE MASTER PLAN



LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

- WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR
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LATHROP CITY COUNCIL MEMBER
- EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER
- ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR
- DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

FILE
✓

November 20, 1995

Henry M. Hirata
Public Works Director
1810 E. Hazelton Avenue
Stockton, CA 95205

Atten: County Surveyor's Office

RE: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFCO 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural
Fire District And Adopt A Sphere Of Influence For The
Community Services District

We hereby transmit four copies of the boundary description and
map of the above entitled proposal which has been submitted to
this Commission.

Please note your approval on the boundary description, retain
one set for your files and return the other sets to this
office. Also please furnish this Commission with the usual
list of special districts which lie in whole or in part within
the exterior boundaries of the subject proposal.

This proposal is scheduled for LAFCO hearing on
December 8, 1995. *JAN 19, 1996*

Very truly yours,

131
GERALD F. SCOTT

GFS:dm

Attachment

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

- WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR
- EDWARD A. SIMAS, VICE-CHAIRMAN
3rd DISTRICT SUPERVISOR
- HAROLD R. NELSON
PUBLIC MEMBER
- GEORGE L. BARBER
4th DISTRICT SUPERVISOR
- JOAN DARRAH
STOCKTON MAYOR
- STEVEN R. MCKEE, ALTERNATE
LATHROP CITY COUNCIL MEMBER
- EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER
- ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR

November 8, 1995

REFERRAL FOR COMMENTS

file copy

TO: ~~PLANG~~, ~~COG~~, ~~HEALTH~~, ~~PW~~, ~~SO~~, ~~ASSOR~~, ~~RWQC~~, ~~LAPCD~~, ~~CHP~~,
~~CALTRANS~~, ~~TRACY PLAN~~, ~~TSD~~, ~~BBID~~, ~~LAM SD~~

SUBJECT: PROPOSED MOUNTAIN HOUSE REORGANIZATION
(LAFCO 21-95) Including Formation Of The Mountain House
Community Services District And Detachment From The
Tracy Rural Fire District And Adopt A Sphere Of
Influence For The Community Services District

PURPOSE OF PROPOSAL: For a complete discussion of the
application, please refer to the attached
Statement of Operation and Plan of Services and the proposed
budget for the Mountain House CSD.

Enclosed is the subject application for your review, comments,
and recommendations. Please note any modifications or
conditions desired and return to the LAFCO office in time to be
included in the staff report. Major issues should be
transmitted on a separate memo with adequate explanation and
justification.

- . Staff Report Deadline: December 18, 1995
- . Public Hearing Date: January 19, 1996

Your comments will be greatly appreciated.

SPACE FOR COMMENTS

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

- WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR
- EDWARD A. SIMAS, VICE-CHAIRMAN
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STOCKTON MAYOR
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LATHROP CITY COUNCIL MEMBER
- EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER
- ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR

November 8, 1995

file

County Fire Warden
% Chet Davisson

SUBJECT: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFc 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural
Fire District And Adopt A Sphere Of Influence For The
Community Services District

The above noted proposal was filed with the Local Agency Formation
Commission (LAFCo) for approval. Since the County would be
directly affected, it is being sent to you in order that your
concerns or comments may be made known to the Commission.


PURPOSE OF PROPOSAL: For a complete discussion of the application,
please refer to the attached Statement of
Operation and Plan of Services and the proposed budget for the
Mountain House CSD.

It is important that your comments be received before the Staff
Report deadline. However, any comments received after that date
will be submitted to the Commission at the Public Hearing.

- o Staff Report Deadline: December 18, 1995
- o Public Hearing Date: January 19, 1996

Your comments will be greatly appreciated.

Very truly yours,


GERALD F. SCOTT
Executive Officer

GFS:dm

Attachments: Proposal Map
Statement of Operation and Plan of Services
Proposed Budget

REF2195B.LTR

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL McGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

- WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR
- EDWARD A. SIMAS, VICE-CHAIRMAN
3rd DISTRICT SUPERVISOR
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- STEVEN R. McKEE
LATHROP CITY COUNCIL MEMBER
- EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER
- ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR
- DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

November 8, 1995

file

County Administrator
% Richard Laiblin

SUBJECT: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFc 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural
Fire District And Adopt A Sphere Of Influence For The
Community Services District

The above noted proposal was filed with the Local Agency Formation
Commission (LAFCo) for approval. Since the County would be
directly affected, it is being sent to you in order that your
concerns or comments may be made known to the Commission.

PURPOSE OF PROPOSAL: For a complete discussion of the application,
please refer to the attached Statement of
Operation and Plan of Services and the proposed budget for the
Mountain House CSD.

It is important that your comments be received before the Staff
Report deadline. However, any comments received after that date
will be submitted to the Commission at the Public Hearing.

- o Staff Report Deadline: December 18, 1995
- o Public Hearing Date: January 19, 1996

Your comments will be greatly appreciated.

Very truly yours,


GERALD F. SCOTT
Executive Officer

GFS:dm

Attachments: Proposal Map
Statement of Operation and Plan of Services
Proposed Budget

REF2195B.LTR

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR
EDWARD A. SIMAS, VICE-CHAIRMAN
3rd DISTRICT SUPERVISOR
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4th DISTRICT SUPERVISOR
JOAN DARRAH
STOCKTON MAYOR
STEVEN R. MCKEE, ALTERNATE
LATHROP CITY COUNCIL MEMBER
EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER
ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR

November 8, 1995

Tracy Rural Fire District
% Chief LeBlanc
22484 South 7th Street
Tracy, CA 95376

file

SUBJECT: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFCO 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural
Fire District And Adopt A Sphere Of Influence For The
Community Services District

The above noted proposal was filed with the Local Agency Formation
Commission (LAFCO) for approval. Since the fire district would be
directly affected, it is being sent to you in order that your
concerns or comments may be made known to the Commission.


PURPOSE OF PROPOSAL: For a complete discussion of the application,
please refer to the attached Statement of
Operation and Plan of Services and the proposed budget for the
Mountain House CSD.

It is important that your comments be received before the Staff
Report deadline. However, any comments received after that date
will be submitted to the Commission at the Public Hearing.

- o Staff Report Deadline: December 18, 1995
- o Public Hearing Date: January 19, 1996

Your comments will be greatly appreciated.

Very truly yours,


GERALD F. SCOTT
Executive Officer

GFS:dm

Attachments: Proposal Map
Statement of Operation and Plan of Services
Proposed Budget

REF2195.LTR

COMMISSION MEMBERS

WILLIAM L. PERRY, CHAIRMAN
MANTECA MAYOR

EDWARD A. SIMAS, VICE-CHAIRMAN
3rd DISTRICT SUPERVISOR

HAROLD R. NELSON
PUBLIC MEMBER

GEORGE L. BARBER
4th DISTRICT SUPERVISOR

STEVEN R. MCKEE
LATHROP CITY COUNCIL MEMBER

EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER

ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR

DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

November 9, 1995

file

Interested Agencies
Affected Agencies
as Listed

RE: PROPOSED MOUNTAIN HOUSE REORGANIZATION (LAFc 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural Fire
District And Adopt A Sphere Of Influence For The
Community Services District

You are hereby notified under Section 56828 of the Government Code
that this Commission has received the above referenced application.

The proposal would create the Mountain House Community Services
District to provide services for development of a comprehensive new
community which provides a balance of housing and employment as
well as a variety of recreational amenities. At build-out, the
Community is planned to have more that 16,000 residential dwelling
units and 700 acres of commercial and industrial land uses. The
4,784-acre site is located in unincorporated southwestern
San Joaquin County, north of Interstate 205 and south of Old River.

For further information, please contact the LAFcO office.

Sincerely,

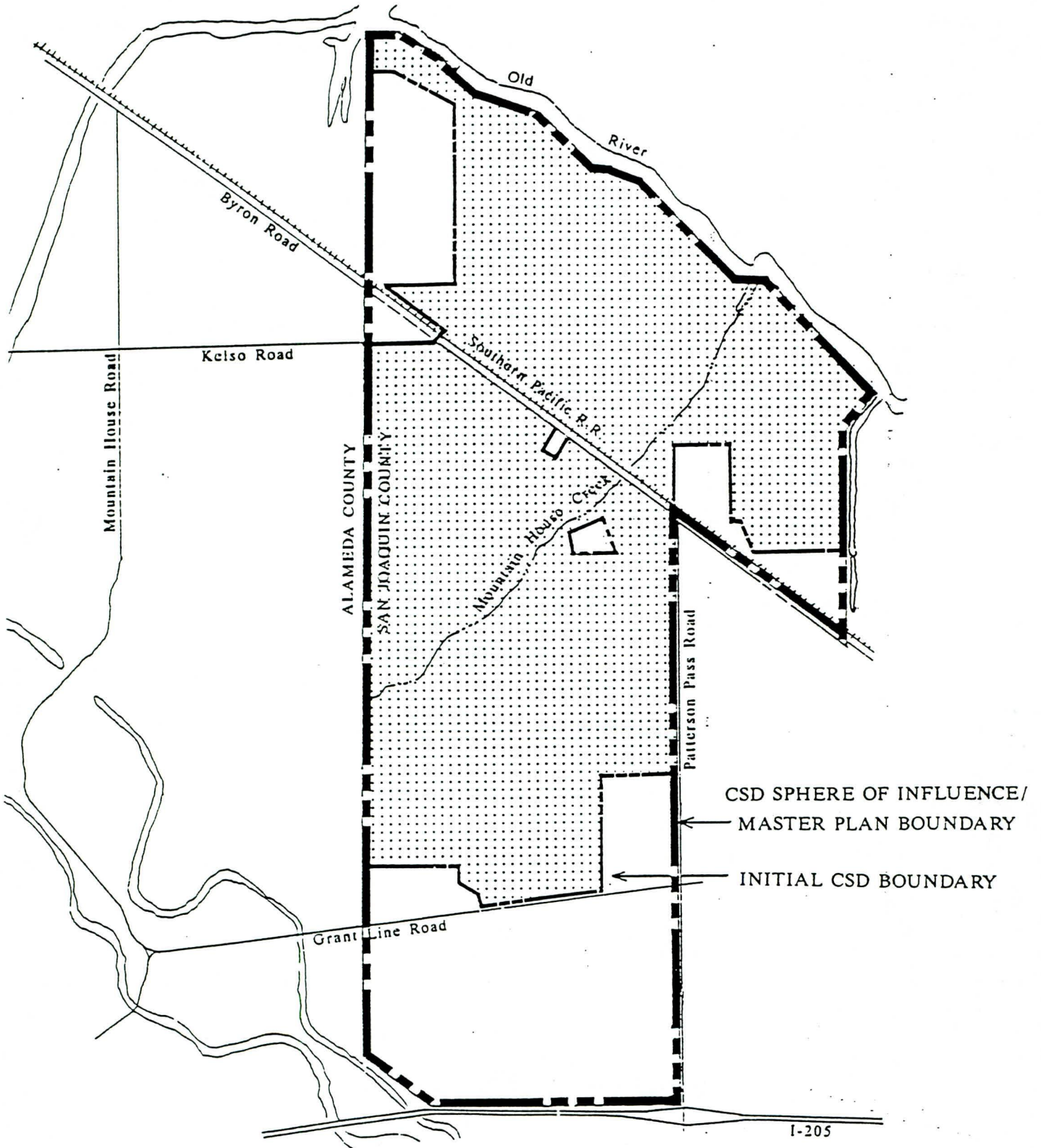
Gerald F. Scott
Gerald F. Scott
Executive Officer

GFS:dm

Agency List:

- ✓ Byron-Bethany Irrigation District
- ✓ West Side Irrigation District
- ✓ Plain View Water District
- ✓ South Delta Water Agency
- ✓ Tracy Rural Fire District
- ✓ SJC Resource Conservation District
- ✓ SJC Mosquito Abatement District
- ✓ Tracy Cemetery District

MOUNTAIN HOUSE MASTER PLAN



LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1860 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

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GEORGE L. BARBER
4th DISTRICT SUPERVISOR
STEVEN R. MCKEE
LATHROP CITY COUNCIL MEMBER
EVELYN L. COSTA, ALTERNATE
PUBLIC MEMBER
ROBERT J. CABRAL, ALTERNATE
5th DISTRICT SUPERVISOR
DON MOYER, ALTERNATE
RIPON CITY COUNCIL MEMBER

file

November 3, 1995

✓ Trimark Communities
% Ron Gross
3120 Tracy Blvd., Suite C
Tracy, CA 95376

RE: Certification of the Voter Petition and Certificate of Filing
for the proposed Mountain House Reorganization (LAFCO 21-95)

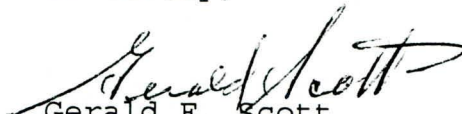
Dear Mr. Gross:

Enclosed for your information is the Certificate of Sufficient
Petition and the Certificate of Filing for the proposed Mountain
House Reorganization.

As noted, it is anticipated that this matter will be heard by the
Commission at its regular meeting on January 19, 1996.

Please feel free to call me if you have questions.

Sincerely,


Gerald F. Scott
Executive Officer

GFS:dm

Encl: Certificate of Sufficient Petition
Certificate of Filing

c: ✓ San Joaquin County
✓ Tracy Rural Fire District
✓ Isabel Oliveira
✓ Karna Harrigfeld
✓ Supervisor Cabral
✓ County Planning
✓ County Public Works
✓ County Counsel

CERTS2195.LTR

CERTIFICATE OF SUFFICIENCY -- REGISTERED VOTER PETITION

San Joaquin County Local Agency Formation Commission

STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN)

The undersigned certifies as follows:

I am the duly appointed Executive Officer of the Local Agency Formation commission of San Joaquin county.

The attached petition, entitled PETITION OF REGISTERED VOTERS INITIATING PROCEEDINGS FOR THE FORMATION OF THE MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT AND DETACHMENT FROM THE TRACY RURAL FIRE PROTECTION DISTRICT was accepted and filed by me on November 2, 1995.

The petition is signed by registered voters and, pursuant to Section 56707 of the Government Code, I have compared the names of the signers of the petition against the voters register in the Office of the County Registrar of Voters of this County. The results of my examination are as follows:

1. All signatures of the petition were secured within six months of the date on which the first signature on the petition was affixed.
2. The minimum signature requirements for a sufficient petition are signatures by 1 registered voter residing within the territory to be reorganized.
3. The petition was signed by 1 registered voter residing within the territory.

Based upon this examination, it is hereby determined and certified that the petition qualifies as a sufficient petition and was signed by the requisite number of qualified signers for a sufficient petition.

Dated: November 2, 1995


Executive Officer

WHEREFORE, the undersigned registered voter, request the San Joaquin County Local Agency Formation Commission, and thereafter, the San Joaquin County Board of Supervisors to conduct the proceedings for the Reorganization proposed in this Petition, pursuant to Title 5, Division 3, commencing with Section 56000 of the California Government Code, and pursuant to the Community Services District Law, as provided in Part 2, of Division 3, of Title 6, commencing with Section 61100 of the California Government Code and therewith affix signature(s) as follows:

1 Registered Voter
12/23/95

THE VOTER MUST PRINT AND SIGN HIS/HER NAME, RESIDENCE, AND DATE OF SIGNATURE IN HIS/HER OWN HANDWRITING. HIS/HER NAME MUST BE AS IT APPEARS ON VOTER REGISTRATION ROLLS. THE RESIDENCE ADDRESS CANNOT BE A POST OFFICE BOX OR A ROUTE NUMBER.

1.	MRS ISABEL F. OLIVEIRA (Print Name)	18795 W. GRANT LINE RD (Residence Address ONLY)	DATE 9-15-95	Official Use ONLY ✓ 0124917
	<i>Mrs Isabel F. Oliveira</i> (Signature)	<i>Tracy, Ca San Joaquin County</i> (City and County)		
2.	(Print Name)	(Residence Address ONLY)	DATE	Official Use ONLY
	(Signature)	(City and County)		
3.	(Print Name)	(Residence Address ONLY)	DATE	Official Use ONLY
	(Signature)	(City and County)		
4.	(Print Name)	(Residence Address ONLY)	DATE	Official Use ONLY
	(Signature)	(City and County)		
5.	(Print Name)	(Residence Address ONLY)	DATE	Official Use ONLY
	(Signature)	(City and County)		
6.	(Print Name)	(Residence Address ONLY)	DATE	Official Use ONLY
	(Signature)	(City and County)		

RECEIVED
OCT 30 1995
LAFCO

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY

CERTIFICATE OF FILING

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN JOAQUIN)


RE: PROPOSED MOUNTAIN HOUSE REORGANIZATION (Lafc 21-95)
Including Formation Of The Mountain House Community
Services District And Detachment From The Tracy Rural
Fire District And Adopt A Sphere Of Influence For
The Community Services District

I, GERALD F. SCOTT, Executive Officer of the Local Agency
Formation Commission of San Joaquin County certify that on the
2 day of November, 1995 the herein named application for
change of organization or reorganization identified by the
short-term designation, PROPOSED MOUNTAIN HOUSE REORGANIZATION
(Lafc 21-95), was accepted for filing by this Commission.

Said application was found to be in the form prescribed
by the Commission and to contain the information and data
required for formal acceptance by the Commission.

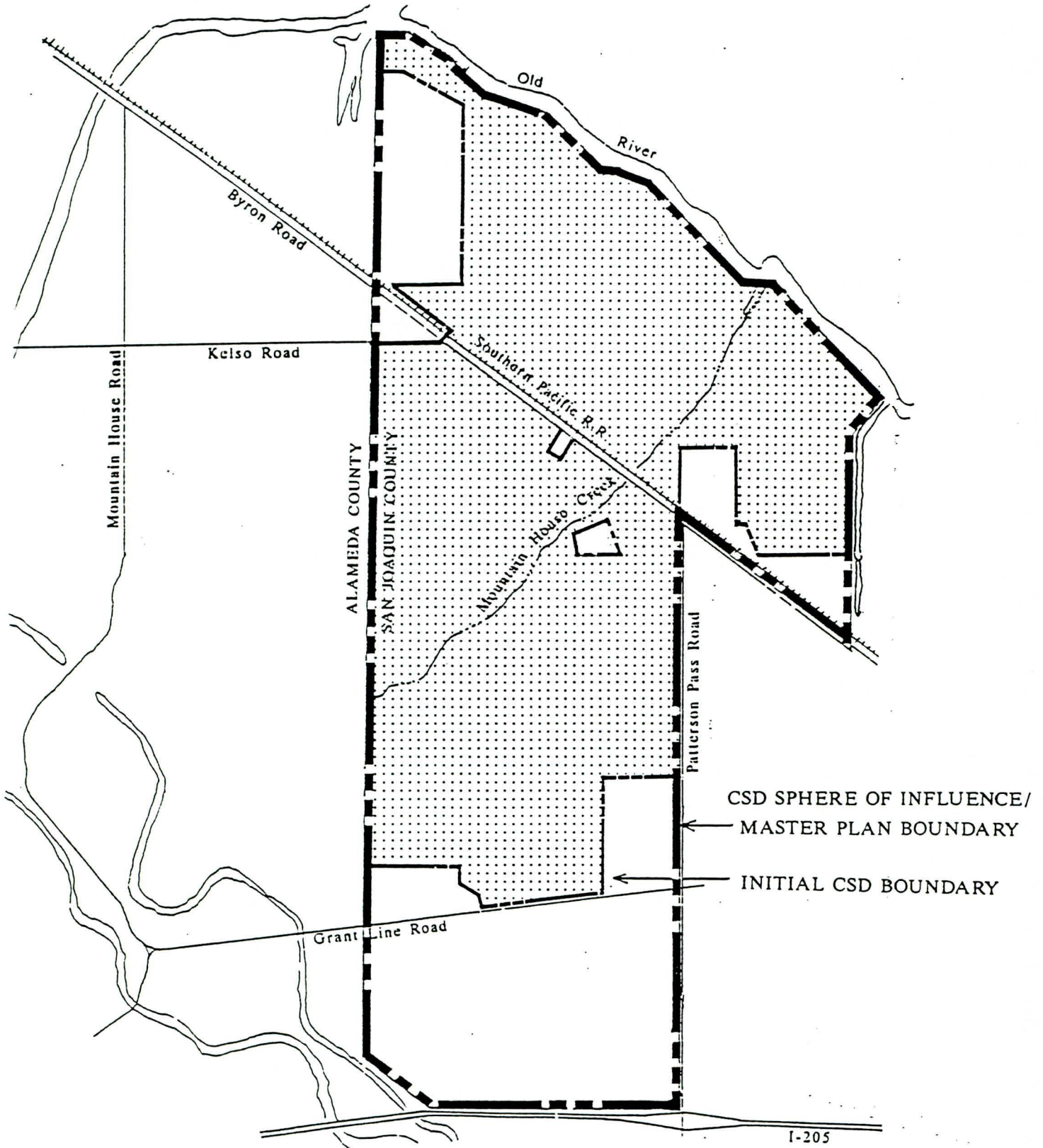
This proposal is expected to be heard by the Commission
at its regular meeting on January 19, 1996.

Executed this 3 day of ~~December~~^{NOVEMBER}, 1995
at Stockton, California


GERALD F. SCOTT, Executive Officer
Local Agency Formation Commission
of San Joaquin County

ORIG: File
cc: Chief Petitioner(s)
or Filing Agency
RE: G.C. 56828

MOUNTAIN HOUSE MASTER PLAN



Source: Trimark/SWA

CSD Boundary

PETITION FOR PROCEEDINGS
PURSUANT TO THE CORTESE - KNOX LOCAL GOVERNMENT
REORGANIZATION ACT OF 1985
MOUNTAIN HOUSE REORGANIZATION

ORIGINAL

PETITION OF REGISTERED VOTERS INITIATING
PROCEEDINGS FOR THE FORMATION OF THE
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
AND
DETACHMENT FROM THE TRACY RURAL FIRE
PROTECTION DISTRICT

The undersigned registered voters, by their signature hereon, respectfully petition the San Joaquin County Local Agency Formation Commission and propose the following:

PROPOSAL

Proceedings shall be initiated and taken pursuant to the Cortese-Knox Local Government Reorganization Act of 1985, Title 5, Division 3, commencing with Section 56000 of the California Government Code, and pursuant to the Community Services District Law, as provided in Part 2, of Division 3, of Title 6, commencing with Section 61100 of the California Government Code for the following:

- A. The formation of the Mountain House Community Service District; and
- B. The detachment from the Tracy Rural Fire Protection District.

BOUNDARIES AND SPHERE OF INFLUENCE

It is requested that the boundaries of the community services district and the area detached from the Tracy Rural Fire Protection District include that property as described in Exhibit "A" and as shown on a map in Exhibit "B," both of which are attached hereto and incorporated by reference into and made an integral part of this petition.

It is further requested that the district's sphere of influence include the entire 4,784 acres of property as designated as the Mountain House community on the San Joaquin County General Plan Land Use Map.

REASONS FOR FORMATION

The reasons for formation of a community services district and detachment from the fire protection district include the following:

A. Mountain House is a comprehensive community being developed over the next twenty to forty years which will have approximately 44,000 residents at project build-out. The community services district is being formed to provide public services and capital improvements to the residents of the Mountain House community.

B. Because Mountain House is not contiguous to any city and is located in a relatively isolated area of San Joaquin County, the most cost-effective and efficient manner for providing the required public services to the Mountain House community is through the formation of a community services district. While not all public services needed by the community will be provided by the Mountain House Community Services District, the majority of public services will be provided by the Mountain House Community Services District.

C. The Master Plan, Specific Plan I, Public Financing Plan, and Final Environmental Impact Report for the Mountain House community have been approved by the San Joaquin County Planning Commission and Board of Supervisors and development will proceed in a timely manner.

D. The Mountain House Community Services District is being formed in order to proceed with the construction and financing of the initial infrastructure necessary for the development of the Mountain House community. Such initial infrastructure and public services include a water treatment plant, wastewater treatment plant, and arterial roadways. Appropriate stages of infrastructure will be completed concurrent with development and occupancy of phases of the community.

E. The Mountain House Community Services District is being formed to establish a character and identity for the Mountain House community by having its residents be able to serve as the community's elected representatives, if they so elect, once 1,000 registered voters reside in Mountain House.

F. The Mountain House Community Services District is being formed to consolidate the responsibility for providing most municipal type services and capital improvements to the residents of the Mountain House community under one locally accountable entity.

G. The Mountain House Community Services District is being formed to insure the best use of locally generated revenues, and the allocation of State and Federal revenues to the maximum extent possible, to support needed services within Mountain House.

H. The Mountain House Community Services District is being

formed to increase local responsibility for determining services and capital improvements for the Mountain House community.

I. The Mountain House Community Services District is being formed to establish a locally elected board of directors once 1,000 registered voters reside in Mountain House and if the voters so elect, to provide for implementation of service levels and capital improvements for Mountain House.

J. The Mountain House Community Services District is being formed to promote and enhance citizen participation and involvement in the local civic affairs of Mountain House.

TERMS AND CONDITIONS

The reorganization shall provide for and be made subject to the following terms and conditions:

A. The effective date of formation of the community services district and detachment from the fire protection district shall be set by the San Joaquin County Local Agency Formation Commission.

B. The initial board of directors of the community services district shall have five directors and shall be the Board of Supervisors pursuant to Government Code section 61121.1.

C. Once the registrar of voters of San Joaquin County certifies in writing that the number of registered voters in the district has reached or exceeded 1,000, the board of supervisors shall adopt a resolution placing the question of having a registered voter board of directors on the ballot and shall conduct an election pursuant to section 61200.1 of the Government Code.

D. The proposed name of the district is "Mountain House Community Services District."

E. The appropriation limit for the proposed community services district required by Article XIII B of the California Constitution shall be established by the San Joaquin Local Agency Formation Commission.

F. The amount of property tax revenue to be exchanged by each local agency affected by the reorganization shall be determined by the San Joaquin County Local Agency Formation Commission in accordance with California Code Section 56842 and other County adopted ordinances or resolutions.

POWERS OF THE COMMUNITY SERVICES DISTRICT

The Mountain House Community Services District shall have the authority to exercise its powers for all of the following purposes within the district:

- A. To supply the inhabitants of the district with water for domestic use, irrigation, sanitation, industrial use, fire protection, and recreation.
- B. The collection, treatment, or disposal of sewage, waste, and stormwater of the district and its inhabitants.
- C. The collection or disposal of garbage or refuse matter.
- D. Protection against fire.
- E. Public recreation including, but not limited to, aquatic parks and recreational harbors, equestrian trails, playgrounds, golf courses, swimming pools, or recreational buildings.
- F. Street lighting.
- G. The equipment and maintenance of a police department, other police protection, or other security services to protect and safeguard life and property.
- H. To acquire sites for, construct, and maintain library buildings, and to cooperate with other governmental agencies for library service.
- I. The constructing, opening, widening, extending, straightening, surfacing, and maintaining, in whole or in part, of any street in the district, subject to the consent of the governing body of the County.
- J. The construction and improvement of bridges, culverts, curbs, gutters, drains, and works incidental to the purposes specified in subdivision (I), subject to the consent of the governing body of the County.
- K. The conversion of existing overhead electric and communication facilities to underground locations, which facilities are owned and operated by either a "public agency" or a "public utility," as defined in Section 5896.2 of the Streets and Highways Code, and to take proceedings for and to finance the cost of the conversion in accordance with Chapter 28 (commencing with Section 5896.1) of Part 3 of Division 7 of the Streets and Highways Code, subject to the consent of the public agency or public utility responsible for the owning, operation, and

maintenance of the facilities.

L. To contract for ambulance service to serve the residents of the district.

M. To provide public transportation services.

N. To abate graffiti.

O. Enforce the covenants, conditions, and restrictions adopted for each tract within the district and assume the duties of the architectural control committee for each tract within the district for the purposes of maintaining uniform standards of development within each tract as adopted in the covenants, conditions, and restrictions. The district shall exercise the duties of an architectural control committee for any tract only to the extent that an architectural control committee is authorized by the covenants, conditions, and restrictions that apply to the tract. For the purposes of this subdivision "tract" means any parcel of land for which the county has authorized development.

P. Provide for animal control subject to the consent of the Board of Supervisors of San Joaquin County.

Q. Provide flood control protection, including, but not limited to, building and maintaining levees and channel clearance for stormwaters and floodwaters, subject to the consent of the Board of Directors of the San Joaquin County Flood Control and Water Conservation District and in cooperation with the state to the extent of the state's jurisdiction.

R. Adopt and enforce by ordinance measures for the abatement of pest and the control, removal, and abatement of weeds, rubble, and rubbish on property within the district. Enforcement may include imposition of charges, which may constitute a special assessment against a property and may become a lien thereon, and may also include the cost of abatement, and civil penalties for failure to comply.

S. Adopt and enforce by ordinance or resolution water conservation measures to the extent that the ordinance or resolution is not less restrictive than a similar ordinance or resolution adopted by the County.

T. Acquire, own, maintain, and operate land for wildlife habitat mitigation or other environmental protection or mitigation within or without the district.

U. To provide facilities for television and telecommunications systems including the installation of wires,

cable, conduits, fibre optic lines, terminal panels, service space, and appurtenances required to provide television, telecommunication, and data transfer services to the district and its inhabitants, and provide facilities for a cable television, including the installation of wires, cables, conduits, and appurtenances to serve the district and its inhabitants by franchise or license; provided, however, that the district may not provide or install any facilities under this subdivision unless one or more cable franchises or licenses have been awarded under Section 53066 and the franchised or licensed cable television and telecommunications services providers are permitted equal access to the utility trenches, conduits, service spaces, easements, utility poles and rights-of-way in the district necessary to construct their facilities concurrently with the construction of the district's facilities. The district shall not have the authority to operate television, cable or telecommunications. The district shall have the same powers as a city or county under Section 53066 in granting a franchise or license for the operation of a cable television system.

V. Provide and maintain equipment, tools, and administrative facilities, including, but not limited to, shops, storage areas, and maintenance yards.

W. Disseminate information to the public concerning activities and actions within the district.

X. Acquire, own, maintain, and operate land for disposal of sewage effluent by irrigation or otherwise within or outside of the district, subject to all applicable local, state, and federal laws, except within the area described in Section 29728 of the Public Resources Code.

Y. Acquire, own, maintain, and operate land for disposal of sludge created by a water treatment plant and sewage treatment plant within or outside of the district, subject to all applicable local, state, and federal laws, except within the area described in Section 29728 of the Public Resources Code.

REGISTERED VOTER PETITION

This petition is signed by not less than ten percent (10%) of the registered voters residing in the area.

FINANCING METHODS

The Mountain House Community Services District will be financed through a number of public financing methods including, but not limited to, Mello-Roos Community Facilities Act of 1982, Improvement Bond Act of 1911, Municipal Improvement Act of 1913, Improvement Bond Act of 1915, Benefit Assessment Act of 1982,

Revenue Bond Act of 1941, general obligation bonds, Certificates of Participation, Landscaping and Lighting Act of 1972, property taxes, special taxes pursuant to Government Code section 61615.1, sales tax, Road Fund, Road District Funds, Impacts Fees, stand-by charges, Community Services District fees, user fees, homeowner's association fees, franchise fees, and any other financing mechanism that may be available to provide funding for public facilities and services.

AFFECTED DISTRICTS

The districts that may be affected by the formation of the Mountain House Community Services District and the detachment from the Tracy Rural Fire Protection District include the Tracy Rural Fire Protection District, the San Joaquin County Flood Control and Water Conservation District, the San Joaquin County Mosquito Abatement District, the Byron-Bethany Irrigation District, the Plain View Irrigation District, the Westside Irrigation District, the Lammersville Elementary School District, the Tracy Joint Union High School District. The formation of this district will not impact the sphere of influence of any affected district.

CHIEF PETITIONERS

The names and mailing addresses for the chief petitioners are:

Isabel Oliveira
18795 West Grantline Road
Tracy, California 95376

Ronald J. Gross
Trimark Communities, Inc.
3120 Tracy Boulevard, Suite C
Tracy, California 95376

Karna E. Harrigfeld, Esq.
Neumiller & Beardslee
Post Office Box 20
Stockton, California 95201-3020

COUNTERPARTS

This petition is made up of several counterparts separately circulated, but when assembled shall constitute one petition for the reorganization proposed herein.

///
///

**** Signatures on attached page ****

WHEREFORE, the undersigned registered voters request the San Joaquin County Local Agency Formation Commission, and thereafter, the San Joaquin County Board of Supervisors to conduct the proceedings for the Reorganization proposed in this Petition, pursuant to Title 5, Division 3, commencing with Section 56000 of the California Government Code, and pursuant to the Community Services District Law, as provided in Part 2, of Division 3, of Title 6, commencing with Section 61100 of the California Government Code and therewith affix signature(s) as follows:

1 Registered Voter
12/25

THE VOTER MUST PRINT AND SIGN HIS/HER NAME, RESIDENCE, AND DATE OF SIGNATURE IN HIS/HER OWN HANDWRITING. HIS/HER NAME MUST BE AS IT APPEARS ON VOTER REGISTRATION ROLLS. THE RESIDENCE ADDRESS CANNOT BE A POST OFFICE BOX OR A ROUTE NUMBER.

1.	MRS ISABEL F. OLIVEIRA	18795 W. GRANTLINE RD	DATE	Official Use ONLY
	(Print Name)	(Residence Address ONLY)	9-15-95	
	<i>Mrs Isabel F. Oliveira</i>	<i>Tracy, Ca. San Joaquin County</i>		✓
	(Signature)	(City and County)		0124917
2.			DATE	Official Use ONLY
	(Print Name)	(Residence Address ONLY)		
	(Signature)	(City and County)		
3.			DATE	Official Use ONLY
	(Print Name)	(Residence Address ONLY)		
	(Signature)	(City and County)		
4.			DATE	Official Use ONLY
	(Print Name)	(Residence Address ONLY)		
	(Signature)	(City and County)		
5.			DATE	Official Use ONLY
	(Print Name)	(Residence Address ONLY)		
	(Signature)	(City and County)		
6.			DATE	Official Use ONLY
	(Print Name)	(Residence Address ONLY)		
	(Signature)	(City and County)		

RECEIVED
OCT 30 1995
LAFCO

THE VOTER MUST PRINT AND SIGN HIS/HER NAME, RESIDENCE, AND DATE OF SIGNATURE IN HIS/HER OWN HANDWRITING. HIS/HER NAME MUST BE AS IT APPEARS ON VOTER REGISTRATION ROLLS. THE RESIDENCE ADDRESS CANNOT BE A POST OFFICE BOX OR A ROUTE NUMBER.

7.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		
8.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		
9.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		
10.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		
11.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		
12.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		
13.		DATE	Official Use ONLY
(Print Name)	(Residence Address ONLY)		
(Signature)	(City and County)		

**MOUNTAIN HOUSE
BOUNDARY DESCRIPTION
COMMUNITY SERVICES DISTRICT**

August 4, 1995

All that certain real property situated in San Joaquin County, State of California being within Township 1 South, Range 4 East and Township 2 South, Range 4 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Beginning at the southeast corner of Section 9, of said Township 2 South, Range 4 East; thence along the south line of said Section 9, North 88° 55' 24" West 1,845.36 feet; thence leaving said south line South 00° 29' 24" West 2,885.39 feet to a point on the north right-of-way line of Grant Line Road; thence South 04° 41' 28" East 80.00 feet to the south right-of-way line of Grant Line Road; thence along said south line the following two courses (1) South 85° 18' 32" West 1,462.39 feet, (2) South 85° 19' 14" West 1,526.98 feet; thence leaving said south line North 04° 40' 46" West 80.00 feet to a point on said north line of Grant Line Road; thence leaving said north line of Grant Line Road North 06° 36' 38" East 189.75 feet; thence North 15° 50' 22" West 130.00 feet; thence North 40° 16' 22" West 200.00 feet; thence North 56° 01' 22" West 385.00 feet to a point on the west line of Section 16, Township 2 South, Range 4 East; thence along said west line of Section 16 South 00° 27' 05" West 719.62 feet to a point on the said north line of Grant Line Road; thence along said north line South 85° 19' 14" West 30.09 feet; thence leaving said north line North 00° 27' 05" East 1,122.24 feet; thence North 88° 50' 36" West 2,149.61 feet to a point on the boundary line between San Joaquin County and Alameda County; thence along said boundary line North 01° 01' 12" East 12,701.03 feet to a point on the centerline of the Kelso Road right-of-way; thence continuing along said boundary line between San Joaquin County and Alameda County North 01° 01' 12" East 20.00 feet to a point on the north right-of-way line of Kelso Road; thence along said north right-of-way line of Kelso Road South 80° 10' 16" East 1,830.57 feet to a point of intersection of the said north right-of-way line of Kelso road and the southwesterly right-of-way line of Byron Road, said point also referred to as Point A for purposes of describing a parcel of land to be excepted; thence along said southwesterly right-of-way line North 51° 51' 57" West 1,980.28 feet; thence leaving said southwesterly right-of-way line North 38° 44' 03" East 180.00 feet to a point on the northeast right-of-way line of the Southern Pacific Railroad; thence leaving said northeast right-of-way line South 88° 45' 56" East 1,708.45 feet to a point 40 feet west of the west line of the 66 foot wide Kelso Road right-of-way to the south, said point also being on the west line of the 40 foot wide Kelso Road right-of-way to the north; thence along said west line North 01° 07' 27" East 1,422.06 feet to the northwesterly corner of the end of the publicly owned portion of Kelso Road; thence leaving said northwesterly corner North 01° 07' 27" East 991.50 feet; thence North 01° 09' 42" East 696.40 feet; thence continuing North 01° 09' 42" East 865.91 feet; thence North 61° 48' 21" West 2,340.27 feet to a point on said boundary line between San Joaquin County and Alameda County; thence along said boundary line North 01° 05' 57" East 846.10 feet; thence leaving said boundary line North 54° 01' 42" East 238.65 feet; thence North 26° 02' 42" East 171.10 feet; thence South 45° 05' 18"

Page One of Three

Siegfried Engineering, Inc.

F:\JLB\7385-52.LD\8-2-95

EXHIBIT A

Page 2

Description Continued

Mountain House

Boundary Description

Community Services District

East 48.64 feet; thence South 82° 00' 18" East 90.00 feet; thence South 07° 59' 12" West 85.00 feet; thence South 82° 00' 18" East 500.01 feet; thence South 31° 45' 28" East 18.60 feet; thence South 60° 00' 18" East 240.00 feet; thence North 01° 09' 43" East 100.00 feet; thence South 60° 00' 17" East 50.00 feet; thence South 54° 14' 18" East 200.00 feet; thence South 48° 14' 18" East 190.00 feet; thence South 01° 09' 42" West 100.00 feet; thence South 48° 14' 18" East 80.00 feet; thence North 01° 09' 42" East 100.00 feet; thence South 59° 49' 18" East 200.00 feet; thence South 01° 09' 42" West 100.00 feet; thence South 59° 49' 18" East 290.00 feet; thence South 47° 39' 18" East 199.50 feet to a point herein after referred to as Point "B" for purposes of describing a parcel of land to be excepted; thence North 01° 09' 42" East 100.00 feet; thence along the approximate mean high water mark of Old River measured approximately 30 feet northeasterly from the following 21 course traverse line, (1) South 29° 39' 00" East 130.23 feet, (2) South 43° 01' 08" East 719.68 feet, (3) South 64° 54' 30" East 573.90 feet, (4) South 70° 30' 51" East 907.84 feet, (5) South 58° 30' 53" East 183.89 feet, (6) South 40° 08' 47" East 322.98 feet, (7) South 44° 46' 50" East 927.48 feet, (8) South 52° 47' 44" East 362.88 feet, (9) South 66° 37' 13" East 1,129.81 feet, (10) South 53° 00' 57" East 615.72 feet, (11) South 37° 35' 40" East 778.86 feet, (12) South 56° 07' 28" East 619.67 feet, (13) South 33° 22' 21" East 789.20 feet, (14) South 35° 57' 05" East 570.10 feet, (15) South 61° 48' 21" East 453.31 feet, (16) North 89° 48' 56" East 497.06 feet, (17) South 49° 12' 24" East 622.00 feet, (18) South 31° 42' 23" East 495.21 feet, (19) South 34° 36' 40" East 563.40 feet, (20) South 54° 33' 03" East 894.54 feet, (21) South 38° 31' 18" East 981.12 feet to the end of said traverse line; thence South 40° 13' 29" West 1,660.11 feet; thence South 89° 17' 31" East 343.51 feet; thence South 00° 17' 37" West 2,601.32 feet to a point on the north right-of-way line of Bethany Road; thence South 00° 26' 36" West 40.00 feet to a point on the south right-of-way line of Bethany Road; thence along said south right-of-way line the following two courses (1) North 89° 33' 24" West 1,331.67 feet, (2) North 89° 32' 40" West 1,051.72 feet; thence leaving said south right-of-way line North 00° 27' 20" East 40.00 feet to a point on the said north right-of-way line of Bethany Road; thence leaving said north right-of-way line North 00° 26' 32" East 278.50 feet; thence North 89° 33' 28" West 32.00 feet; thence North 00° 26' 32" East 34.50 feet; thence North 79° 11' 22" West 43.16 feet; thence North 58° 18' 54" West 191.86 feet to a point on the east right-of-way line of Henderson Road; thence North 89° 33' 28" West 60.00 feet to a point on the west right-of-way line of Henderson Road; thence along said west right-of-way line North 00° 26' 32" East 2,183.13 feet; thence leaving said west right-of-way line North 89° 43' 03" West 1,279.71 feet to the quarter corner on the east side of Section 4, Township 2 South, Range 4 East; thence along said east line of Section 4 South 00° 40' 44" West 1,713.99 feet to a point on the northeasterly right-of-way line of Byron Road; thence leaving said section line along said northeasterly right-of-way line South 51° 15' 57" East 38.10 feet; thence leaving said northeasterly right-of-way line along the east right-of-way line of Patterson Pass Road the following three courses (1) South 00°

Page Two of Three

Page 3

Description Continued

Mountain House

Boundary Description
Community Services District

40' 44" West 901.98 feet, (2) South 00° 32' 08" West 2,120.60 feet, (3) South 00° 31' 36" West 2,646.50 feet; thence leaving said west right-of-way line of Patterson Pass Road North 89° 27' 24" West 30.00 feet to the POINT OF BEGINNING.

EXCEPT THEREFROM the following described parcel:

Commencing at the previously identified Point A; thence along the southwesterly right-of-way line of Byron Road South 51° 15' 57" East 3,451.55 feet to the POINT OF BEGINNING; thence leaving said southwesterly right-of-way line South 17° 01' 19" West 562.89 feet to a point on the north line of south one half of Section 4, Township 2 South, Range 4 East, Mount Diablo Base and Meridian; thence along said north line South 89° 38' 41" East 339.40 feet; thence leaving said north line North 00° 39' 08" East 396.68 feet to a point on said southwesterly line of Byron Road; thence along said southwesterly line North 51° 15' 57" West 229.64 feet to the POINT OF BEGINNING.

EXCEPT THEREFROM the following described parcel:

Commencing at the previously identified Point B; thence South 01° 09' 42" West 1,207.00 feet; thence North 61° 48' 21" West 33.68 feet; thence North 01° 09' 42" East 1,217.94 feet; thence South 47° 39' 18" East 39.86 feet to the POINT OF BEGINNING.

Total area within Community Service District boundary including exceptions 3,364.60 Acres, more or less.

EXCEPT THEREFROM the following described parcel:

Parcel 1 as shown on that certain parcel map filed for record in Book 20 of Parcel Maps, at Page 30, San Joaquin County Records.

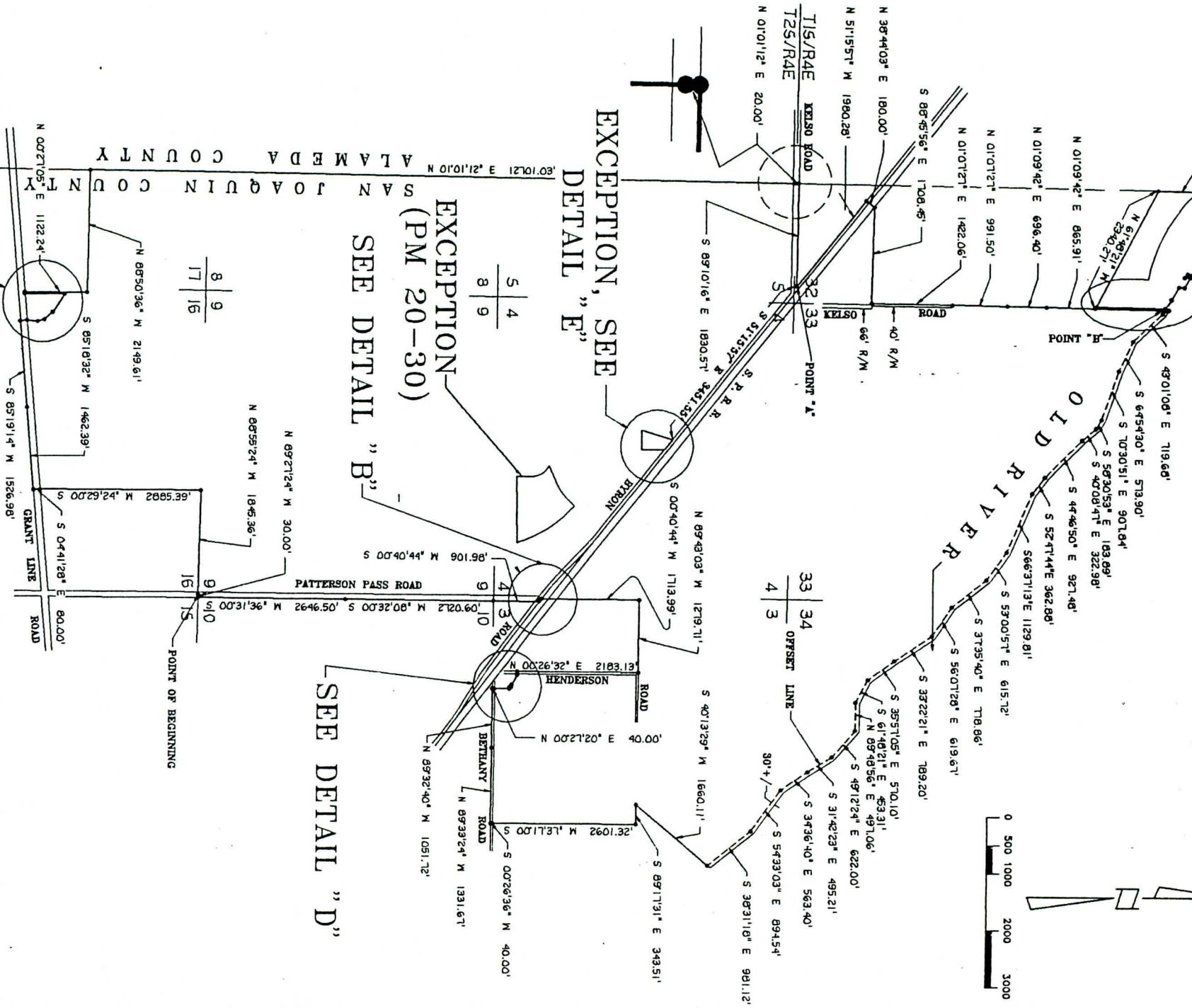
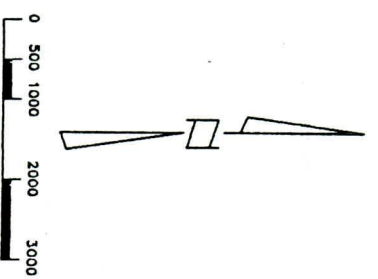


Lynn M. Sutton

Lynn M. Sutton

#7385-52

SEE DETAIL "C"
WITH EXCEPTION



SEE DETAIL "D"

EXCEPTION, SEE
DETAIL "E"

EXCEPTION
(PM 20-30)

SEE DETAIL "B"

SEE DETAIL "A"

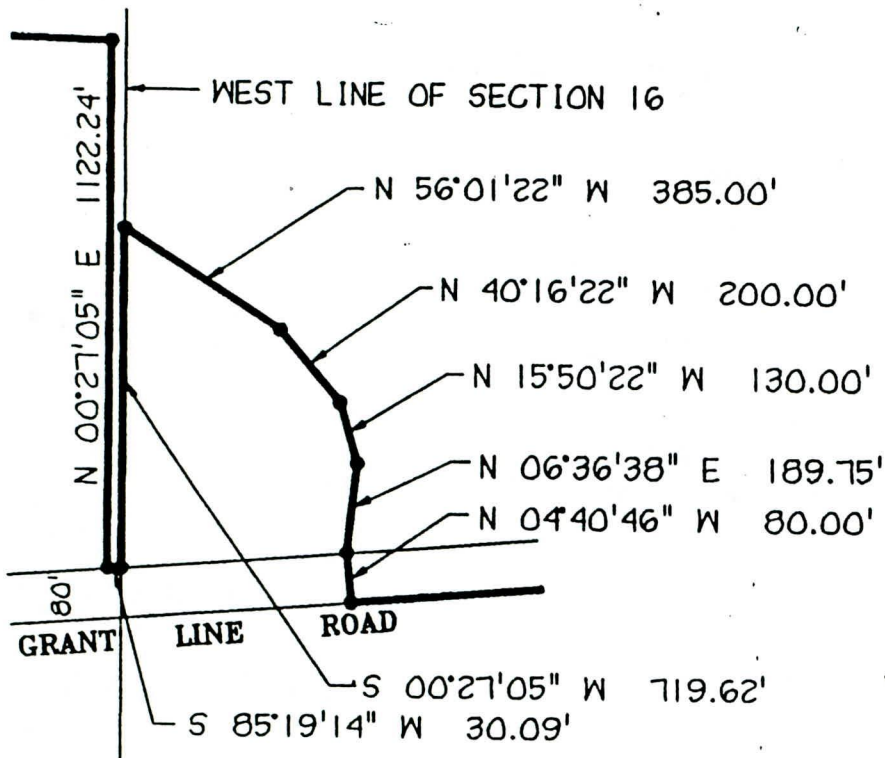
SAN JOAQUIN COUNTY
ALAMEDA COUNTY

8	9
17	16

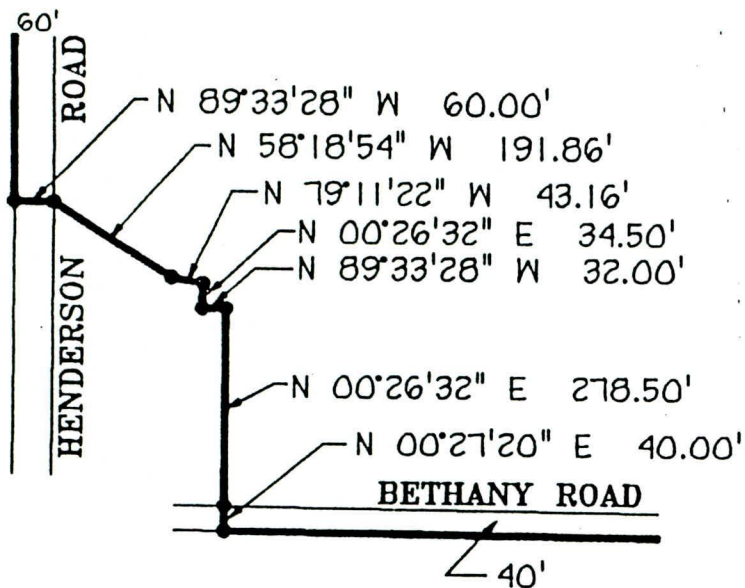
5	4
8	9

33	34
4	3

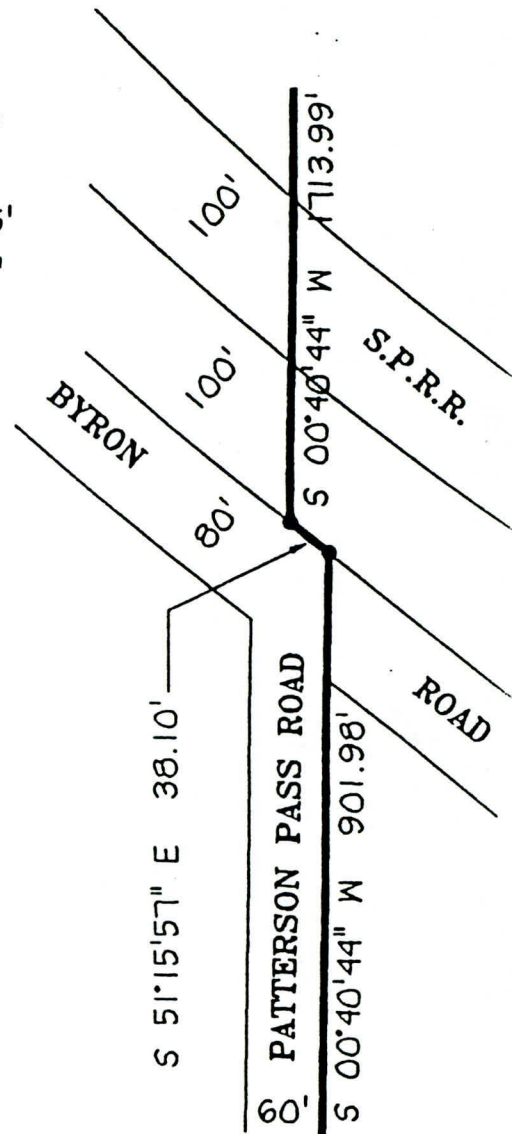
MOUNTAIN HOUSE
BOUNDARY OF PROPOSED
COMMUNITY SERVICES DISTRICT
AUGUST 4, 1995



DETAIL "A"

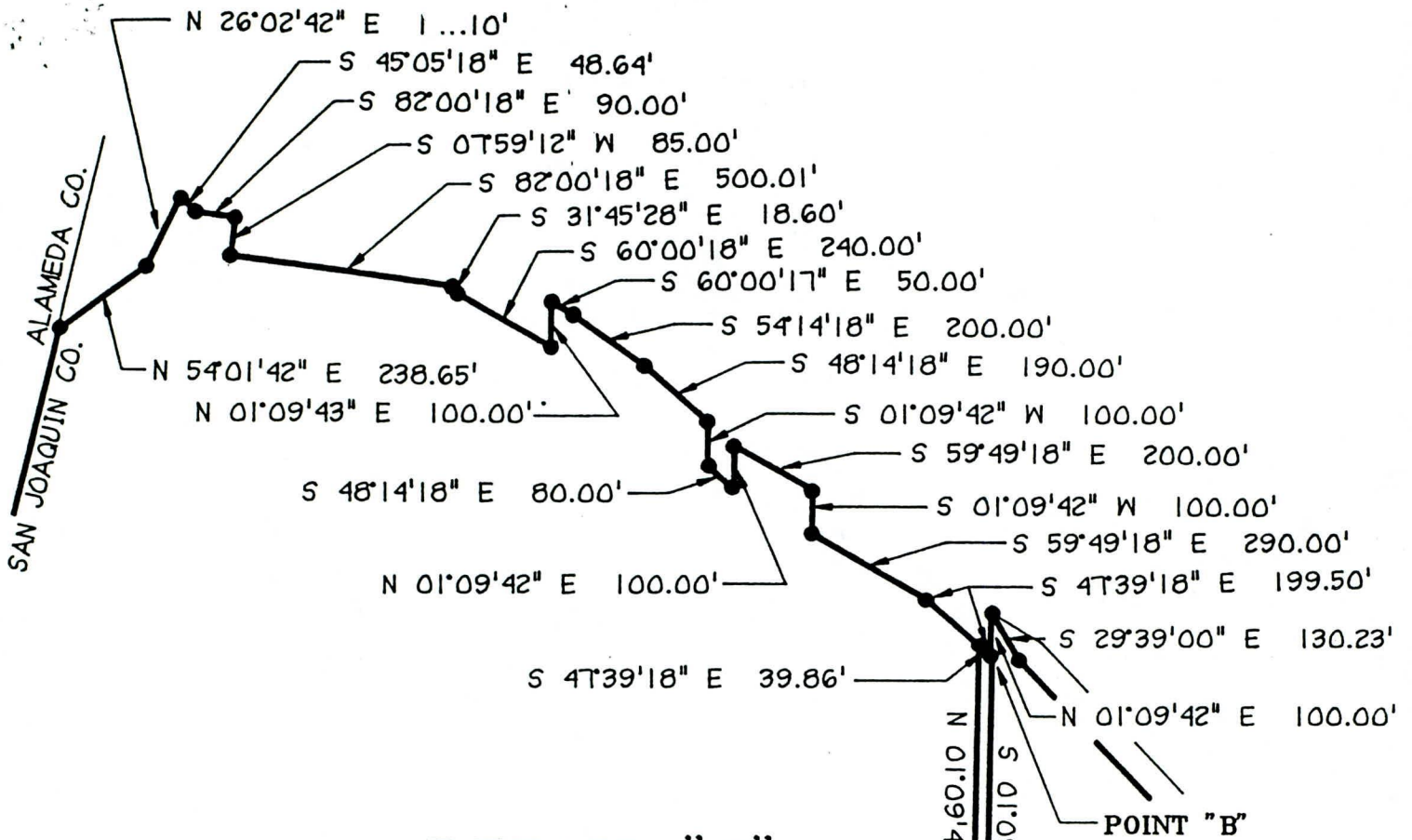


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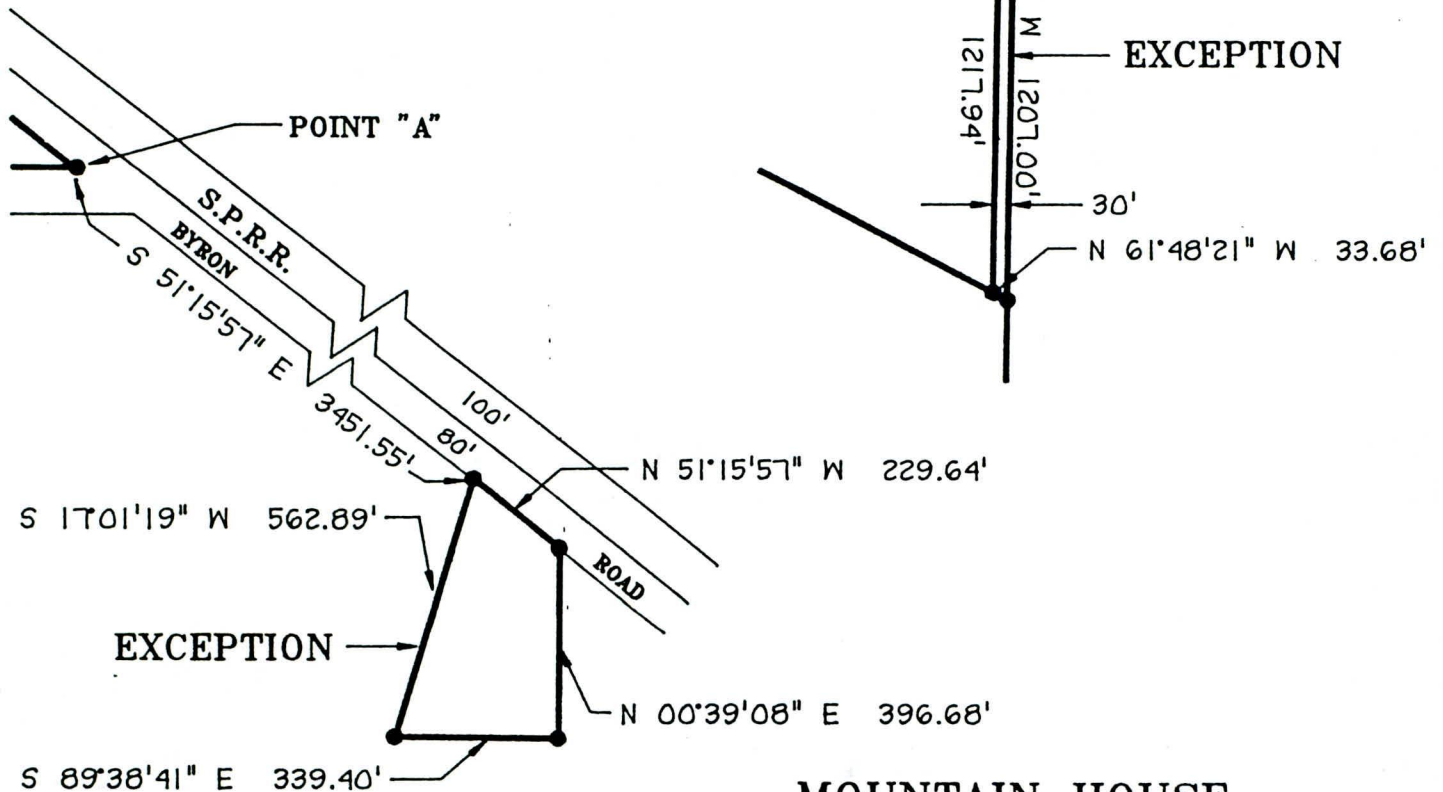


DETAIL "B"

MOUNTAIN HOUSE
 BOUNDARY OF PROPOSED
 COMMUNITY SERVICES DISTRICT
 (DETAILS)
 MARCH 1, 1995



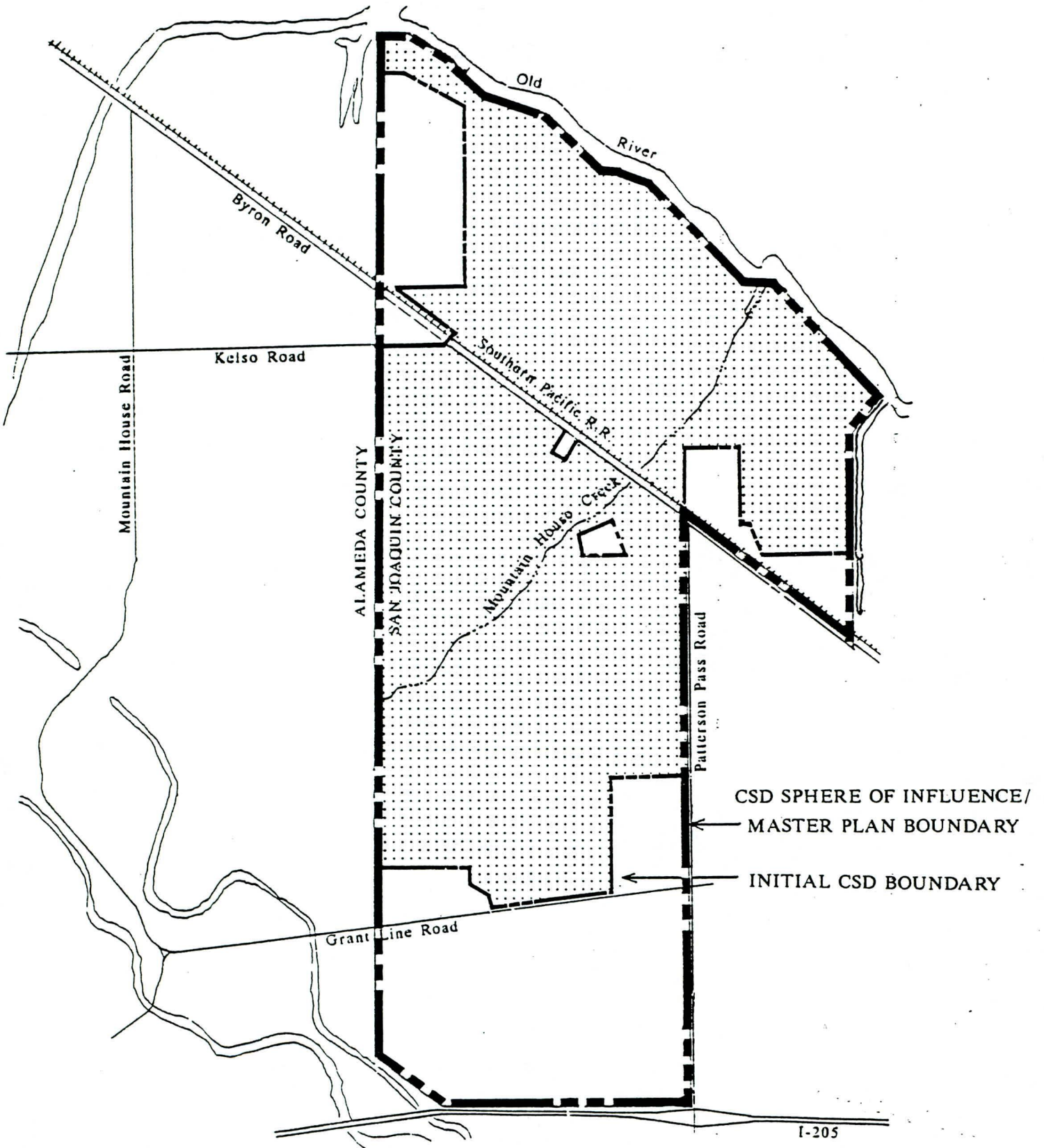
DETAIL "C"



DETAIL "E"

MOUNTAIN HOUSE
 BOUNDARY OF PROPOSED
 COMMUNITY SERVICES DISTRICT
 (DETAILS)
 MARCH 1, 1995

MOUNTAIN HOUSE MASTER PLAN



Source: Trimark/SWA

CSD Boundary

August 1995

EXHIBIT B

