

Exhibit 1

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REGISTRAR OF VOTERS

OCT 20 2023

RESOLUTION 23-1526

A RESOLUTION OF THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION (SJLAFCO) ^{SAN JOAQUIN COUNTY}
RESOLUTION MAKING DETERMINATIONS, APPROVING AND ORDERING A REORGANIZATION TO INCLUDE
INCORPORATION OF THE PROPOSED CITY OF MOUNTAIN HOUSE WITHIN THE AREA IDENTIFIED AS THE
SJLAFCO ALTERNATIVE BOUNDARY AND ESTABLISHING ITS SPHERE OF INFLUENCE; DETACHMENT OF
SPECIFIED TERRITORY FROM THE TRACY RURAL FIRE PROTECTION DISTRICT; THE DIVESTITURE OF
CERTAIN MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT'S (MHCSO) POWERS; ANNEXATION TO
MHCSO TO INCLUDE ADDITIONAL TERRITORY TO CORRESPOND WITH THE LAFCO ALTERNATIVE
BOUNDARY; THE ESTABLISHMENT OF MHCSO AS A SUBSIDIARY DISTRICT OF THE CITY OF MOUNTAIN
HOUSE, AND ADOPTING A NEGATIVE DECLARATION RELATED THERETO

WHEREAS, the San Joaquin Local Agency Formation Commission (SJLAFCo) encourages orderly growth and development which are essential to the social, fiscal, and economic well-being of San Joaquin County (County) and it's respective cities and special districts; and

WHEREAS, the County adopted the Mountain House Master Plan as an amendment to the County's General Plan in 1993; and

WHEREAS, on November 10, 1994, the County adopted the Mountain House Specific Plan I that was most recently amended on April 11, 2022; and

WHEREAS, the Mountain House Community Services District (MHCSO) was formed in 1996 with the County Board of Supervisors serving as its board of Directors until the district reached and exceeded 1,000 registered voters, to provide services within the boundaries of the master planned Mountain House community; and

WHEREAS, on February 8, 2005, the County adopted the Mountain House Specific Plan Specific Plan II that was most recently amended on April 11, 2022; and

WHEREAS, on November 22, 2005 the County adopted the Mountain House Specific Plan III that was most recently amended on April 11, 2022; and

WHEREAS, in 2008 MHCSO became an independent district governed by its own elected board; and

WHEREAS, the Mountain House Master Plan, Mountain House Specific Plan I, Mountain House Specific Plan II and Mountain House Specific Plan III, as amended, include approximately 4,317.6 acres, including 2,508.3 acres of residential development of varying densities, 477.20 acres of commercial, 349.2 acres of industrial, 527.2 acres of open space, 330.4 acres of schools, and 125.3 acres of public land uses; and

WHEREAS, either directly or through administration of contracts for services, MHCSO provides an array of urban services including water service, sewer service, garbage service, fire protection, public recreation, street lighting, library buildings and services, convert utilities to underground, police protection, road maintenance, transportation services, graffiti abatement, flood control protection, pest

and weed abatement, wildlife habitat mitigation, telecommunications services, dissemination of information and enforcement of conditions, covenants and restrictions within its boundaries ; and

WHEREAS, California Government Code Section 56043 requires that any area proposed for incorporation as a city have at least 500 registered voters residing within the affected territory at the time the proposal is initiated; and

WHEREAS, pursuant to California Government Code Section 56375(f), according to the San Joaquin Register of Voters as of December 16, 2020 there were 9,006 registered voters residing within the MHCSd and on January 13, 2021 the MHCSd approved the original resolution requesting that SJLAFCo initiate proceedings for the incorporation of Mountain House; and

WHEREAS, on February 23, 2021, the MHCSd filed an application for incorporation of the City of Mountain House with SJLAFCo with 9,185 registered voters residing within the MHCSd as of February 16, 2021; and

WHEREAS, as of August 10, 2023 the number of registered voters residing in the MHCSd has increased to 10,095 and current State Department of Finance estimated January 1, 2023 population for MHCSd of 27,923; and

WHEREAS, the MHCSd experienced a residential growth rate of an estimated 14.95 percent annually from 2010 to 2021-2022 that in turn generates a need for new and expanded facilities and services; and

WHEREAS, incorporation of the MHCSd will allow the residents of Mountain House additional sources of revenue to facilitate delivery of new and expanded facilities and services; and

WHEREAS, on May 11, 2022, the MHCSd Board of Directors approved an Amended Resolution of Application for SJLAFCo to Initiate Proceedings for Incorporation of Mountain House consisting of (a) an incorporation; (b) the divestiture of the District's power to provide water service, sewer service, garbage service, fire protection, public recreation, street lighting, library buildings and services, convert utilities to underground, police protection, road maintenance, transportation services, graffiti abatement, flood control protection, pest and weed abatement, wildlife habitat mitigation, telecommunications services, and dissemination of information; and (c) the establishment of the District as a subsidiary district of the City of Mountain House (Reorganization); and

WHEREAS, on November 2, 2022, MHCSd applied for the annexation of additional parcels located in the Mountain House Master Plan area; and

WHEREAS, on March 9, 2023 SJLAFCo approved the 136.09 acre College Park III Machado Reorganization to the MHCSd for which a Certificate of Completion was recorded on April 11, 2023, and the reorganized area is included in the LAFCo Alternative Boundary described below; and

WHEREAS, on June 8, 2023, SJLAFCo approved the 34.71 acre Mountain House Specific Plan III: Tract 4040 – A7 Reorganization to the Mountain House Community Services District (MHCSd) for which the Executive Director is will record upon notification from MHCSd payment of all necessary District fees, the Certificate of Completion, and the to-be-reorganized area is included in the LAFCo Alternative Boundary described below; and

WHEREAS, the process for incorporation is governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Sections 56000-57550 (CKH) as implemented by SJLAFCo; and

WHEREAS, pursuant to Government Code Section 56800, et seq., a Comprehensive Fiscal Analysis (CFA) has been prepared for the incorporation of the MHCSd; and

WHEREAS, pursuant to Government Code Section 56744, SJLAFCo developed an alternative to the boundary proposed by MHCSd for the Reorganization, known as the LAFCo Alternative Boundary, and further illustrated and described in Attachment "A" of this Resolution, was developed that would include certain additional unincorporated territory consisting of five parcels (APN 209-060-34, 35, 36, 42 as well as 209-040-04) totaling 10.78 acres that otherwise would be completely surrounded by the boundaries of the proposed City of Mountain House; and

WHEREAS, the CFA identified that the subject local agencies affected by the reorganization are San Joaquin County, Tracy Rural Fire Protection District (Tracy Rural), and MHCSd; and

WHEREAS, pursuant to Government Code Section 56800 the CFA utilized data from the latest fiscal year available, fiscal year ending June 30, 2022 (FY 2021-22); and

WHEREAS, the purpose of the CFA is to document the anticipated costs, revenues, and effects of the proposed incorporation, as well as present other information as may be necessary to make a well informed decision; and

WHEREAS, based on the assumptions and analysis described therein, the CFA found that the proposed City of Mountain House General Fund, including special tax fund revenues used for municipal services, is expected to produce a surplus in each year of the first ten years of incorporation; and

WHEREAS, in 2022 LAFCo conducted a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for MHCSd, making the determinations required by Government Code Section 56430 related to the MSR and Section 564528 related to the SOI; and

WHEREAS, on June 15, 2004, in an accepted report to the San Joaquin Board of Supervisors that, "The agreement required the MHCSd and the Sheriff's Office to start negotiations for enhanced police protection services not later than the issuance of the first residential building permit within the boundaries of the MHCSd. Also the Public Services Allocation Agreement entered into between the parties on May 28, 1996, provides that the parties shall contract to provide police protection services consistent with the level provided on a countywide level"; and

WHEREAS, on June 28, 2017, the MHCSd General Manager stated in a letter to the San Joaquin County Administrator that the District would pay for "additional law enforcement presence" in the form of a 'Working Sergeant' and additional Deputy for an initial budget allocation of \$600,000 that was approved by the BOS"; and

WHEREAS, on September 11, 2013, the MHCSd Board accepted and filed the Review of Charges for Fire Services – Fiscal Year 2011-12 that included the following directions:

- 1.) Send a notice to Tracy Rural Fire District of the pricing dispute, thereby notifying Tracy Rural Fire of a potential breach in the contract.

2.) Request to enter into new Contract negotiations based on a Fee for Service structure as opposed to a percentage cost allocation structure and returning ownership (title) of all property to MHCSO as a cure for the breach in item 1.

3.) Set a fixed length of time for the new contract negotiations to be complete.

4.) If the negotiations are not completed within the time frame (curing the breach of contract) then bring the issue back to the Board of Directors along with an RFP which would be designed as a contract for services. The RFP would be open to all respondents including, but not limited to, Tracy Rural Fire, South Valley Fire, and City of Tracy Fire.

5.) Simultaneous to items 1 – 4, enter into negotiations with the Tracy Rural Fire District for repayment of over-charges; and

WHEREAS, on February 11, 2015, pursuant to direction Item 4 given on September 11, 2013, the MHCSO Board found that French Camp McKinley Fire Protection District was the most responsive proposal for fire protection services to MHCSO; and

WHEREAS, on August 11, 2015, the MHCSO pursuant to direction #2 given by the MHCSO board on September 11, 2013 and refusal by Tracy Rural to return property, including MHCSO Fire Station 1 (Fire Station 98), the MHCSO Board approved Resolution R-2015-28 approving the interfund loan from the community facilities fee fund (fund 47818) to the special tax no. 2: public safety fund (fund 47835) in an amount not to exceed \$2,970,000 plus closing costs made for the purpose of financing the purchase of fire station 98 and approving an appropriation adjustment to fund said interfund loan; and

WHEREAS, after a public hearing and due consideration on June 8, 2022, SJLAFCo adopted a Municipal Service Review (MSR) for the MHCSO; and

WHEREAS, pursuant to State Code of Regulations, California Environmental Quality Act Guidelines, Section 15063 an initial study evaluating foreseeable environmental impacts associated with establishing a sphere of influence, incorporating MHCSO and reorganization was completed; and

WHEREAS, the Initial Study reflects the independent judgment of the SJLAFCo Executive Officer; and

WHEREAS, the initial study concluded that the incorporation with the LAFCo Alternative Boundary, divestiture of certain powers of the MHCSO and assignment thereof to the proposed City of Mountain House and MHCSO being made a subsidiary district of the City of Mountain House would not have a significant adverse effect on the environment; and

WHEREAS, as a result of the initial study SJLAFCo circulated a Notice of Intent to adopt a Negative Declaration from May 27, 2022 to June 27, 2022 and no comments were received during this time; and

WHEREAS, the SJLAFCo Executive Officer has also reviewed the Reorganization in light of CEQA Guidelines Section 15061 (Review of Exemption), and has, in the alternative, determined that the proposed project meets the "general rule" exemption in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (CEQA Guidelines Section 15061 (b)(3) and is exempt from further CEQA analysis.

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission **DOES HEREBY MAKE THE FOLLOWING FINDINGS IN SUPPORT OF THE REORGANIZATION** as follows:

FINDING 1. Pursuant to Government Code Section 56720(a), the Commission finds the Reorganization including incorporation of the proposed City of Mountain House is consistent with the intent of CKH, including but not limited to, the policies of Government Code Sections 56001, 56300, 56301 and 56377, and the policies of SJLAFCo. Further, the Commission has considered the factors set forth for changes of organization and reorganizations in Government Code section 56668 as set forth in the Executive Officer's staff report, and Commission policies.

FINDING 2. Pursuant to Government Code Section 56720(b), the Commission has reviewed the spheres of influence of affected local agencies and the Executive Officer's staff report related thereto, and finds the Reorganization is consistent with the those spheres of influence, and further finds that the proposed City of Mountain House Sphere of Influence shall initially be the same as existing MHCSO Sphere of Influence as further illustrated and described in Attachment "B" of this resolution.

FINDING 3. Pursuant to Government Code Section 56720(c), the Commission has reviewed the comprehensive fiscal analysis (CFA) prepared pursuant to Section 56800, which review included the Commission conducting a study session regarding the CFA on July 13, 2022.

FINDING 4. The existing contract between the MHCSO and the Sheriff's Department is only for supplemental law enforcement above the base level provided to unincorporated areas. As an unincorporated area, MHCSO receives a certain level of police protection as part of the duties of the County to all unincorporated areas at a base level cost funded by the County (Base Level Cost). Base Level Cost for base level services is not currently paid for by MHCSO but will be the responsibility of the new City of Mountain House commencing on the effective date.

FINDING 5. The Sheriff's Department did not and has not provided direct data showing expenditures made for base level services. The CFA, which applied and analyzed data collected by various agencies, as more particularly described in the CFA, calculated the contracted Law Enforcement using best practical methods using audited expenditures from MHCSO's FY 2021-22 financials. In the absence of direct data from the Sheriff's Department, the CFA calculated Sheriff base level services using calls for service data provided by the Sheriff's Department and applying MHCSO's percentage share of those calls to the total net cost of Sheriff services for the County. MHCSO, as of FY 2021-22, accounts for 4.85 percent of the total calls for service the Sheriff's Department receives.

FINDING 6. The CFA determined that total law enforcement costs equals net costs for the County by excluding certain law enforcement costs that the future City would not be responsible for as well as those that are accounted for in another departments. These included services classified under the Probations, Detentions, and Corrections category, Special Services Division, Animal Control, and contract administration. The CFA calculations netted out the existing Sheriff's Department/MHCSO supplemental service contract amount to arrive at the Base Level Cost.

FINDING 7. The CFA calculations result in a forecasted Law Enforcement General Fund expenditure of \$3,279,200 in FY 2024-25. The overall Law Enforcement cost of \$5,679,200 (\$2.3 million for the County Sheriff's supplemental policing, \$562,400 for Rank Investigations, \$16,800 for CHP, and \$2.8 million for the Sheriff's base level policing) minus the projected \$2,400,000 covered by the Public Safety Special Tax

(MHCSD Ordinance 96-2) equating to \$3,279,200 to be paid from the General Fund of the proposed City of Mountain House.

FINDING 8. Pursuant to Government Code Section 56720(d), the Commission has reviewed the Executive Officer's staff report and recommendations prepared pursuant to Government Code Section 56665 (which staff report considered the testimony presented at the SJLAFCo August 23, 2023 public workshop) and the September 14, 2023 public hearings.

FINDING 9. Pursuant to Government Code Section 56720(e), Commission finds that the proposed city of Mountain House is expected to receive revenues sufficient to provide public services and facilities and a reasonable reserve during the first three fiscal years following incorporation.

FINDING 10. Pursuant to Government Code Section 56803, the Commission accepts each of the findings and recommendations in the Executive Officer's report and the CFA analysis prepared pursuant to Government Code Section 56800.

FINDING 11. Pursuant to Government Code Section 56301 and Section 56886.5, the Commission has determined that existing agencies cannot provide needed services in a more efficient and accountable manner. Incorporation will allow for increased local accountability. Contracting services such as police and fire protection will still allow the proposed City of Mountain House to take advantage of economies of scale associated with a single multipurpose governmental agency.

FINDING 12. Pursuant to Government Code Section 56001, the Reorganization creating the City of Mountain House, as conditioned, will be best suited to account for community service needs and financial resources. The proposed City of Mountain House represents the most efficient institutional arrangement for establishing community service priorities while allowing public service levels and priorities to be established locally.

FINDING 13. Pursuant to Government Code Section 56375(o) and Section 56810, the property tax exchange between the affected agencies and the proposed City of Mountain House shall be as follows:

a. From County of San Joaquin: Pursuant to Section 56810, the base year property tax to be transferred from the County to the proposed city is \$1,533,435, based on a net cost of services in the base year of \$2,743,175 and an Auditor's Ratio of 55.9 percent. Pursuant to Section 56810(d), all of the base year property tax generated by parcels within the LAFCo Alternative Boundary that will become part of the City shall be transferred from County Road District 5 to the proposed City.

b. From Mountain House Community Services District (MHCSD): Pursuant to Section 56810, the base year property tax to be transferred from MHCSD to the proposed city is \$6,062,638, based on a net cost of services of \$6,525,892 and an Auditor's Ratio of 92.9 percent.

c. From Tracy Rural Fire Protection District (Tracy Rural): Pursuant to Section 56810(d), the base year property tax to be transferred from Tracy Rural to the proposed city is \$8,005, which is all of the Tracy Rural property tax revenues generated by parcels within the LAFCo Alternative that will become part of the City.

FINDING 14. Pursuant to Government Code Section 56812, the Commission has determined that the provisional appropriations limit is \$31,765,559 and it shall be so established for the new City of Mountain House. A permanent appropriations limit will be proposed by the city council and established

by the voters of the new City of Mountain House at the first municipal election held following the first full fiscal year of operation.

FINDING 15. Pursuant to Government Code Section 56815, the Commission has determined that the amount of revenue transferring from the County to the new City of Mountain House is substantially equal to the cost of services transferred from the County to the new City of Mountain House. Furthermore, the calculation required by Section 56815 in the CFA indicates that incorporation will result in a net positive effect on the County.

FINDING 16. Pursuant to Government Code Section 56815, the Commission has determined that the amount of revenue transferring from Tracy Rural is substantially equal to the cost of services similarly transferred. The calculation required by Section 56815 in the CFA indicates that Tracy Rural will experience a net revenue loss of approximately \$5,261. The Commission finds that in light of payments previously made by MHCS D to Tracy Rural related to MHCS D Station 1, there is no negative fiscal impact to Tracy Rural.

FINDING 18. The City of Mountain House shall be incorporated as a general law city, and the Commission finds that the incorporation of the new City of Mountain House is fiscally feasible and efficiently accomplishes the stated reasons for the Reorganization:

- a) To meet the District Strategic Plan Goals. Upon creation of the Mountain House Community Services District it was envisioned that the community would one day incorporate. The District was established with a governing body to manage services that would be provided by a future incorporated city, and current and prior state law anticipates this Reorganization;
- b) To expand local control and accountability over services provided to the community including land use and development services, economic development and animal control;
- c) To increase revenues and control of such revenues to improve local services for the residents of the community; and
- d) To promote and enhance citizen involvement in the local civic process of Mountain House and provide additional accountability through a locally elected city council"

FINDING 19. Pursuant to California Government Code Section 56724, the Commission determines that the proposal application stating that the elected officials of the proposed City of Mountain House to be five (5) member city council with a directly elected mayor and four (4) city council members elected at large throughout the Reorganization area will facilitate residents understanding of and ensure that the values of their elected and appointed officials reflect community expectations.

FINDING 20. In addition to Finding 9 above, the Commission has determined that the CFA conclusion that incorporation of the MHCS D is fiscally feasible is correct and consistent with the determinations of the June 8, 2022 MSR.

FINDING 21. Pursuant to Government Code Section 56668(k), MHCS D has the institutional capacity to incorporate and provide services in that the June 8, 2022 MSR determined, "Most of the planning, operational and financial systems of the MHCS D are continually being improved as the District Staff implement large infrastructure projects and establish new services for the growing community."

FINDING 22. Pursuant to Government Code Section 56046 the Commission has determined that affected territory is legally inhabited as defined in Government Code Section 56045, having more than 12 registered voters residing therein.

FINDING 23. Pursuant to Government Code Section 57105 the Commission has determined that as to establishment of MHCSd as a subsidiary district of the proposed City of Mountain House, the portion of the territory of MHCSd that is included within the proposed boundaries for the new City of Mountain House meet both of the following requirements: (1) seventy percent (70%) or more of the area of land within MHCSd is included within the boundaries the proposed City of Mountain House; (2) seventy percent (70%) or more of the number of registered voters who reside within MHCSd are included within the boundaries the proposed City of Mountain House.

FINDING 24. Pursuant to State Code of Regulations Section 15003 (g), the purpose of CEQA is not to generate paper, but to compel government at all levels to make decisions with environmental consequences in mind and the Executive Officer of the SJLAFCo prepared an initial study that found the incorporation of the new City of Mountain House with the LAFCo Alternative Boundary, divestiture of certain powers of the MHCSd and assignment thereof to the proposed City of Mountain House and MHCSd being made a subsidiary district of the City of Mountain House would not have a significant adverse effect on the environment. As a result of the initial study SJLAFCo circulated a Notice of Intent to Adopt a Negative Declaration from May 27, 2022 to June 27, 2022 and no comments were received during this time. SJLAFCo intends to adopt a Negative Declaration, while also finding that, in the alternative, in light of CEQA Guidelines Section 15061 (Review of Exemption), the proposed Reorganization/ Project meets the "common sense rule" exemption in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, CEQA Guidelines Section 15061 (b)(3). For these reasons, the project qualifies as exempt from CEQA and, in the alternative, for a Negative Declaration.

FINDING 25. Pursuant to Government Code Section 56887.5, the affected territory within the boundaries of the Reorganization will not be taxed for any existing bonded indebtedness of any agency whose boundaries are changed as a result of this Reorganization. Any existing bonded indebtedness of the County or any other affected agency whose boundaries are not changed shall remain in effect.

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

SECTION 1. SJLAFCo reviewed and considered the information contained in the IS/ND including, without limitation, the Draft IS/ND, any comments made at the public hearing or contained in the administrative record for establishing a sphere of influence, incorporating MHCSd and reorganization prior to taking these actions. SJLAFCo hereby finds that the Final IS/ND contains a complete and accurate reporting of the environmental impacts associated with the proposed actions. SJLAFCo finds that the IS/ND has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, that the IS/ND is adequate and complete, that the IS/ND, its reference documents, and this Resolution reflect the independent judgment and analysis of SJLAFCo and, hereby approves the IS/ND, and, in the alternative, finds that the proposed Reorganization meet the "general rule" exemption in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (CEQA Guidelines Section 15061 (b)(3)) and is exempt from further CEQA analysis.

SECTION 2. Pursuant to California Government Code Section 57077, the Reorganization consisting of (a) an incorporation with the boundaries as shown in Attachment "A" of this resolution, known as the LAFCo Alternative Boundary; (b) the divestiture of the MHCSO power to provide water service, sewer service, garbage service, fire protection, public recreation, street lighting, library buildings and services, convert utilities to underground, police protection, road maintenance, transportation services, graffiti abatement, flood control protection, pest and weed abatement, wildlife habitat mitigation, telecommunications services, and dissemination of information; (c) the establishment of MHCSO as a subsidiary district of the City of Mountain House; d) the annexation to MHCSO to include additional territory to correspond with the LAFCo Alternative Boundary; and e) the detachment of territory from Tracy Rural Fire Protection District as depicted in Attachment "C" hereto, is hereby approved as specified in this Resolution, subject to the confirmation of the registered voters within the LAFCo Alternative Boundary.

SECTION 3. Pursuant to Government Code Section 57118, the question to registered voters within the LAFCo Alternative Boundary that is the entire territory to be reorganized, on the Reorganization shall be in substantial compliance with the following pursuant to Government Code Section 57133(f), Section 57134, and Section 37135:

"Shall the order adopted on September 14, 2023, by the San Joaquin Local Agency Formation Commission ordering a reorganization affecting the County of San Joaquin, Mountain House Community Services District, and Tracy Rural Fire District, and providing for the incorporation of the City of Mountain House based on the SJLAFCo Alternative Boundary and establishing its sphere of influence, divestiture of certain Mountain House Community Services District powers, annexation of territory to Mountain House Community Services District to correspond with the SJLAFCo Alternative Boundary, establishing the Mountain House Community Services District as a subsidiary district of the City of Mountain House (only for the enforcement of Conditions, Covenants, and Restrictions), and detachment of territory from the Tracy Rural Fire Protection District, be confirmed, subject to the terms and conditions specified in the order as more particularly described and set forth in LAFCo Resolution 23-1526."

SECTION 4. The effective date of the Reorganization (including the incorporation of the City of Mountain House) shall be July 1, 2024.

SECTION 5. A simple majority of votes cast shall determine the outcome of the election.

SECTION 6. Pursuant to Government Code Section 56722, the Reorganization application proposed and the Commission approves name of the new city as the City of Mountain House, which shall be incorporated as a general law city.

SECTION 7. Pursuant to Government Code Section 57116, the election and terms of office for members of the city council shall be subject to Government Code Sections 57377-57379, inclusive, unless later altered in the manner required by law.

SECTION 8. Pursuant to Section 57116, the election to confirm the question of incorporation shall also present the question of whether members of the city council in future elections shall be elected by district or at large.

SECTION 9. Pursuant to Government Code Section 57116(b), the elected officials of the proposed city shall be a five (5) member city council and shall consist of a directly elected mayor and four (4) city council members, to be elected at large throughout the area to be incorporated at the same election as the incorporation election.

SECTION 10. Pursuant to Government Code Section 57376, the City Council shall, immediately following its organization and prior to performing any other official act, adopt an ordinance providing that all County ordinances applicable immediately prior to the effective date of the incorporation shall remain in full force and effect as City ordinances for a period of 120 days thereafter, or until the City Council has enacted ordinances superseding them, whichever shall occur first. Enforcement of continuing County ordinances in the incorporated area shall be with the City, except insofar as enforcement services are furnished in accordance with Government Code Section 57384.

SECTION 11. Pursuant to Government Code Section 57376, the City Council shall, immediately following its organization and prior to performing any other official act, adopt an ordinance providing that all MHCSO ordinances, policies and procedures, applicable immediately prior to the effective date of the incorporation shall remain in full force and effect as City ordinances for a period of 120 days thereafter, or until the City Council has enacted ordinances superseding them, whichever shall occur first. Enforcement of continuing MHCSO ordinances, policies and procedures in the incorporated area shall be with the City, except insofar as enforcement services are furnished in accordance with Government Code Section 57384.

SECTION 12. On the effective date, all real and personal property interests of MHCSO shall transfer to the City of Mountain House, excepting those related to the enforcement of conditions, covenants, and restrictions.

SECTION 13. On the effective date, the City of Mountain House shall be the successor to all contractual rights and obligations of MHCSO, excepting those related to the enforcement of conditions, covenants, and restrictions.

SECTION 14. The City of Mountain House shall have a city council/city manager form of government pursuant to Government Code Sections 34851–34906. The City Manager shall be appointed by the City Council. The City Council shall promptly adopt an ordinance defining the powers and duties of the City Manager, in accordance with Government Code Section 34852.

SECTION 15. On the effective date, the employees of MHCSO shall become employees of the City of Mountain House and any existing employment contracts, civil service rights, seniority rights, retirement rights, and other employee benefits, rights and responsibilities of the District and/or its employees shall transfer to the City of Mountain House.

SECTION 16. Pension obligations of the MHCSO to the San Joaquin County Employees Retirement Association shall be:

a) On and after the effective date of a resolution of the Board of Retirement of the San Joaquin County Employees' Retirement Association (SJCEA) consenting to membership of the employees of the City of Mountain House pursuant to subdivision (b) of Government Code Section 31557 of the County Employees' Retirement Law of 1937 (CERL), the status of each employee deemed to be an employee of the City of Mountain House pursuant to SECTION 15, with respect to membership in the retirement

system, shall, in all respects, be as if the employee had remained a member of the retirement system without any break in service or change of employer. The City of Mountain House shall be deemed to be a "district," as defined therein, and shall, in all respects, assume all of the rights, obligations, and status previously occupied by MHCS D as a participating district in the retirement system, including, but not limited to, all of the following: the payment of employer contributions, the payment of unfunded actuarial liability, the withholding of employee contributions, the reporting of compensation earnable and pensionable compensation, record retention and audit compliance, the enrollment of eligible employees as members of the retirement system, compliance with restrictions on the employment of retired persons, and the pickup of employee contributions pursuant to Section 414(h)(2) of the Internal Revenue Code and any agreement or resolution implementing that section.

b) The termination of the participation of MHCS D in SJ CERA shall not trigger withdrawal liability pursuant to Government Code Section 31564.2 of the CERL. The City of Mountain House shall assume the prior obligations of the MHCS D pension plan for the payment of unfunded actuarial liability, which shall continue to be included in contribution rates calculated and approved by the SJ CERA Board of Retirement pursuant to the CERL, including, but not limited to, Government Code Sections 31453, 31453.5, 31454, 31581, and 31585, as if no change in the participating employer had occurred.

c) The City of Mountain House shall succeed to the rights, duties, and obligations of the MHCS D pension plan with respect to its replacement benefits program pursuant to Chapter 3.9 (commencing with Section 31899). The rights of each member of the retirement system to participate in the replacement benefits program, as those rights exist at the time of the transfer of rights, duties, and obligations to the authority pursuant to this section, whether the member is actively employed, deferred, or retired, shall continue as if there had been no change in the status of the employer. The transfer of rights, duties, and responsibilities shall not be deemed to be the creation of a new replacement benefit program and the continuation of employees' rights pursuant to this section shall not be deemed the offering of a new plan to any employee for purposes of Section 7522.43 of the Government Code or subdivision (c) of Section 31899 of the CERL.

SECTION 17. On the effective date, any moneys or funds, including cash on hand and moneys due but uncollected, excepting such amount of reserves encumbered for or determined necessary for MHCS D to perform its retained services, and any other obligations of MHCS D shall transfer to the City of Mountain House.

SECTION 18. On the effective date, all priorities of use, or right of use, of water, or capacity rights in any public improvements or facilities or any other property, real or personal, of MHCS D shall transfer to the City of Mountain House, excepting rights related to the enforcement of conditions, covenants, and restrictions.

SECTION 19. On the effective date, the City of Mountain House shall be the successor of MHCS D for the purpose of succeeding to all of the rights, duties, and obligations of MHCS D with respect to enforcement, performance, or payment of any outstanding bonds, including revenue bonds, or other contracts and obligations of MHCS D, excepting those contracts and obligations related to the enforcement of conditions, covenants, and restrictions.

SECTION 20. The San Joaquin County Board of Supervisors shall continue to furnish, without additional charge to the area of incorporation, all services furnished to the area prior to incorporation. Such

services shall be furnished for not less than the remainder of the fiscal year during which the incorporation becomes effective, or until the City Council requests discontinuance of a service or services, whichever shall occur first, in accordance with Government Code Section 57384. Prior to the Commission adopting a resolution making determinations, the San Joaquin County Board of Supervisors may request that the new City of Mountain House reimburse the County for the net cost of services provided, in accordance with Government Code Section 57384, subdivision (b). If so requested, the San Joaquin County Board of Supervisors shall adopt a resolution requesting reimbursement from the City of Mountain House for the net cost of services provided during the transition period.

SECTION 21. Notwithstanding the foregoing, the City of Mountain House shall be entitled to provide any service provided by MHCSO or that has been authorized to be provided by official act of MHCSO, and the City of Mountain House shall have all of the rights and authorities granted to MHCSO by state law, including, but not limited to, Public Utilities Code Sections 9610 and 132655, excepting those services, rights and authorities directly related to the enforcement of conditions, covenants, and restrictions.

SECTION 22. In accordance with Government Code Section 56886(i), the County shall transfer the funds accumulated in the Mountain House Housing Trust Fund, and any such funds due but uncollected, pursuant to Chapter 9-1270M of the County Code to the new City of Mountain House. The City shall use funds only for the purposes authorized by Section 9-1270M.7m of the County Code.

SECTION 23. The regular county assessment roll shall be utilized.

SECTION 24. In accordance with Government Code Sections 56886(t), any previously authorized charge, fee, assessment or general or special tax levied by the County, MHCSO or other subject agency, including, but not limited to, franchise fees, business license fees, property transfer tax, sales and use tax, and any taxes, assessments, fees or charges, are hereby extended and continued, which the new City of Mountain House shall be authorized to levy and collect. This includes the continuation and/or extension of special taxes enabled by MHCSO Ordinances 96-1 (Roads and Transportation Services), 96-2 (Public Safety Services), 96-3 (Parks, Recreation, and Community Facilities and Services), and 96-4 (Public Works), Community Facilities Fees (Mountain House Community Services District Code of Ordinances [the "District Code"] §§ MH-3-1100-1111); Transportation Improvement Fee (District Code, §§ MH-3-1200-1211); Water, Wastewater, and Storm Drainage Charges (District Code, §§ MH-3-1300-1310; Annexation Fees (District Code MH-3-1400-MH-3-1409); and Transportation, Operations and Administration [Special] Tax (District Code MH-3-4000-4004); provided, however, this term and condition shall not apply to any previously authorized charge, fee, assessment or general or special tax levied by MHCSO related to its continued covenants, conditions, and restrictions enforcement powers if any. This term and condition is not intended to and does not prevent the Mountain House City Council from repealing or amending the sections of the District Code referenced herein, if otherwise authorized by law.

SECTION 25. The new City of Mountain House shall have the authority to administer special tax and special assessment districts, including, but not limited to, the levying and collecting of special taxes and special assessments, including the determination of the annual special tax rate within authorized limits; the management of redemption, reserve, special reserve, and construction funds; the issuance of bonds which are authorized but not yet issued at the time of the transfer, including not yet issued portions or phases of bonds which are authorized; supervision of construction paid for with bond or special tax or

assessment proceeds; administration of agreements to acquire public facilities and reimburse advances made to the district; and all other rights and responsibilities with respect to the levies, bonds, funds, and use of proceeds that would have applied to the local agency that created the special tax or special assessment district. This authority shall include such authority of the new City of Mountain House to administer the existing Landscape and Lighting Districts within MHCSD immediately prior to the effective date.

SECTION 26. At the earliest possible time after the effective date, the new City of Mountain House shall take necessary actions to participate in regional agencies, plans and programs, specifically including the San Joaquin Council of Governments; San Joaquin Council of Governments, Inc. (Multi-Species Habitat Conservation Plan); County CDGB program; Public Agency Risk Management Association, Sacramento Chapter; and, San Joaquin Local Agency Formation Commission.

SECTION 27. On the effective date the new City of Mountain House shall assume responsibility for and deliver all functions and services currently provided or authorized to provide by the Mountain House Community Services District, excepting enforcement of the Declaration of Covenants, Conditions and Restrictions associated with the Mountain House Master Plan.

SECTION 28. On the effective date, the new City of Mountain House shall be designated as the successor agency to the MHCSD for the purpose of succeeding to all rights, responsibilities, properties (both real and personal), contracts, equipment, assets, liabilities, obligations, functions, executory provisions, entitlements, permits and approvals attributable to the MHCSD excepting those associated with the enforcement of Conditions, Covenants and Restrictions within the boundaries of MHCSD.

SECTION 29. To the extent otherwise required by law, the new City of Mountain House shall refer applicable projects, as determined by the new City of Mountain House Community Development Director (or similar position), within the boundaries of the new City of Mountain House, including ministerial and discretionary projects, to the County's Environmental Health Department (EHD) for review and comments. Such projects include, but not limited to, the following to the extent applicable:

a) Any geotechnical drilling shall be conducted under permit and inspection by EHD (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).

b) Any existing wells, monitoring wells, or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020)

c) Any construction of water wells and monitoring wells shall be done under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-601.010(b)).

SECTION 30. To the extent otherwise required by law, the new City of Mountain House shall note on all applicable maps, plans, standards and specifications that project grading, excavation, and other earth moving activities in or directly adjacent to the December 4, 2003 Chevron crude oil release (located at 23577 S. Mountain House Parkway, APN 209-080-26 in the Specific Plan I, Mountain House Business Park) shall not occur until clean-up has been completed and approved by the California Department of Toxic Substances Control and the California Regional Water Quality Control Board. To the extent applicable, the developer(s) shall provide a letter to the San Joaquin Environmental Health Department

(EHD) and any other appropriate agency that the remediation of the site has been completed prior to issuance of building permits.

SECTION 31. On the effective date, MHCS D shall be established as a subsidiary district of the new City of Mountain House for the sole purpose of enforcement of the Declaration of Covenants, Conditions, and Restrictions. The subsidiary district shall assume all rights, responsibilities, properties (both real and personal), contracts, equipment, assets, liabilities, obligations, functions, executory provisions, entitlements, permits and approvals attributable to the enforcement of the Declaration of Covenants, Conditions, and Restrictions.

SECTION 32. On the effective date, the MHCS D as a subsidiary district of the City shall have the same boundaries as the City of Mountain House, and the sphere of influence of MHCS D shall remain unchanged.

SECTION 33. Any territory included within both the boundaries of the new City of Mountain House and the boundaries of MHCS D, that was not included within the boundaries of MHCS D as of the effective date of the Reorganization, shall be subject to the following requirement if independently imposed and/or enforced by the new City of Mountain House: Prior to the issuance of any discretionary or non-discretionary approval by the new City of Mountain House, the applicant shall pay or cause to be paid the entire annexation fee for the associated parcel (as it existed immediately prior to the effective date) as determined pursuant to Chapter MH-4 of Title 3 of the Mountain House Community Services District Code of Ordinances or its successor chapter as may be adopted by the new City of Mountain House. The new City of Mountain House may elect to condition its acceptance of applications on the payment of the annexation fee.

SECTION 34. On the effective date, the City Council shall be designated, and empowered to act, ex officio as the board of directors of the subsidiary district MHCS D and shall continue in existence with all of the powers, rights, duties, obligations, and functions provided for by the principal act except for any provisions relating to the selection or removal of the members of the board of directors of the district in accordance with Government Code Section 57534.

SECTION 35. Pursuant to Government Code Section 56375(o) and Section 56810, and based on Finding 13, the County Auditor shall assign the County of San Joaquin (Tax Code 10001 County General) base property tax of \$1,533,435 to be transferred from the County of San Joaquin to the proposed new City. The base year amount shall be adjusted by the county auditor to the fiscal year in which the new city receives its initial allocation, in accordance with Revenue and Taxation Code Section 95, et seq.

3.79487 percent of each County of San Joaquin tax increment factor, which applied to future changes in property tax, in each MH Tax Rate Area (TRA) shall be transferred to the City of Mountain House and added to the other tax increment factors transferred to the City of Mountain House.

SECTION 36. Pursuant to Government Code Section 56810(d) and consistent with the Section 3.A.12 of the Public Services Allocation Agreement between the County and MHCS D, dated November 18, 2003, and based on Finding 13, the County Auditor shall assign all of County Road District 5 (Tax Code 10527) base property tax in each MH TRA that previously included County Road District 5 to the City of Mountain House.

The tax increment factors of County Road District 5, which apply to future changes in property tax, in each MH TRA that previously included a County Road District 5 tax increment factor shall be transferred to the City of Mountain House and added to the other tax increment factors transferred to the City of Mountain House.

SECTION 37. Pursuant to Government Code Section 56810 and based on Finding 13, the County Auditor shall assign Mountain House Community Services District (MHCSO Tax Code 26001) base property tax in each TRA to the City of Mountain House to produce the required total property tax of \$6,062,638 to be transferred from MHCSO to the proposed new city, adjusted by the change in assessed value to Fiscal Year 2023-24.

93.7612 percent of the tax increment factors of the MHCSO, which apply to future changes in property tax, in each MH TRA shall be transferred to the City of Mountain House and added to the other tax increment factors transferred to the City of Mountain House.

It is the intention of LAFCO, consistent with the CFA, that the Mountain House Subsidiary District retain 6.2388 percent of the former MHCSO property tax base in each TRA. and retain 6.2388 percent of the former MHCSO tax increment factors in each TRA. The base year amount shall be adjusted by the county auditor to the fiscal year in which the new city receives its initial allocation, in accordance with Revenue and Taxation Code Section 95, et seq.

SECTION 38. Pursuant to Government Code Section 56810(d) and based on Finding 13, the County Auditor shall assign all of the Tracy Rural Fire Protection District (Tracy Rural Fire Tax Code 15401) base property tax in each MH TRA that previously included Tracy Rural to the City of Mountain House.

The tax increment factors of Tracy Rural, which apply to future changes in property tax, in each MH TRA that previously included a Tracy Rural tax increment factor shall be transferred to the City of Mountain House and added to the other tax increment factors transferred to the City of Mountain House.

SECTION 39. Prior to the issuance of any permits for ground disturbing activities on Assessor Parcel Numbers 209-060-41&42, 209-080-33, 209-150-27&30, the proposed City of Mountain House shall file an application to SJLAFCO for the detachment of said parcels from the San Joaquin Natural Resource Conservation District and permits for said parcels shall not be issued until a Certificate of Completion for the detachment(s) is/are recorded by the San Joaquin County Recorder's Office.

SECTION 40. In the event that the timely transfer of property and sales tax revenues from the County to the new City of Mountain House does not occur during the transition year, these funds received by the County shall be applied towards reimbursement of County transition year services. Any additional funds received by the County during the transition year, in excess of reimbursements, that otherwise would have accrued to the new City of Mountain House, shall be remitted by the County to the new City of Mountain House.

SECTION 41. Pursuant to Government Code Section 65865.3, on the effective date of the new City of Mountain House any development agreement entered into by San Joaquin County prior to the effective date of the incorporation shall remain valid for the duration of the agreement, or until July 1, 2032, whichever is earlier. The holder of the development agreement and the new City of Mountain House may agree that the development agreement shall remain valid past that date, provided that the term of the agreement does exceed July 1, 2039. The holder of the development agreement and the new City of

Mountain House shall have the same rights and obligations with respect to each other as if the property had remained in the unincorporated territory of San Joaquin County. The new City of Mountain House may modify or suspend the provisions of the development agreement if the new City determines that the failure of the new City to do so would place the residents of the territory subject to the development agreement, or the residents of the City, or both, in a condition dangerous to their health or safety, or both.

SECTION 42. The Commission assigns the proposal the following short-term designation: "Mountain House Incorporation/ Reorganization"

SECTION 43. MHCSO and/or the City of Mountain House following incorporation, shall defend, indemnify, and hold harmless SJLAFCo, its agents, officers, and employees, from any claim, action, or proceeding against SJLAFCo, its agents, officers, and employees, to attack, set aside, void or annul SJLAFCo's approval of the Reorganization, adoption of this Resolution, or any of the terms and conditions set forth herein.

SECTION 44. Prior to the issuance of the Certificate of Completion by SJLAFCo, MHCSO shall submit to LAFCo, a final map and geographic description of the affected territory as approved by SJLAFCo conforming to the requirements of the State Board of Equalization – Tax Services Division, and all fees due to SJLAFCo related to processing the Reorganization.

SECTION 45. As allowed under Government Code Section 56107 and Government Code Section 56883, the Commission authorizes the Executive Officer to make non-substantive corrections to this Resolution to address any technical defects, clerical errors, mistakes, irregularities, or omissions.

SECTION 46. Under Government Code Sections 56880-56882, the Executive Officer is hereby authorized and directed to mail copies of this Resolution.

SECTION 47. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion, make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by Section 57200, et seq., of the Government Code.

SECTION 48. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

PASSED AND ADOPTED this 14th day of September 2023 by the following roll call vote:

AYES: Commissioners Barton, Breitenbucher, Dhatt, Diallo, Ding, Johnson, Patti, Villapudua

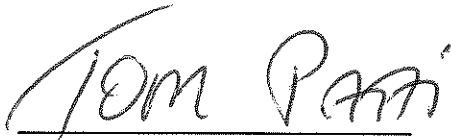
NOES: None

ABSTAIN: None

TOM PATTI, CHAIRPERSON
SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION

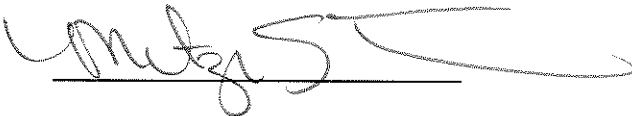
ATTEST:

MITZI STITES, COMMISSION CLERK
SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION

A handwritten signature in cursive script, reading "Tom Patti", positioned above a horizontal line.

TOM PATTI, CHAIRPERSON
SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION

ATTEST:

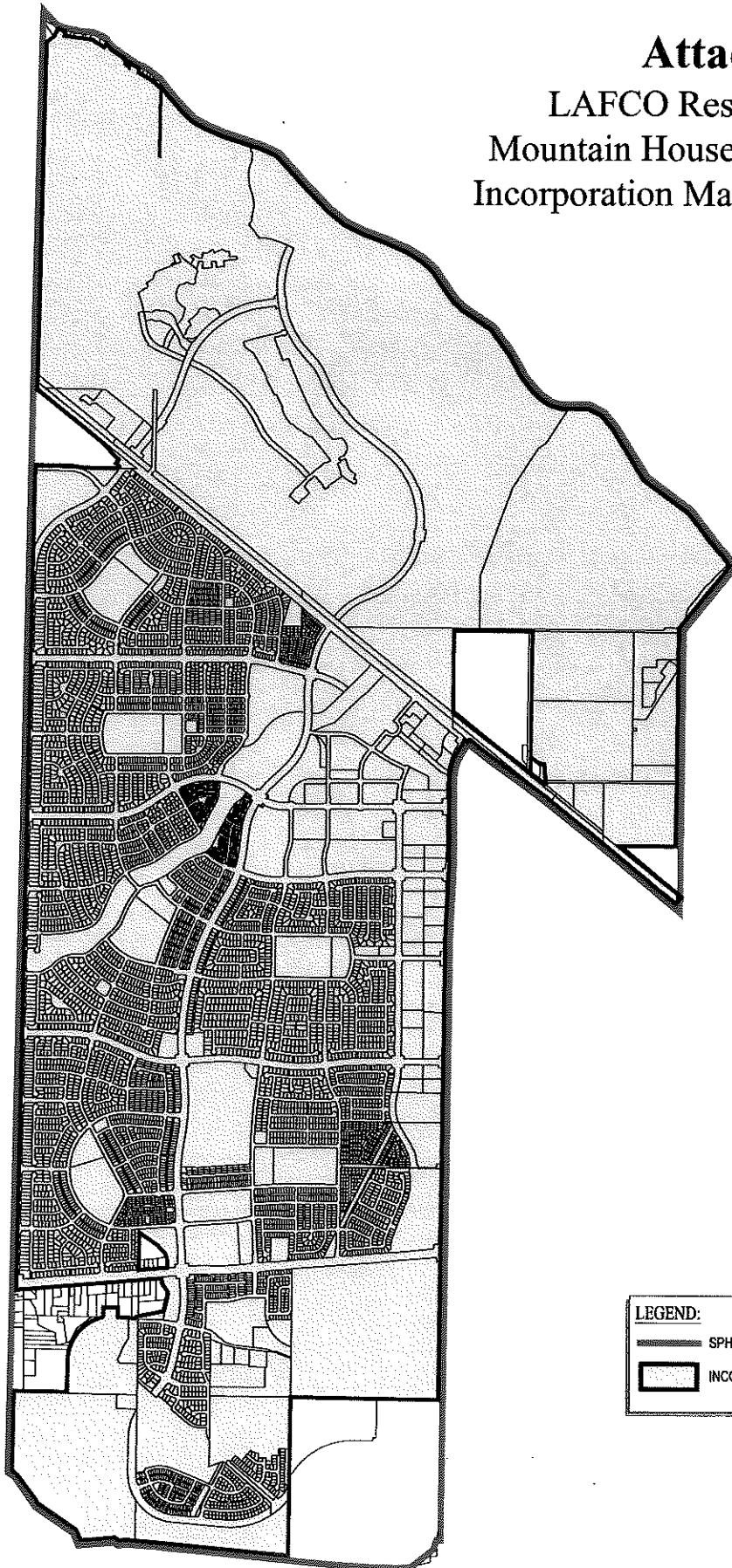
A handwritten signature in cursive script, reading "Mitzi Stites", positioned above a horizontal line.

MITZI STITES, COMMISSION CLERK
SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION

ATTACHMENT "A"
LAFCo Alternative Boundary

Attachment "A"

LAFCO Resolution 23-1526
Mountain House Reorganization
Incorporation Map & Description
LAFCo 16-21



LEGEND:

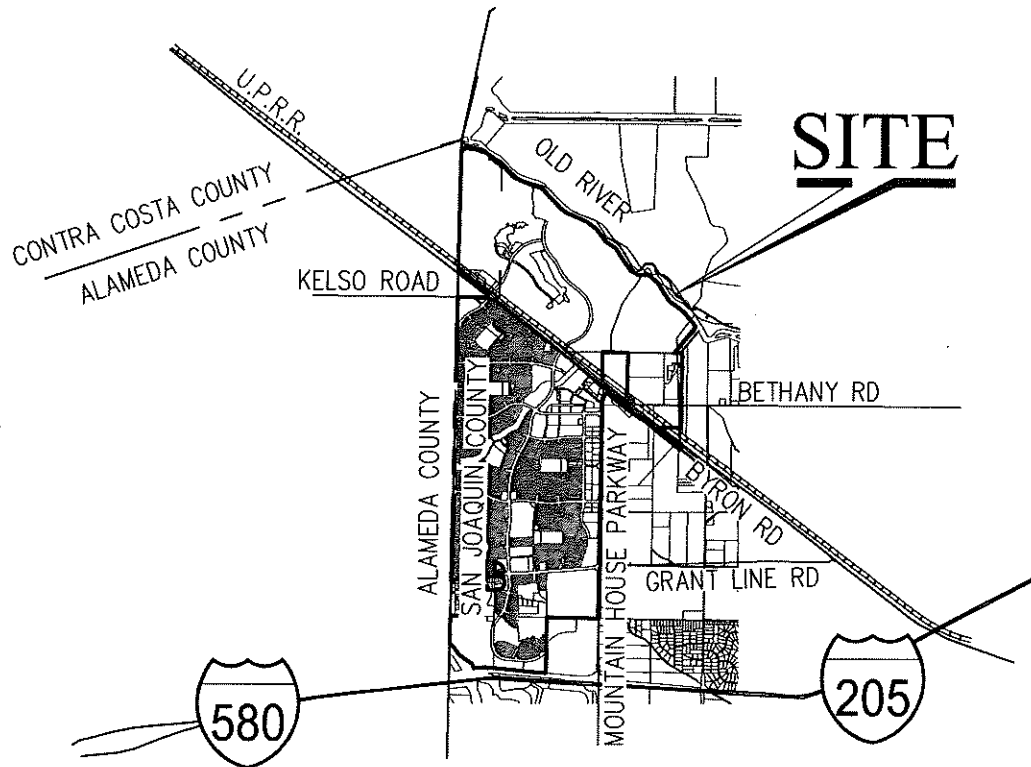
- SPHERE OF INFLUENCE
- INCORPORATED PROPERTIES



CITY OF MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
PROPOSED INCORPORATION AREAS

SCALE: NTS DATE: OCTOBER 2023

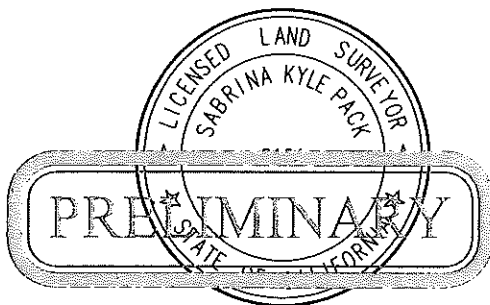




VICINITY MAP

NOT TO SCALE

BEING A PORTION OF RANCHO EL
PESCADERO; SECTIONS 32, 33 AND 34,
T1S, R4E, MDM; AND SECTIONS 3, 4, 5, 8,
9, 10, 15, 16, 17, 20, 21, AND 22, T2S,
R4E, MDM



DISCLAIMER:
FOR ASSESSMENT PURPOSES ONLY. THIS
DESCRIPTION OF LAND IS NOT A LEGAL
PROPERTY DESCRIPTION AS DEFINED IN
THE SUBDIVISION MAP ACT AND MAY
NOT BE USED AS THE BASIS FOR AN
OFFER FOR SALE OF THE LAND
DESCRIBED.

DATE: OCTOBER 10, 2023

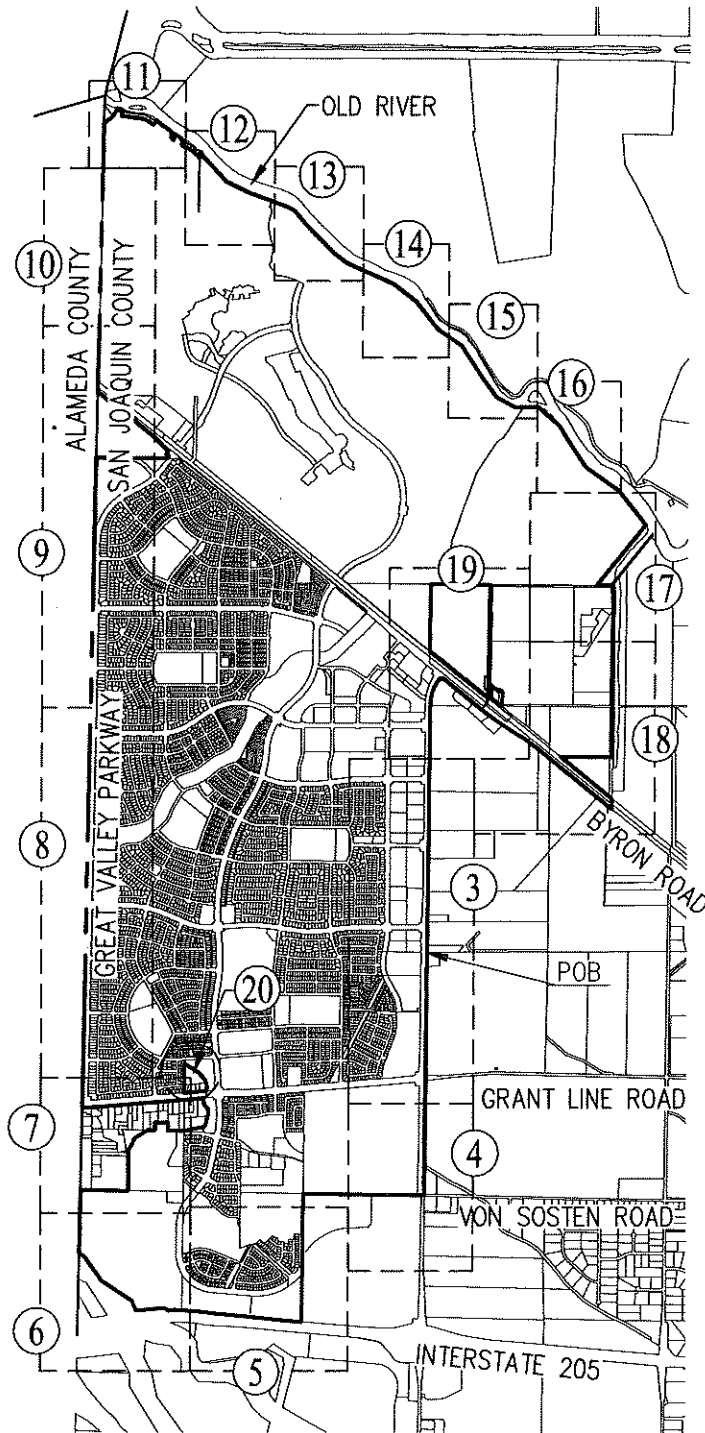
LAFCO 16-21
ATTACHMENT A - PG-01 - VICINITY MAP
MOUNTAIN HOUSE INCORPORATION



CIVIL ENGINEERS

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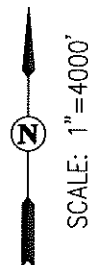
LEGEND:

POC	INCORPORATION LIMITS
POB	POINT OF COMMENCEMENT
NAP	POINT OF BEGINNING
---	NOT A PART
---	COUNTY LINE

NOTES:

- 1) THE BOUNDARY SHOWN HEREIN IS BASED UPON AVAILABLE RECORD INFORMATION.
- 2) THE DISTANCES SHOWN HEREON ARE IN GRID DISTANCES. TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES BY 0.99993260.
- 3) CONTAINING A TOTAL OF APPROXIMATELY 4,429.0 ACRES (GRID) OF LAND, MORE OR LESS, CALCULATED TO SAID SOUTH (LEFT BANK) OF OLD RIVER, AND CONTAINING APPROXIMATELY 4,419.6 ACRES (GRID) OF LAND, MORE OR LESS, CALCULATED TO SAID DEED LINE AND SAID TRAVERSE LINE.

PRELIMINARY



DATE: OCTOBER 10, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-02 - KEY MAP
MOUNTAIN HOUSE INCORPORATION

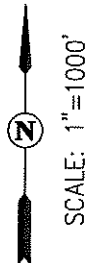
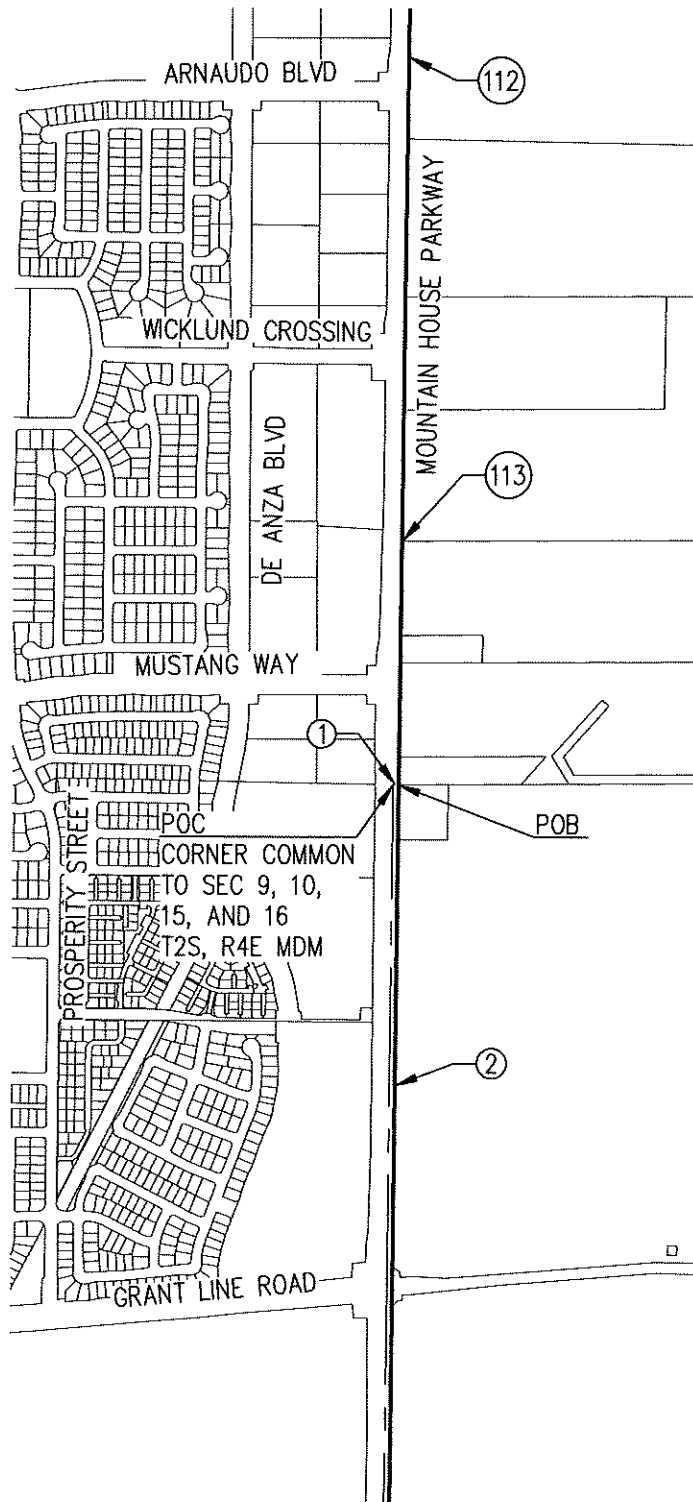


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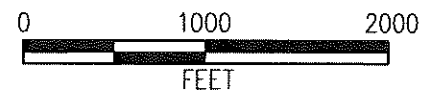
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SEE SHEET 19



PRELIMINARY



SEE SHEET 4

DATE: OCTOBER 10, 2023

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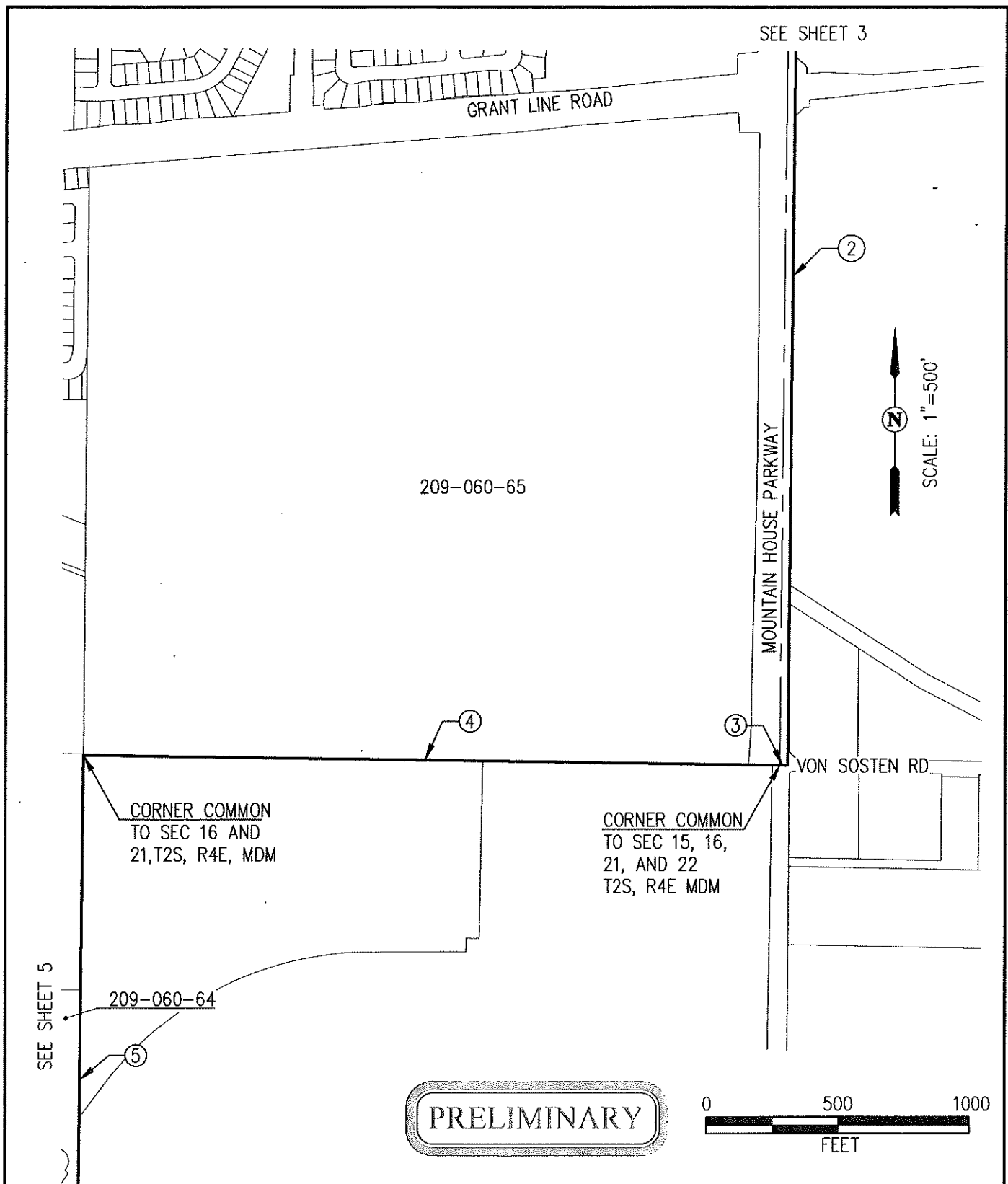
LAFCO 16-21
ATTACHMENT A - PG-03
MOUNTAIN HOUSE INCORPORATION



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SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A- PG-04
MOUNTAIN HOUSE INCORPORATION



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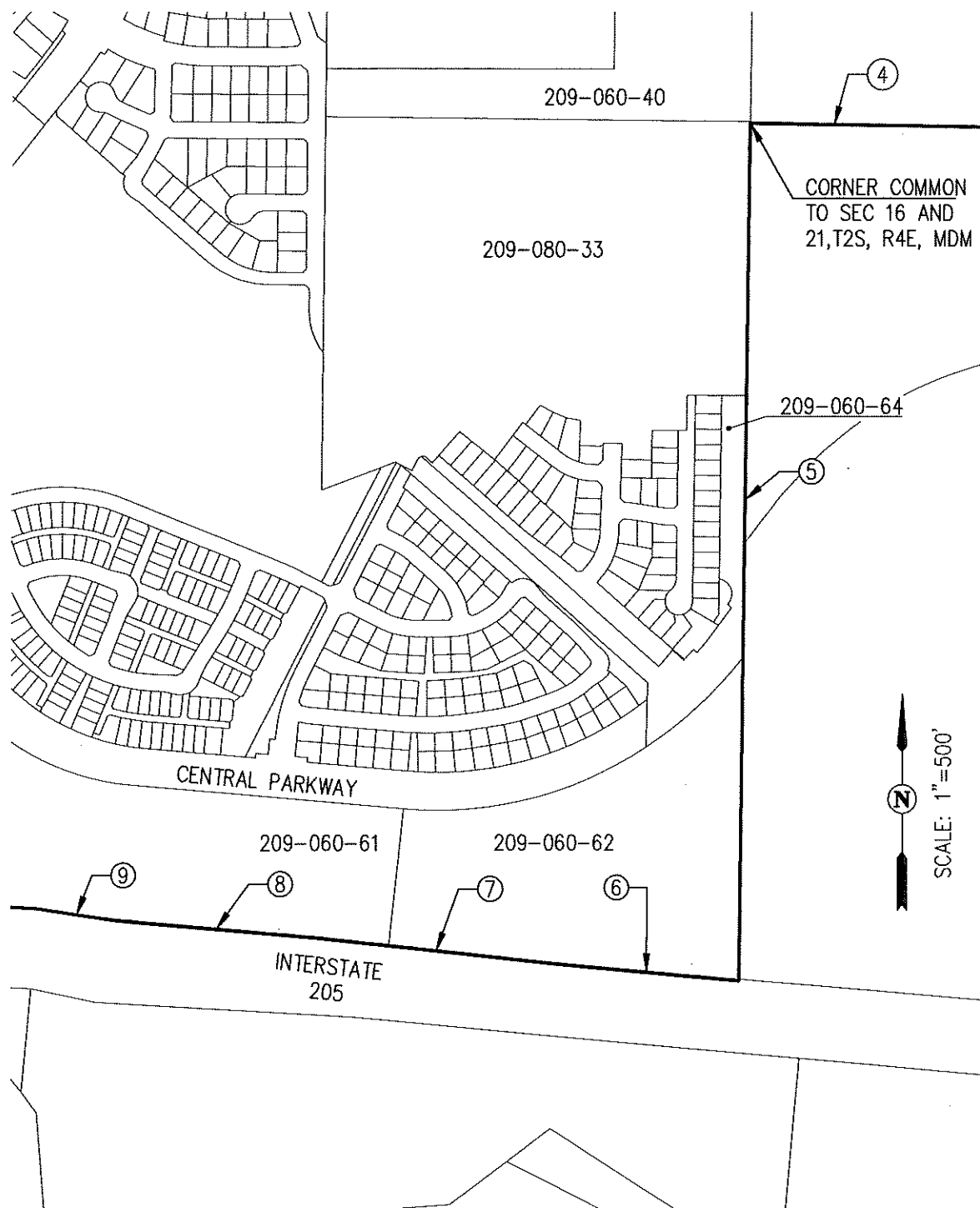
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SEE SHEET 4



PRELIMINARY



DATE: OCTOBER 10, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

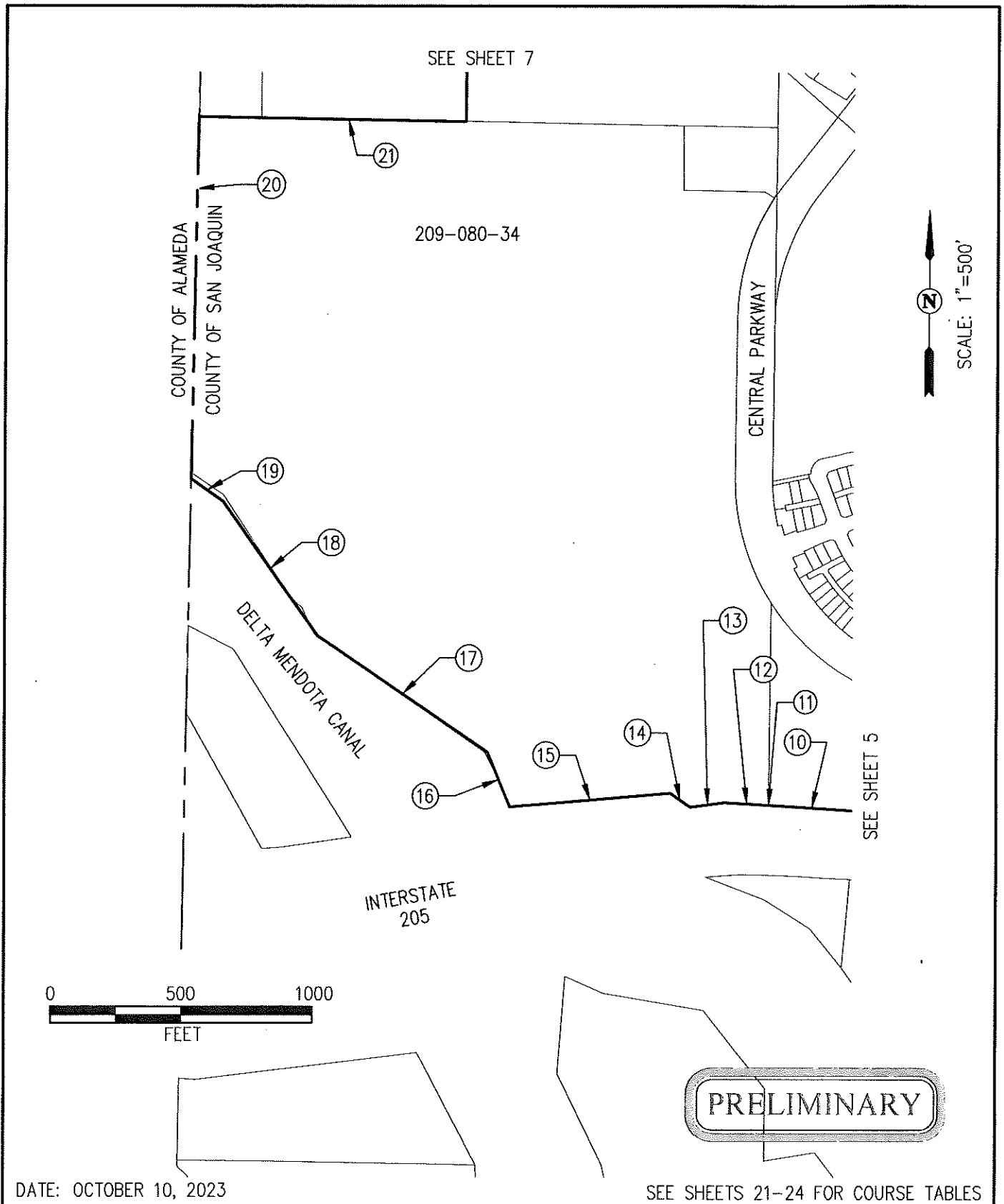
LAFCO 16-21
ATTACHMENT A - PG-05
MOUNTAIN HOUSE INCORPORATION



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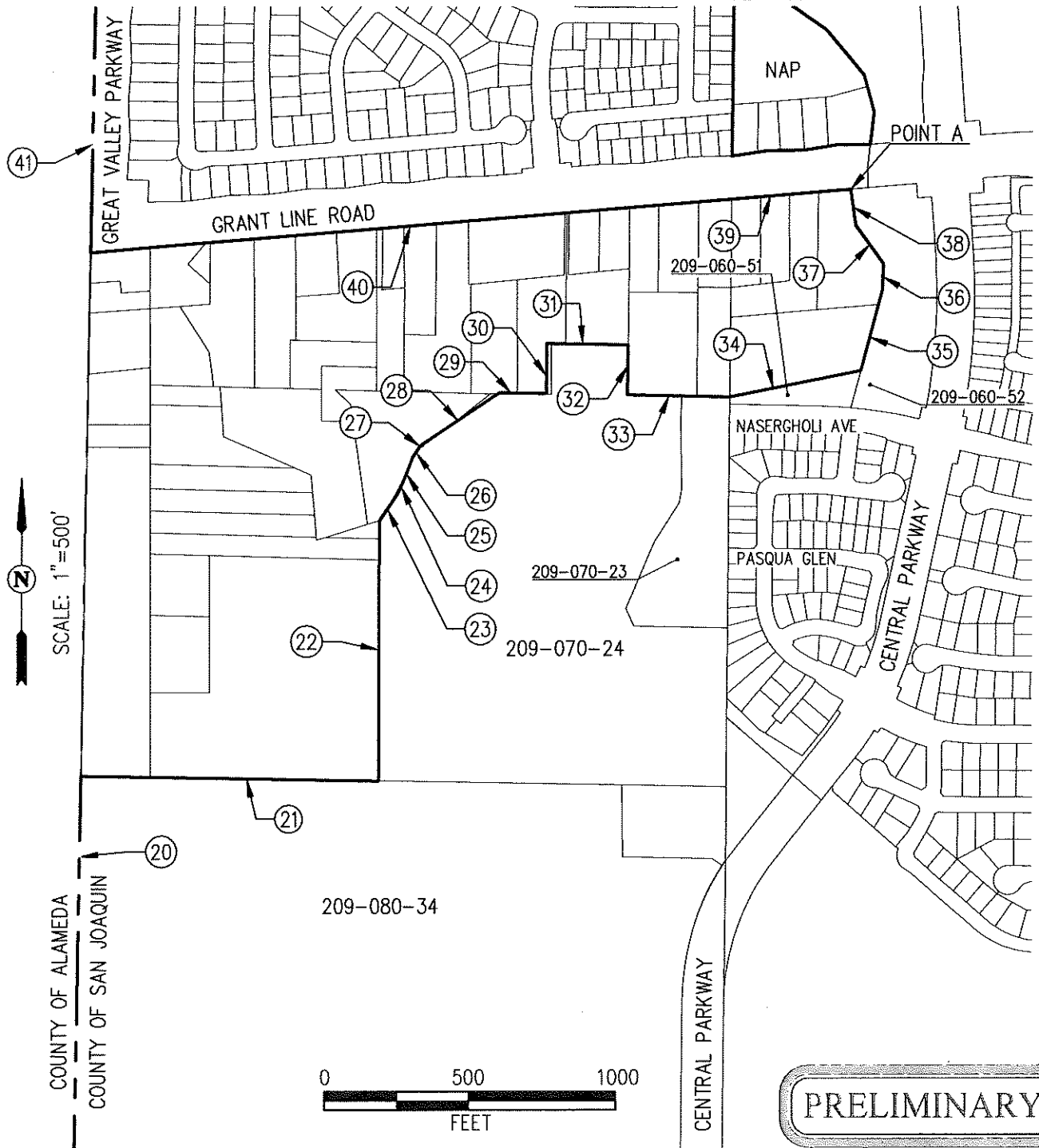
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ATTACHMENT A - PG-06
MOUNTAIN HOUSE INCORPORATION



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SEE SHEET 8

SEE SHEET 20



SEE SHEET 5

PRELIMINARY

SEE SHEET 6

DATE: OCTOBER 10, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-07
MOUNTAIN HOUSE INCORPORATION

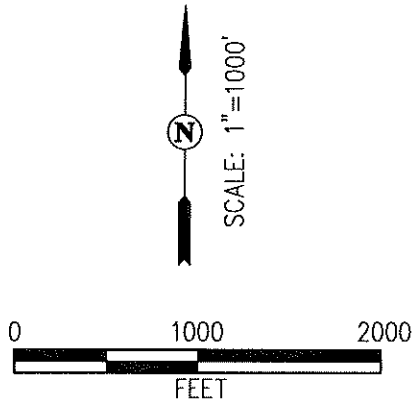


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SEE SHEET 9



PRELIMINARY

(41)

COUNTY OF ALAMEDA

MAIN ST

SOMBRA WAY

LAS BRISAS DR

ESCUELA DR

MUSTANG WAY

HARGROVE AVE

HOLT AVE

WELLER AVE

DATE: OCTOBER 10, 2023

SEE SHEET 7

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-08
MOUNTAIN HOUSE INCORPORATION



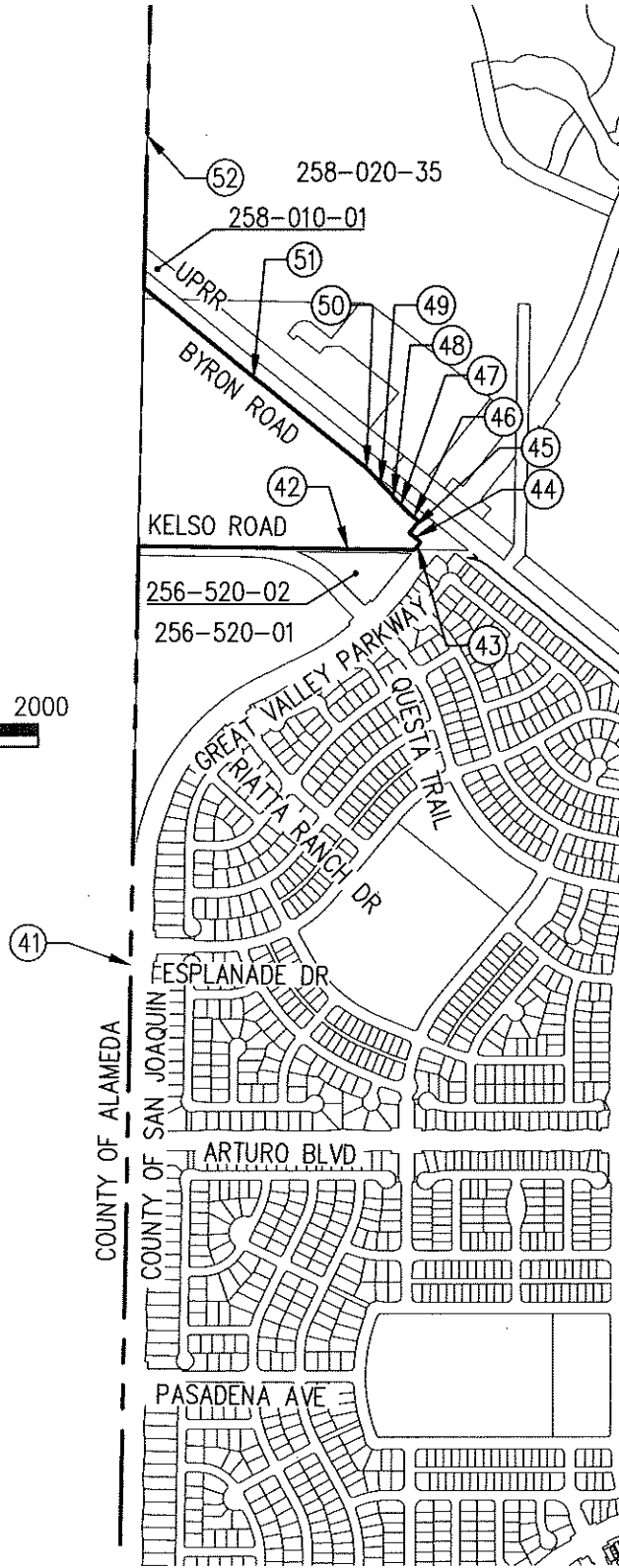
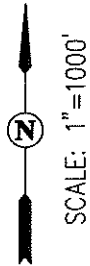
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PRELIMINARY

DATE: OCTOBER 10, 2023

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LAFCO 16-21
ATTACHMENT A - PG-09
MOUNTAIN HOUSE INCORPORATION



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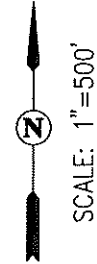
SEE SHEET 11

COUNTY OF ALAMEDA

COUNTY OF SAN JOAQUIN

52

258-020-35



PRELIMINARY



DATE: OCTOBER 10, 2023

SEE SHEET 9

SEE SHEETS 21-24 FOR COURSE TABLES

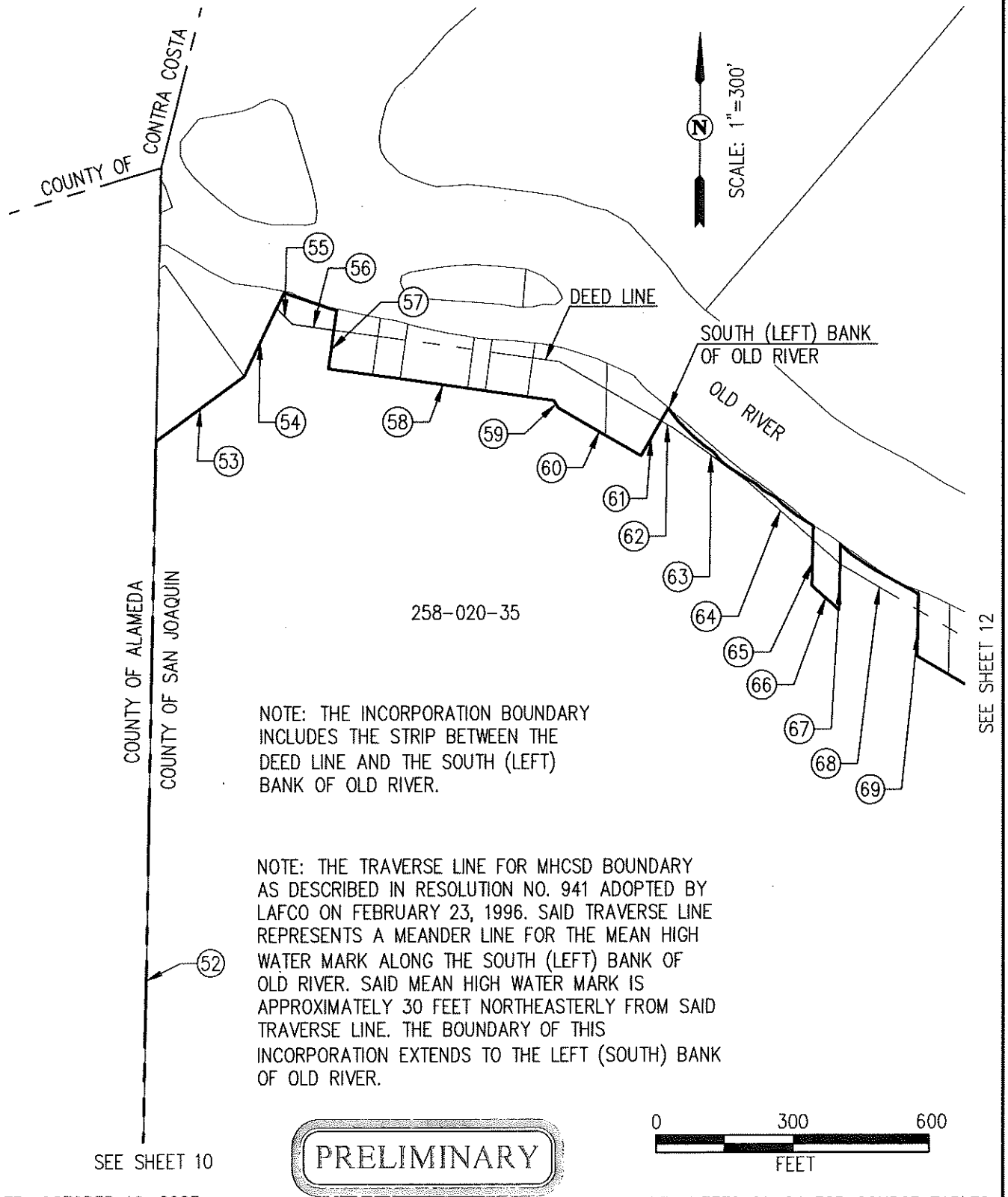
LAFCO 16-21
ATTACHMENT A - PG-10
MOUNTAIN HOUSE INCORPORATION



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**LAFCO 16-21
ATTACHMENT A - PG-11
MOUNTAIN HOUSE INCORPORATION**

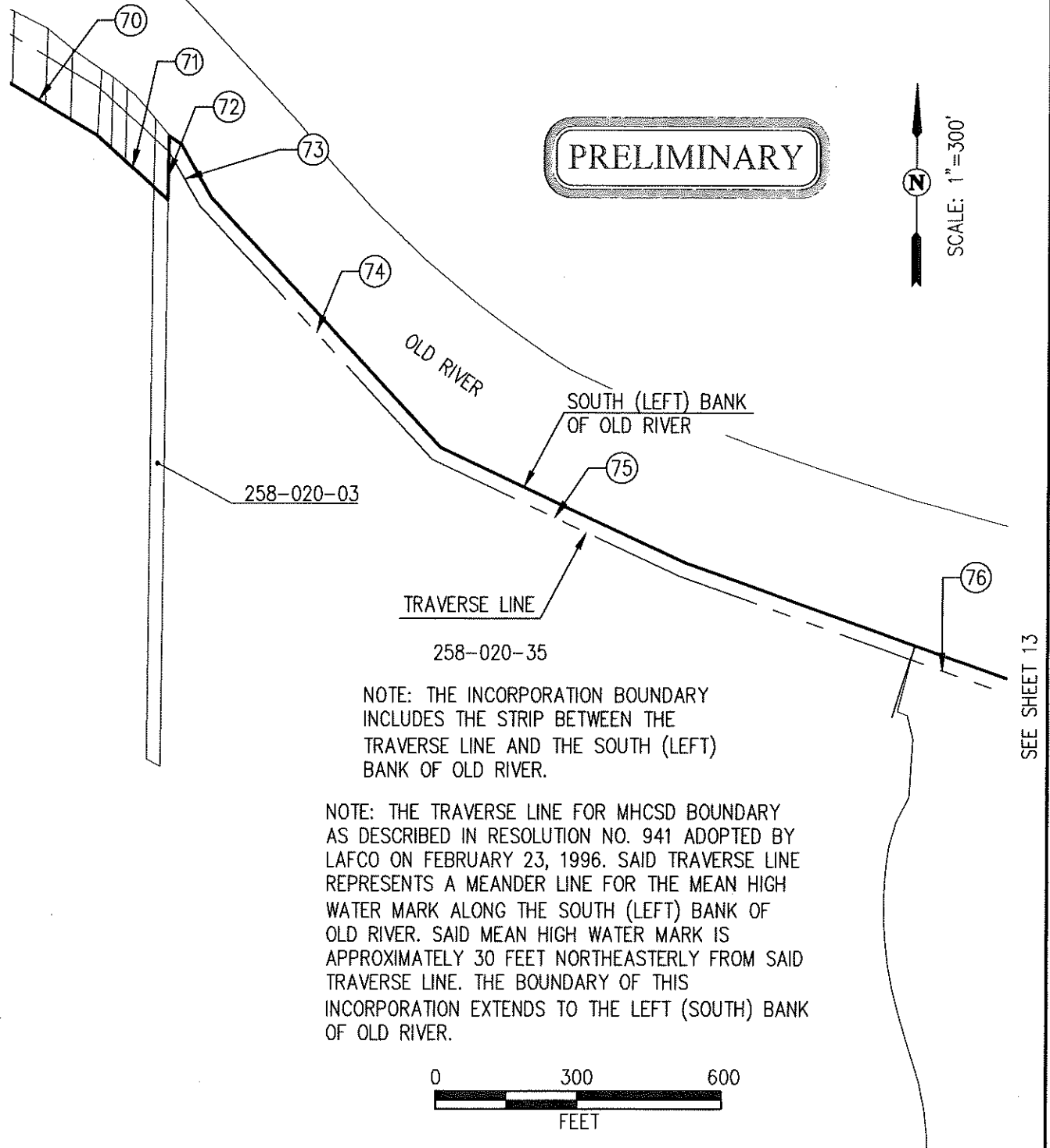


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DATE: OCTOBER 10, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-12
MOUNTAIN HOUSE INCORPORATION

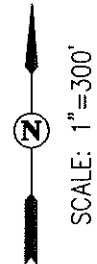


CIVIL ENGINEERS

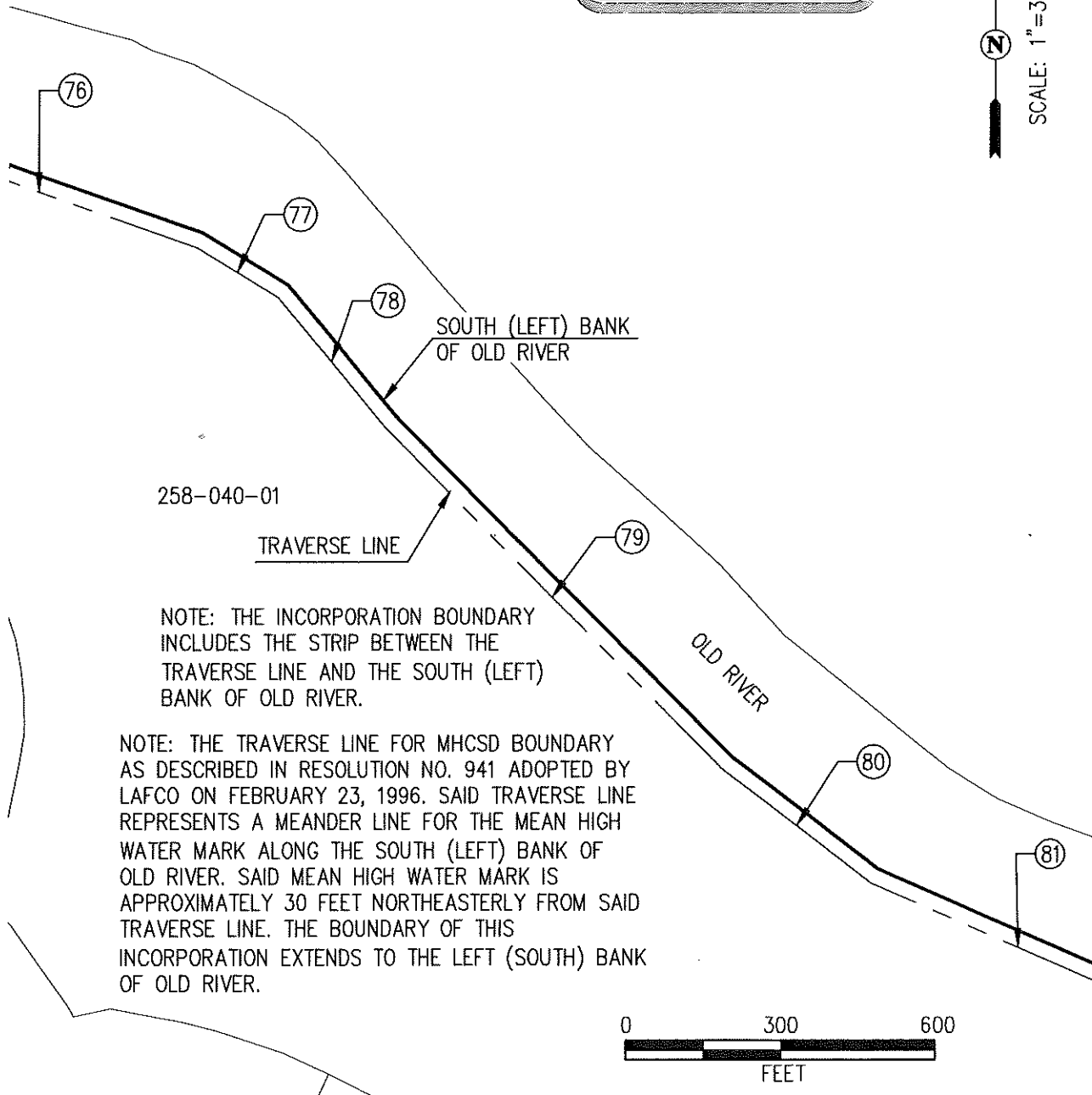
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PRELIMINARY



SEE SHEET 12



SEE SHEET 14

258-040-01

TRAVERSE LINE

SOUTH (LEFT) BANK
OF OLD RIVER

NOTE: THE INCORPORATION BOUNDARY
INCLUDES THE STRIP BETWEEN THE
TRAVERSE LINE AND THE SOUTH (LEFT)
BANK OF OLD RIVER.

NOTE: THE TRAVERSE LINE FOR MHCS D BOUNDARY
AS DESCRIBED IN RESOLUTION NO. 941 ADOPTED BY
LAFCO ON FEBRUARY 23, 1996. SAID TRAVERSE LINE
REPRESENTS A MEANDER LINE FOR THE MEAN HIGH
WATER MARK ALONG THE SOUTH (LEFT) BANK OF
OLD RIVER. SAID MEAN HIGH WATER MARK IS
APPROXIMATELY 30 FEET NORTHEASTERLY FROM SAID
TRAVERSE LINE. THE BOUNDARY OF THIS
INCORPORATION EXTENDS TO THE LEFT (SOUTH) BANK
OF OLD RIVER.



DATE: OCTOBER 10, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-13
MOUNTAIN HOUSE INCORPORATION

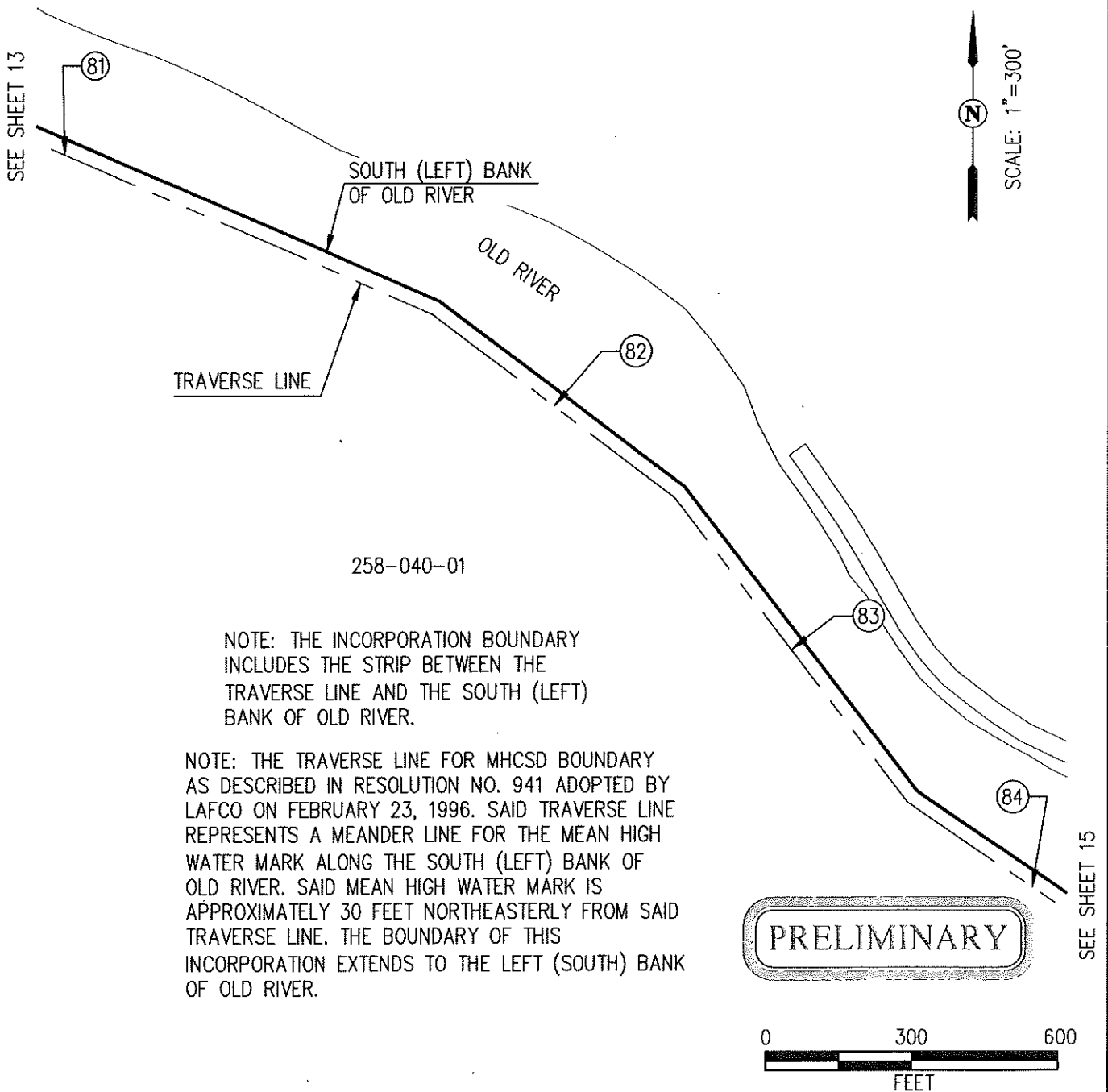


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LAFCO 16-21
ATTACHMENT A - PG-14
MOUNTAIN HOUSE INCORPORATION

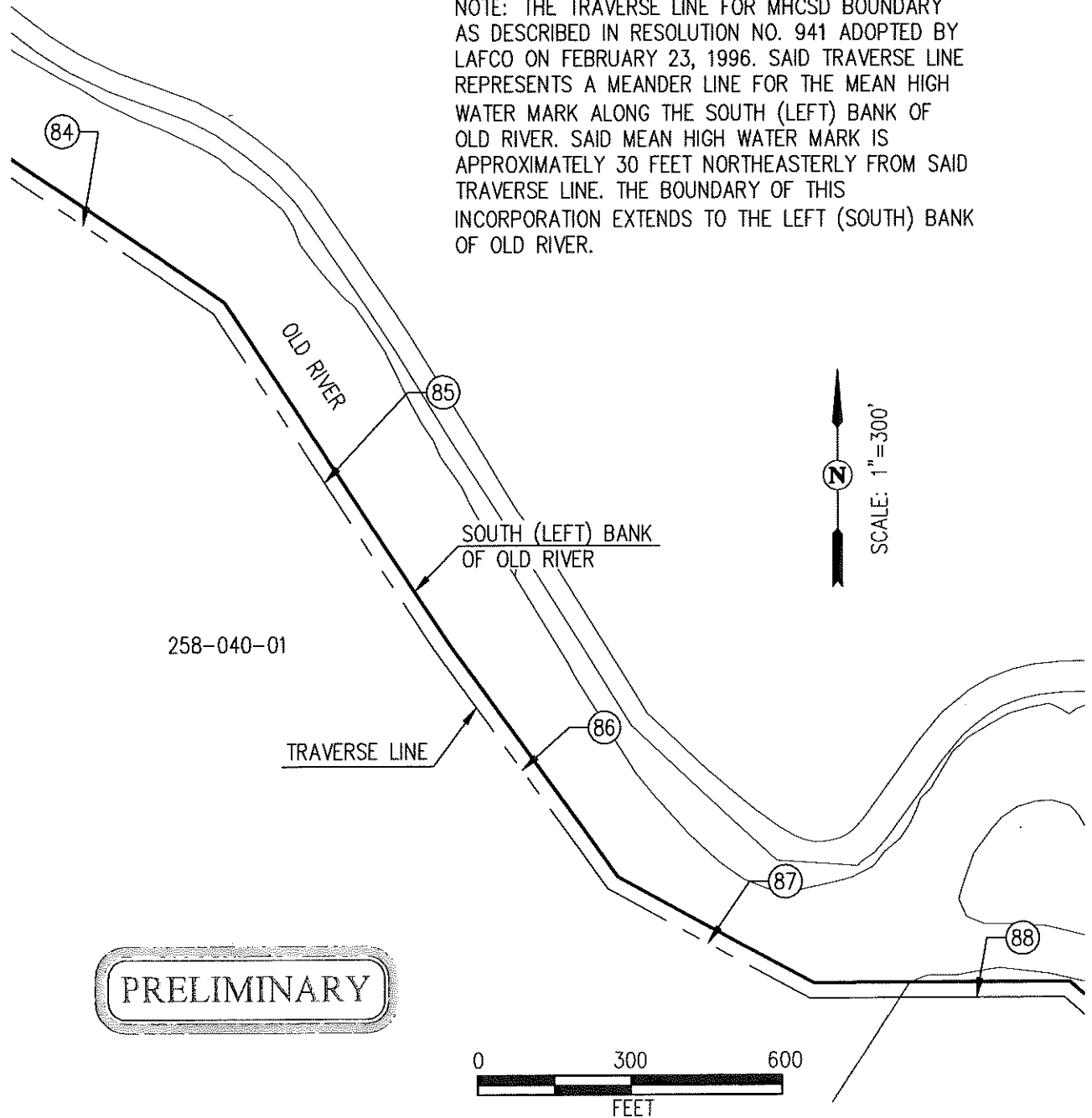


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NOTE: THE INCORPORATION BOUNDARY INCLUDES THE STRIP BETWEEN THE TRAVERSE LINE AND THE SOUTH (LEFT) BANK OF OLD RIVER.

NOTE: THE TRAVERSE LINE FOR MHCSD BOUNDARY AS DESCRIBED IN RESOLUTION NO. 941 ADOPTED BY LAFCO ON FEBRUARY 23, 1996. SAID TRAVERSE LINE REPRESENTS A MEANDER LINE FOR THE MEAN HIGH WATER MARK ALONG THE SOUTH (LEFT) BANK OF OLD RIVER. SAID MEAN HIGH WATER MARK IS APPROXIMATELY 30 FEET NORTHEASTERLY FROM SAID TRAVERSE LINE. THE BOUNDARY OF THIS INCORPORATION EXTENDS TO THE LEFT (SOUTH) BANK OF OLD RIVER.

SEE SHEET 14



SEE SHEET 16

DATE: OCTOBER 10, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-15
MOUNTAIN HOUSE INCORPORATION

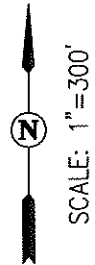


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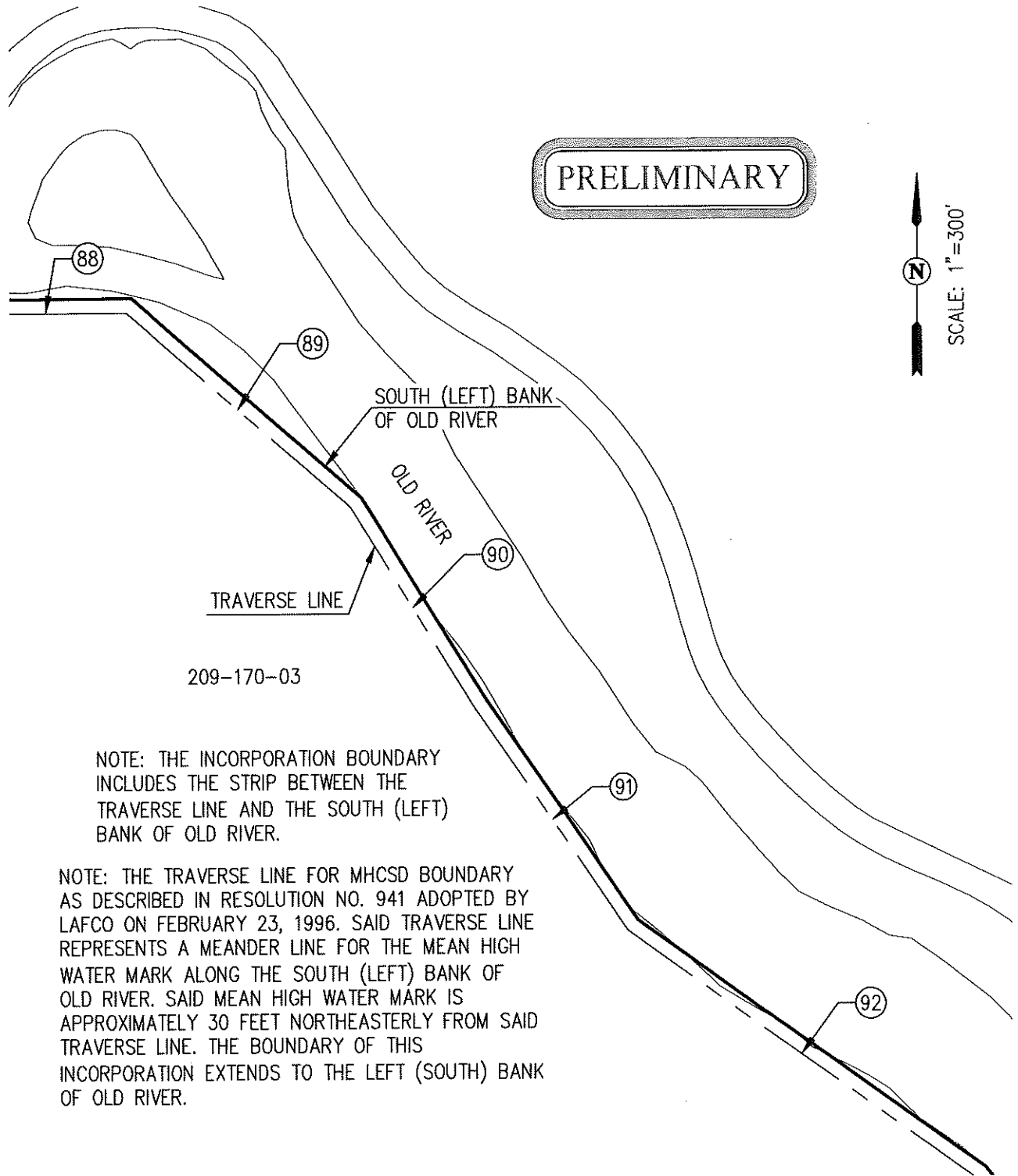
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209-170-03

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NOTE: THE TRAVERSE LINE FOR MHCS D BOUNDARY AS DESCRIBED IN RESOLUTION NO. 941 ADOPTED BY LAFCO ON FEBRUARY 23, 1996. SAID TRAVERSE LINE REPRESENTS A MEANDER LINE FOR THE MEAN HIGH WATER MARK ALONG THE SOUTH (LEFT) BANK OF OLD RIVER. SAID MEAN HIGH WATER MARK IS APPROXIMATELY 30 FEET NORTHEASTERLY FROM SAID TRAVERSE LINE. THE BOUNDARY OF THIS INCORPORATION EXTENDS TO THE LEFT (SOUTH) BANK OF OLD RIVER.



SEE SHEET 17

DATE: OCTOBER 10, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-16
MOUNTAIN HOUSE INCORPORATION

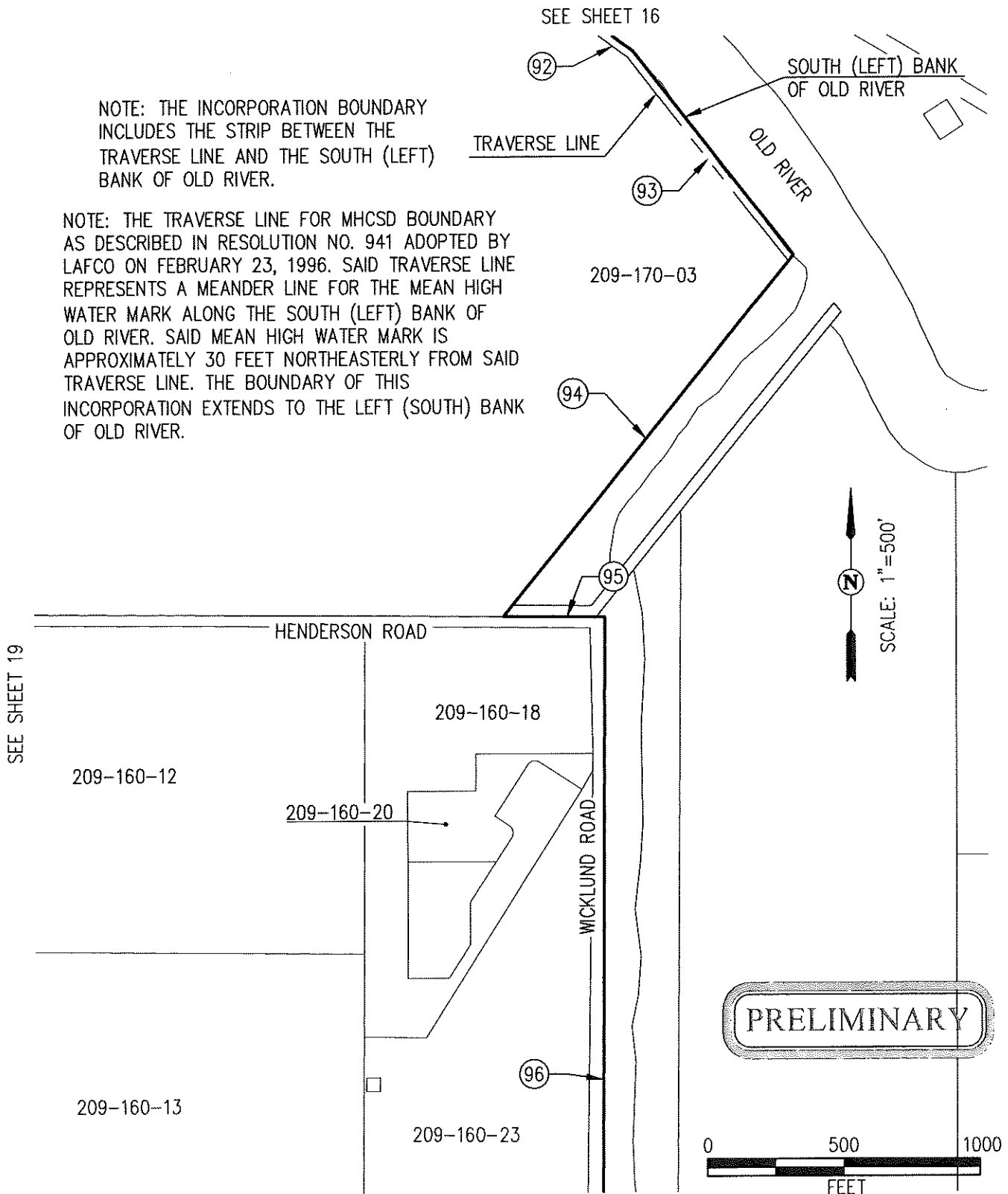


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NOTE: THE INCORPORATION BOUNDARY INCLUDES THE STRIP BETWEEN THE TRAVERSE LINE AND THE SOUTH (LEFT) BANK OF OLD RIVER.

NOTE: THE TRAVERSE LINE FOR MHCSD BOUNDARY AS DESCRIBED IN RESOLUTION NO. 941 ADOPTED BY LAFCO ON FEBRUARY 23, 1996. SAID TRAVERSE LINE REPRESENTS A MEANDER LINE FOR THE MEAN HIGH WATER MARK ALONG THE SOUTH (LEFT) BANK OF OLD RIVER. SAID MEAN HIGH WATER MARK IS APPROXIMATELY 30 FEET NORTHEASTERLY FROM SAID TRAVERSE LINE. THE BOUNDARY OF THIS INCORPORATION EXTENDS TO THE LEFT (SOUTH) BANK OF OLD RIVER.



DATE: OCTOBER 10, 2023

SEE SHEET 18

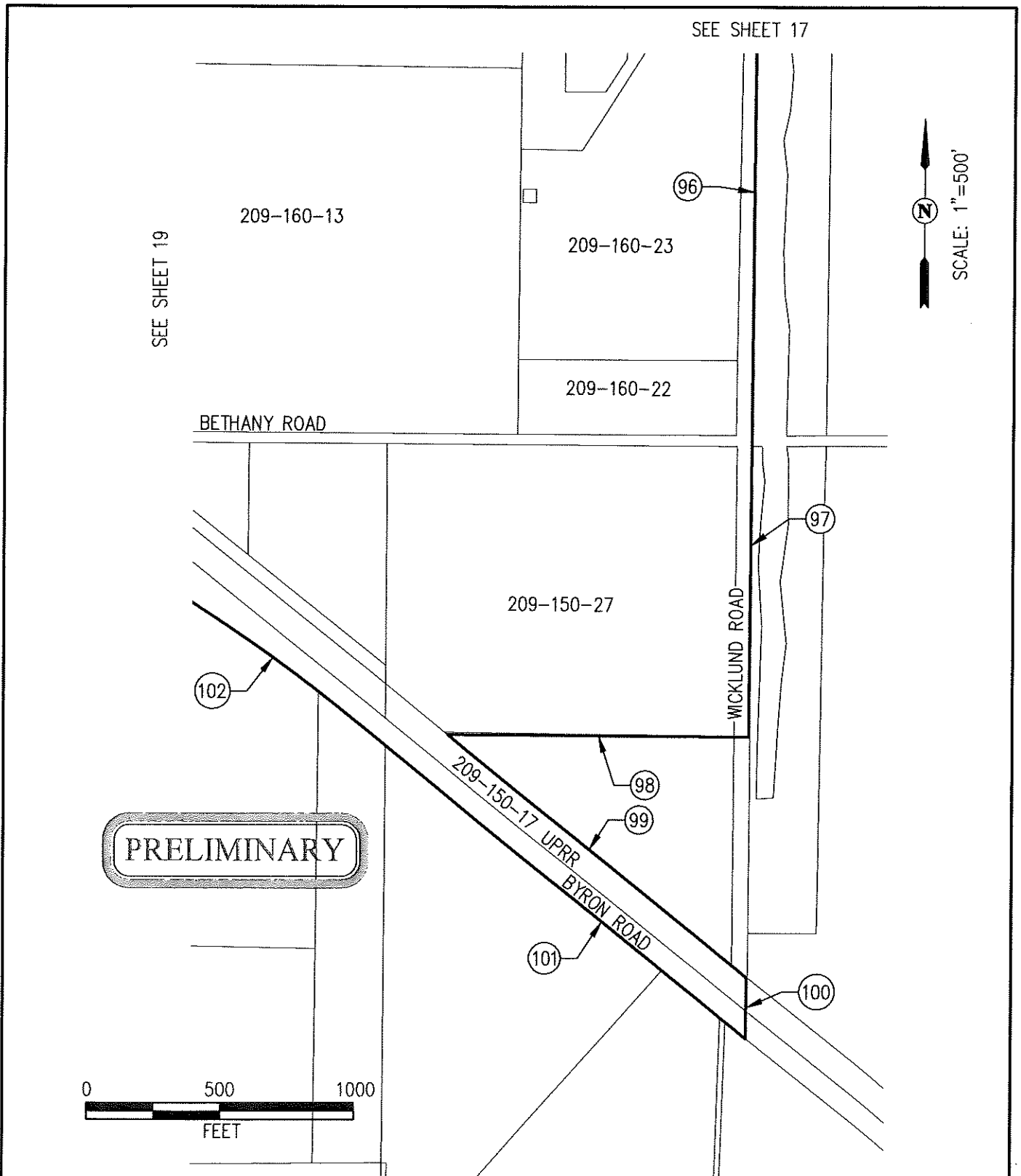
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LAFCO 16-21
ATTACHMENT A - PG-17
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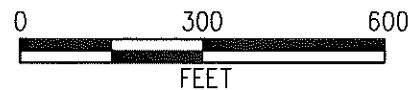
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COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
1	S89°27'57"E	30.00'	
2	S0°29'42"W	5280.07'	
3	N88°53'08"W	30.00'	
4	N89°08'44"W	2644.11'	
5	S0°34'12"W	2790.38'	
6	N84°49'32"W	602.89'	
7	N83°53'41"W	800.12'	
8	N85°00'07"W	650.01'	
9	N81°38'12"W	269.64'	
10	N86°25'24"W	330.18'	
11	N84°53'19"W	0.35'	
12	N86°29'28"W	164.44'	
13	S82°23'04"W	132.76'	
14	N55°03'04"W	92.50'	
15	S85°12'15"W	620.86'	
16	N21°43'28"W	223.40'	
17	N55°56'58"W	789.53'	
18	N35°20'59"W	625.74'	
19	N55°07'27"W	148.30'	
20	N1°01'13"E	1374.84'	

COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
21	S88°56'50"E	1020.35'	
22	N0°09'38"E	884.08'	
23	N34°15'45"E	114.66'	
24	N25°06'10"E	44.66'	
25	N21°00'54"E	84.59'	
26	N34°33'54"E	42.83'	
27	N44°58'41"E	18.75'	
28	N56°42'45"E	316.67'	
29	S88°53'35"E	158.36'	
30	N0°28'54"E	169.99'	
31	S88°53'35"E	274.98'	
32	S0°28'54"W	169.99'	
33	S88°53'35"E	348.87'	
34	N78°48'34"E	460.65'	
35	N15°08'36"E	284.98'	
36	N2°15'36"E	88.04'	
37	N36°34'24"W	161.99'	
38	N7°58'24"W	124.02'	
39	S85°19'29"W	411.98'	
40	S85°18'46"W	2201.99'	

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LAFCO 16-21
ATTACHMENT A - PG-21 - COURSE TABLES
MOUNTAIN HOUSE INCORPORATION



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COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
41	N1°01'13"E	14133.67'	
42	S89°10'13"E	1529.16'	
43	N38°44'03"E	53.95'	
44	N51°15'37"W	80.01'	
45	N38°44'23"E	83.09'	
46	N51°15'35"W	73.86'	
47	N44°31'12"W	120.94'	
48	N45°28'48"E	3.98'	
49	N43°17'03"W	203.03'	
50	N46°00'10"W	29.28'	
51	N51°15'35"W	1570.70'	
52	N1°06'11"E	5825.60'	
53	N54°02'13"E	241.35'	
54	N26°03'13"E	164.32'	
55	S45°04'52"E	49.82'	
56	S81°59'52"E	89.99'	
57	S8°00'08"W	84.99'	
58	S81°59'52"E	499.97'	
59	S31°46'48"E	18.59'	
60	S59°59'52"E	209.98'	

COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
61	N30°00'08"E	87.60'	
62	S59°59'52"E	31.77'	
63	S54°13'52"E	199.99'	
64	S48°13'52"E	189.99'	
65	S1°10'08"W	99.99'	
66	S48°13'52"E	79.99'	
67	N1°10'08"E	99.99'	
68	S59°48'52"E	199.99'	
69	S1°10'08"W	99.99'	
70	S59°48'52"E	289.98'	
71	S47°38'52"E	199.49'	
72	N1°10'08"E	99.99'	
73	S29°38'34"E	130.22'	
74	S43°00'42"E	719.63'	
75	S64°54'04"E	573.86'	
76	S70°30'25"E	907.78'	
77	S58°30'27"E	183.88'	
78	S40°08'21"E	322.96'	
79	S44°46'24"E	927.42'	
80	S52°47'18"E	362.86'	

PRELIMINARY

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ATTACHMENT A - PG-22 - COURSE TABLES
MOUNTAIN HOUSE INCORPORATION



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COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
81	S66°36'47"E	1129.73'	
82	S53°00'31"E	615.68'	
83	S37°35'14"E	778.81'	
84	S56°07'02"E	619.63'	
85	S33°21'55"E	789.15'	
86	S35°56'39"E	570.06'	
87	S61°47'55"E	453.28'	
88	N89°49'22"E	497.03'	
89	S49°11'58"E	621.96'	
90	S31°41'57"E	495.18'	
91	S34°36'14"E	563.36'	
92	S54°32'37"E	894.48'	
93	S38°30'52"E	951.09'	
94	S39°07'30"W	1661.55'	
95	S89°33'35"E	369.46'	
96	S0°17'30"W	2641.19'	
97	S0°21'21"W	1080.39'	
98	N89°38'40"W	1134.51'	
99	S51°15'35"E	1447.33'	
100	S0°21'21"W	229.63'	

COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
101	N51°15'35"W	1987.28'	
102	5°40'00"	562.67'	5689.15'
103	N56°55'35"W	445.60'	
104	5°40'00"	570.58'	5769.16'
105	N51°15'35"W	1094.12'	
106	S38°44'25"W	27.98'	
107	N51°15'35"W	50.00'	
108	7°35'07"	148.14'	1119.00'
109	11°30'01"	55.20'	275.00'
110	18°23'20"	81.84'	255.00'
111	18°57'06"	375.75'	1136.00'
112	S0°32'09"W	2711.41'	
113	S0°31'53"W	2646.31'	
114	N85°19'29"E	60.16'	
115	N2°11'00"W	69.02'	
116	N6°49'00"E	78.42'	
117	S89°20'09"W	114.27'	
118	S81°18'24"W	114.27'	
119	S88°59'31"W	124.96'	
120	S81°39'02"W	124.96'	

PRELIMINARY

DATE: OCTOBER 10, 2023

LAFCO 16-21
ATTACHMENT A - PG-23 - COURSE TABLES
MOUNTAIN HOUSE INCORPORATION



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COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
121	N0°28'05"E	645.31'	
122	S55°49'00"E	386.83'	
123	S40°04'00"E	199.99'	
124	S15°38'00"E	129.99'	
125	S6°49'00"W	111.57'	
126	N30°43'50"E	282.75'	
127	N51°15'35"W	1638.86'	
128	N0°40'23"E	1460.78'	
129	S89°33'35"E	1288.31'	
130	S0°37'40"W	2476.51'	
131	N38°19'48"E	330.00'	
132	N0°37'40"E	266.20'	
133	S51°15'35"E	209.00'	
134	N0°37'40"E	43.00'	
135	S79°34'54"E	41.24'	
136	S0°37'40"W	34.50'	
137	S89°33'04"E	32.00'	
138	S0°37'40"W	278.50'	
139	N89°33'04"W	58.75'	
140	N51°15'35"W	226.65'	

PRELIMINARY

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LAFCO 16-21
ATTACHMENT A - PG-24 - COURSE TABLES
MOUNTAIN HOUSE INCORPORATION



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Attachment A
LAFCO 16-21
DESCRIPTION OF INCORPORATION LIMITS
OF THE CITY OF MOUNTAIN HOUSE
SAN JOAQUIN COUNTY, CALIFORNIA

All that certain real property, situate in the unincorporated territory of the County of San Joaquin, State of California, and being a portion of Rancho El Pescadero, Sections 32, 33, and 34, Township 1 South, Range 4 East, Mount Diablo Meridian, and Sections 3, 4, 5, 8, 9, 10, 15, 16, 17, 20, 21, and 22, Township 2 South, Range 4 East, Mount Diablo Meridian, described as follows:

Commencing at a point common to Sections 9, 10, 15 and 16, Township 2 South, Range 4 East, Mount Diablo Meridian;

- Thence, (1) From said Point of Commencement, South 89°27'57" East 30.00 feet to the eastern line of Mountain House Parkway, and the **Point of Beginning** for this description;
- Thence, (2) From said Point of Beginning, along said eastern line of Mountain House Parkway, South 00°29'42" West, a distance of 5,280.07 feet to a point on the southern line of said Section 15, T2S, R4E MDM;
- Thence, (3) Leaving said eastern line of Mountain House Parkway, along said southern line, North 88°53'08" West, a distance of 30.00 feet to the point common to Sections 15, 16, 21, and 22, T2S, R4E, MDM;
- Thence, (4) Along the southern line of said Section 16, North 89°08'44" West, a distance of 2,644.11 feet to the corner common to Sections 16 and 21, T2S, R4E, MDM;
- Thence, (5) Along the north-south mid-section line of said Section 21, South 00°34'12" West, a distance of 2,790.38 feet to a point on the northern line of Interstate 205;
- Thence, (6) Along said northern line of Interstate 205, the following ten (10) courses: North 84°49'32" West, a distance of 602.89 feet;
- Thence, (7) North 83°53'41" West, a distance of 800.12 feet,
- Thence, (8) North 85°00'07" West, a distance of 650.01 feet,
- Thence, (9) North 81°38'12" West, a distance of 269.64 feet,
- Thence, (10) North 86°25'24" West, a distance of 330.18 feet,

Attachment A
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DESCRIPTION OF INCORPORATION LIMITS
OF THE CITY OF MOUNTAIN HOUSE
SAN JOAQUIN COUNTY, CALIFORNIA

Thence, (11)	North 84°53'19" West, a distance of 0.35 feet,
Thence, (12)	North 86°29'28" West, a distance of 164.44 feet,
Thence, (13)	South 82°23'04" West, a distance of 132.76 feet,
Thence, (14)	North 55°03'04" West, a distance of 92.50 feet, and
Thence, (15)	South 85°12'15" West, a distance of 620.86 feet to a point on the eastern line of the Delta Mendota Canal;
Thence, (16)	Along said eastern line of the Delta Mendota Canal, the following four (4) courses: North 21°43'28" West, a distance of 223.40 feet,
Thence, (17)	North 55°56'58" West, a distance of 789.53 feet,
Thence, (18)	North 35°20'59" West, a distance of 625.74 feet, and
Thence, (19)	North 55°07'27" West, a distance of 148.30 feet to a point on the boundary line between San Joaquin County and Alameda County;
Thence, (20)	Along said County line, North 01°01'13" East, a distance of 1,374.84 feet to a point on the northern line of Section 20, T2S, R4E, MDM;
Thence, (21)	Along said northern line of Section 20, South 88°56'50" East, a distance of 1,020.35 feet;
Thence, (22)	Leaving said northern line of Section 20, North 00°09'38" East, a distance of 884.08 feet;
Thence, (23)	North 34°15'45" East, a distance of 114.66 feet;
Thence, (24)	North 25°06'10" East, a distance of 44.66 feet;
Thence, (25)	North 21°00'54" East, a distance of 84.59 feet;
Thence, (26)	North 34°33'54" East, a distance of 42.83 feet;
Thence, (27)	North 44°58'41" East, a distance of 18.75 feet;
Thence, (28)	North 56°42'45" East, a distance of 316.67 feet;
Thence, (29)	South 88°53'35" East, a distance of 158.36 feet;

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DESCRIPTION OF INCORPORATION LIMITS
OF THE CITY OF MOUNTAIN HOUSE
SAN JOAQUIN COUNTY, CALIFORNIA

- Thence, (30) North 00°28'54" East, a distance of 169.99 feet;
- Thence, (31) South 88°53'35" East, a distance of 274.98 feet;
- Thence, (32) South 00°28'54" West, a distance of 169.99 feet;
- Thence, (33) South 88°53'35" East, a distance of 348.87 feet;
- Thence, (34) North 78°48'34" East, a distance of 460.65 feet;
- Thence, (35) North 15°08'36" East, a distance of 284.98 feet;
- Thence, (36) North 02°15'36" East, a distance of 88.04 feet;
- Thence, (37) North 36°34'24" West, a distance of 161.99 feet;
- Thence, (38) North 07°58'24" West, a distance of 124.02 feet to a point on the southern line of Grant Line Road, said point hereinafter referred to as Point A;
- Thence, (39) Along said southern line of Grant Line Road, the following two (2) courses: South 85°19'29" West, a distance of 411.98 feet, and
- Thence, (40) South 85°18'46" West, a distance of 2,201.99 feet to a point on the boundary line between San Joaquin County and Alameda County;
- Thence, (41) Along said County line, North 01°01'13" East, a distance of 14,133.67 feet to a point on the northern line of Kelso Road;
- Thence, (42) Along said northern line of Kelso Road, South 89°10'13" East, a distance of 1,529.16 feet to a point on the western line of Great Valley Parkway;
- Thence, (43) Along said western line of Great Valley Parkway, the following eight (8) courses: North 38°44'03" East, a distance of 53.95 feet,
- Thence, (44) North 51°15'37" West, a distance of 80.01 feet,
- Thence, (45) North 38°44'23" East, a distance of 83.09 feet,
- Thence, (46) North 51°15'35" West, a distance of 73.86 feet,

Attachment A
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DESCRIPTION OF INCORPORATION LIMITS
OF THE CITY OF MOUNTAIN HOUSE
SAN JOAQUIN COUNTY, CALIFORNIA

- Thence, (47) North 44°31'12" West, a distance of 120.94 feet,
- Thence, (48) North 45°28'48" East, a distance of 3.98 feet,
- Thence, (49) North 43°17'03" West, a distance of 203.03 feet, and
- Thence, (50) North 46°00'10" West, a distance of 29.28 feet to a point on the southwestern line of Byron Road;
- Thence, (51) Along said southwestern line of Byron Road, North 51°15'35" West, a distance of 1,570.70 feet to a point on the boundary line between San Joaquin County and Alameda County;
- Thence, (52) Along said County line, North 01°06'11" East, a distance of 5,825.60 feet to the northwestern corner of that certain parcel of land described as New Lot 1 in that certain Notice of Lot Line Adjustment recorded March 5, 2020, as Document No. 2020-028896 of Official Records of San Joaquin County;
- Thence, (53) Along the northern line of said New Lot 1, and (for the purposes of this description) along the deed line described as being along the center line of a levee along the south (left) bank of old river in that certain deed to Shea Mountain House, LLC, recorded May 13, 2005, as Document No. 2005-115427 of Official Records of San Joaquin County, as said deed line (DN 2005-115427) is further shown and so designated on the final map for Tract 3645, filed for record October 22, 2007 in Book 41 of Maps and Plats, at page 50, San Joaquin County Records (as noted in the following courses), the following twenty (20) courses: North 54°02'13" East, a distance of 241.35 feet,
- Thence, (54) North 26°03'13" East, a distance of 164.32 feet to a point on said deed line (DN 2005-115427),
- Thence, (55) Along said deed line, South 45°04'52" East, a distance of 49.82 feet,
- Thence, (56) South 81°59'52" East, a distance of 89.99 feet,
- Thence, (57) Leaving said deed line, South 08°00'08" West, a distance of 84.99 feet,
- Thence, (58) South 81°59'52" East, a distance of 499.97 feet,

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DESCRIPTION OF INCORPORATION LIMITS
OF THE CITY OF MOUNTAIN HOUSE
SAN JOAQUIN COUNTY, CALIFORNIA

Thence, (59)	South 31°46'48" East, a distance of 18.59 feet,
Thence, (60)	South 59°59'52" East, a distance of 209.98 feet,
Thence, (61)	North 30°00'08" East, a distance of 87.60 feet to a point on said deed line (DN 2005-115427),
Thence, (62)	Along said deed line, South 59°59'52" East, a distance of 31.77 feet,
Thence, (63)	South 54°13'52" East, a distance of 199.99 feet,
Thence, (64)	South 48°13'52" East, a distance of 189.99 feet,
Thence, (65)	Leaving said deed line, South 01°10'08" West, a distance of 99.99 feet,
Thence, (66)	South 48°13'52" East, a distance of 79.99 feet,
Thence, (67)	North 01°10'08" East, a distance of 99.99 feet to a point on said deed line (DN 2005-115427),
Thence, (68)	Along said deed line, South 59°48'52" East, a distance of 199.99 feet,
Thence, (69)	Leaving said deed line, South 01°10'08" West, a distance of 99.99 feet,
Thence, (70)	South 59°48'52" East, a distance of 289.98 feet,
Thence, (71)	South 47°38'52" East, a distance of 199.49 feet, and
Thence, (72)	North 01°10'08" East, a distance of 99.99 feet to a point on the traverse line (for the purposes of this description) for Mountain House Community Services District (MHCS D) boundary, as said line is described in Resolution 941 adopted by LAFCO on February 23, 1996;
Thence, (73)	Along said traverse line, the following twenty-one (21) courses: South 29°38'34" East, a distance of 130.22 feet,
Thence, (74)	South 43°00'42" East, a distance of 719.63 feet,
Thence, (75)	South 64°54'04" East, a distance of 573.86 feet,

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Thence, (76)	South 70°30'25" East, a distance of 907.78 feet,
Thence, (77)	South 58°30'27" East, a distance of 183.88 feet,
Thence, (78)	South 40°08'21" East, a distance of 322.96 feet,
Thence, (79)	South 44°46'24" East, a distance of 927.42 feet,
Thence, (80)	South 52°47'18" East, a distance of 362.86 feet,
Thence, (81)	South 66°36'47" East, a distance of 1,129.73 feet,
Thence, (82)	South 53°00'31" East, a distance of 615.68 feet,
Thence, (83)	South 37°35'14" East, a distance of 778.81 feet,
Thence, (84)	South 56°07'02" East, a distance of 619.63 feet,
Thence, (85)	South 33°21'55" East, a distance of 789.15 feet,
Thence, (86)	South 35°56'39" East, a distance of 570.06 feet,
Thence, (87)	South 61°47'55" East, a distance of 453.28 feet,
Thence, (88)	North 89°49'22" East, a distance of 497.03 feet,
Thence, (89)	South 49°11'58" East, a distance of 621.96 feet,
Thence, (90)	South 31°41'57" East, a distance of 495.18 feet,
Thence, (91)	South 34°36'14" East, a distance of 563.36 feet,
Thence, (92)	South 54°32'37" East, a distance of 894.48 feet, and
Thence, (93)	South 38°30'52" East, a distance of 951.09 feet to a point on the northwestern line of the Westside Irrigation District's Intake Canal;
Thence, (94)	Along said northwestern line, South 39°07'30" West, a distance of 1,661.55 feet to a point on the north line of the west half of the southeast quarter of Section 3, T2N, R4E, MDM;

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- Thence, (95) Along said north line and the easterly prolongation thereof, South 89°33'35" East, a distance of 369.46 feet to a point on the eastern line of Wicklund Road (60' wide);
- Thence, (96) Along said eastern line of Wicklund Road, the following two (2) courses: South 00°17'30" West, a distance of 2,641.19 feet;
- Thence, (97) South 00°21'21" West, a distance of 1,080.39 feet;
- Thence, (98) Leaving said eastern line, North 89°38'40" West, a distance of 1,134.51 feet to a point on the northeastern line of the lands of Union Pacific Railroad;
- Thence, (99) Along said northeastern line, South 51°15'35" East, a distance of 1,447.33 feet;
- Thence, (100) Leaving said northeastern line, South 00°21'21" West, a distance of 229.63 feet to a point on the southwestern line of Byron Road;
- Thence, (101) Along said southwestern line of Byron Road, the following six (6) courses: North 51°15'35" West, a distance of 1,987.28 feet;
- Thence, (102) Northwesterly, along the arc of a tangent 5,689.15 foot radius curve to the left, through a central angle of 05°40'00", and an arc distance of 562.67 feet;
- Thence, (103) North 56°55'35" West, a distance of 445.60 feet;
- Thence, (104) Northwesterly, along the arc of a tangent 5,769.16 foot radius curve to the right, through a central angle of 05°40'00", and an arc distance of 570.58 feet, said point hereinafter referred to as Point B, and
- Thence, (105) North 51°15'35" West, a distance of 1,094.12 feet to a point on the eastern line of Mountain House Parkway;
- Thence, (106) Along said eastern line of Mountain House Parkway, the following eight (8) courses: South 38°44'25" West, a distance of 27.98 feet,
- Thence, (107) North 51°15'35" West, a distance of 50.00 feet,
- Thence, (108) Southwesterly, along the arc of a non-tangent 1,119.00 foot radius curve to the left, from which the center of said curve lies South

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56°02'19" East, through a central angle of 07°35'07", and an arc distance of 148.14 feet,

- Thence, (109) Southwesterly, along the arc of a reverse 275.00 foot radius curve to the right, through a central angle of 11°30'01", and an arc distance of 55.20 feet,
- Thence, (110) Southwesterly, along the arc of a reverse 255.00 foot radius curve to the left, through a central angle of 18°23'20", and an arc distance of 81.84 feet,
- Thence, (111) Southerly, along the arc of a compound 1,136.00 foot radius curve to the left, through a central angle of 18°57'06", and an arc distance of 375.75 feet,
- Thence, (112) South 00°32'09" West, a distance of 2,711.41 feet, and
- Thence, (113) South 00°31'53" West, a distance of 2,646.31 feet to said **Point of Beginning**.

Together therewith a strip of land lying between said deed line along the centerline of the levee along the south (left) bank of Old River and the south (left) bank of Old River, as said strip is shown and so designated on said final map (41 M&P 50).

Also together therewith a strip of land lying between said traverse line for MHCSO along the south (left) bank of Old River and the south (left) bank of Old River.

Excepting therefrom, the following described parcel of land:

Commencing at the point hereinabove referred to as Point A;

- Thence, (114) From said Point of Commencement, along the southern line of Grant Line Road, North 85°19'29" East, a distance of 60.16 feet;
- Thence, (115) Leaving said southern line of Grant Line Road, North 02°11'00" West, a distance of 69.02 feet;
- Thence, (116) North 06°49'00" East, a distance of 78.42 feet to the southwestern corner of Parcel D, as said Parcel D is shown and so designated on the final map for Tract 3649, filed for record on October 25, 2013, in Book 41 of Maps and Plats, as page 98, San Joaquin County Records, said point being the **Point of Beginning** for this description;

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- Thence, (117) From said Point of Beginning, South 89°20'09" West, a distance of 114.27 feet,
- Thence, (118) South 81°18'24" West, a distance of 114.27 feet,
- Thence, (119) South 88°59'31" West, a distance of 124.96 feet, and
- Thence, (120) South 81°39'02" West, a distance of 124.96 feet to a point on the eastern line of Parcel P, as said Parcel P is shown and so designated on said final map (41 M&P 98);
- Thence, (121) Along said eastern line of Parcel P, North 00°28'05" East, a distance of 645.31 feet to a point on the western line of said Parcel D;
- Thence, (122) along said western line of Parcel D, the following four (4) courses:
South 55°49'00" East, a distance of 386.83 feet;
- Thence, (123) South 40°04'00" East, a distance of 199.99 feet;
- Thence, (124) South 15°38'00" East, a distance of 129.99 feet;
- Thence, (125) South 06°49'00" West, a distance of 111.57 feet to said **Point of Beginning**.

Also excepting therefrom, the following described parcel of land:

Commencing at the point hereinabove referred to as Point B;

- Thence, (126) From said point of Commencement, North 30°43'50" East, a distance of 282.75 feet to a point on the northeastern line of the lands of Union Pacific Railroad, said point being the **Point of Beginning** for this description;
- Thence, (127) From said Point of Beginning, along said northeastern line, North 51°15'35" West, a distance of 1,638.86 feet to the western line of Section 3, T2N, R4 East, MDM;
- Thence, (128) Along said western line of Section 3, North 00°40'23" East, a distance of 1,460.78 feet to the northern line of the southwestern quarter of said Section 3;

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- Thence, (129) Along said northern line, South 89°33'35" East, a distance of 1,288.31 feet to a point on the western line of Henderson Road (60' wide);
- Thence, (130) Along said western line of Henderson Road, South 00°37'40" West, a distance of 2,476.51 feet to said **Point of Beginning**.

Also excepting therefrom, the following described parcel of land:

Commencing at the point hereinabove referred to as Point B;

- Thence, (131) From said Point of Commencement, North 38°19'48" East, a distance of 330.00 feet to a point on the eastern line of Henderson Road (60' wide), said point being the **Point of Beginning** for this description;
- Thence, (132) From said Point of Beginning, along said eastern line of Henderson Road, North 00°37'40" East, a distance of 266.20 feet;
- Thence, (133) Leaving said eastern line, South 51°15'35" East, a distance of 209.00 feet;
- Thence, (134) North 00°37'40" East, a distance of 43.00 feet;
- Thence, (135) South 79°34'54" East, a distance of 41.24 feet;
- Thence, (136) South 00°37'40" West, a distance of 34.50 feet;
- Thence, (137) South 89°33'04" East, a distance of 32.00 feet;
- Thence, (138) South 00°37'40" West, a distance of 278.50 feet to a point on the northern line of Bethany Road;
- Thence, (139) Along said northern line, North 89°33'04" West, a distance of 58.75 feet;
- Thence, (140) Leaving said northern line, North 51°15'35" West, a distance of 226.65 feet to said **Point of Beginning**.

Containing a total of approximately 4,429.0 acres (grid) of land, more or less, calculated to said south (left bank) of Old River, and Containing approximately 4,419.6 acres (grid) of land, more or less, calculated to said deed line and said traverse line.

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Courses are based on the California Coordinate System of 1983, Zone 3. Distances shown are grid distances To obtain ground distances divide grid distances by the combined scale factor of 0.99993260 calculated at the geodetic coordinates of control point "mh1", as shown on that certain record of survey filed April 14, 2004, in Book 35 of Surveys at page 129, San Joaquin County Records.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale of the land described.

END OF DESCRIPTION



Sabrina Kyle Pack, P.L.S
L.S No. 8164

Attachment "A"

LAFCo Resolution 23-1526

Parcel Map Check Report

Parcel Name: BOUNDARY - INCORPORATION LIMITS (no exclusions, area check only)

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 2,102,837.1553'

East: 6,263,530.4046'

Segment# 1: Line

Course: S0°29'42"W

Length: 5,280.07'

North: 2,097,557.2823'

East: 6,263,484.7886'

Segment# 2: Line

Course: N88°53'08"W

Length: 30.00'

North: 2,097,557.8658'

East: 6,263,454.7943'

Segment# 3: Line

Course: N89°08'44"W

Length: 2,644.11'

North: 2,097,597.2956'

East: 6,260,810.9783'

Segment# 4: Line

Course: S0°34'12"W

Length: 2,790.38'

North: 2,094,807.0537'

East: 6,260,783.2190'

Segment# 5: Line

Course: N84°49'32"W

Length: 602.89'

North: 2,094,861.4274'

East: 6,260,182.7859'

Segment# 6: Line

Course: N83°53'41"W

Length: 800.12'

North: 2,094,946.5247'

East: 6,259,387.2041'

Segment# 7: Line

Course: N85°00'07"W

Length: 650.01'

North: 2,095,003.1548'

East: 6,258,739.6657'

Segment# 8: Line

Course: N81°38'12"W	Length: 269.64'
North: 2,095,042.3739'	East: 6,258,472.8931'

Segment# 9: Line

Course: N86°25'24"W	Length: 330.18'
North: 2,095,062.9719'	East: 6,258,143.3562'

Segment# 10: Line

Course: N84°53'19"W	Length: 0.35'
North: 2,095,063.0031'	East: 6,258,143.0076'

Segment# 11: Line

Course: N86°29'28"W	Length: 164.44'
North: 2,095,073.0673'	East: 6,257,978.8759'

Segment# 12: Line

Course: S82°23'04"W	Length: 132.76'
North: 2,095,055.4733'	East: 6,257,847.2869'

Segment# 13: Line

Course: N55°03'04"W	Length: 92.50'
North: 2,095,108.4615'	East: 6,257,771.4680'

Segment# 14: Line

Course: S85°12'15"W	Length: 620.86'
North: 2,095,056.5542'	East: 6,257,152.7817'

Segment# 15: Line

Course: N21°43'28"W	Length: 223.40'
North: 2,095,264.0872'	East: 6,257,070.0917'

Segment# 16: Line

Course: N55°56'58"W	Length: 789.53'
North: 2,095,706.1641'	East: 6,256,415.9315'

Segment# 17: Line

Course: N35°20'59"W	Length: 625.74'
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North: 2,096,216.5401'

East: 6,256,053.8998'

Segment# 18: Line

Course: N55°07'27"W

Length: 148.30'

North: 2,096,301.3380'

East: 6,255,932.2355'

Segment# 19: Line

Course: N1°01'13"E

Length: 1,374.84'

North: 2,097,675.9600'

East: 6,255,956.7163'

Segment# 20: Line

Course: S88°56'50"E

Length: 1,020.35'

North: 2,097,657.2127'

East: 6,256,976.8940'

Segment# 21: Line

Course: N0°09'38"E

Length: 884.08'

North: 2,098,541.2893'

East: 6,256,979.3714'

Segment# 22: Line

Course: N34°15'45"E

Length: 114.66'

North: 2,098,636.0520'

East: 6,257,043.9233'

Segment# 23: Line

Course: N25°06'10"E

Length: 44.66'

North: 2,098,676.4938'

East: 6,257,062.8700'

Segment# 24: Line

Course: N21°00'54"E

Length: 84.59'

North: 2,098,755.4574'

East: 6,257,093.2050'

Segment# 25: Line

Course: N34°33'54"E

Length: 42.83'

North: 2,098,790.7272'

East: 6,257,117.5043'

Segment# 26: Line

Course: N44°58'41"E

Length: 18.75'

North: 2,098,803.9905'

East: 6,257,130.7574'

Segment# 27: Line
Course: N56°42'45"E Length: 316.67'
North: 2,098,977.7918' East: 6,257,395.4705'

Segment# 28: Line
Course: S88°53'35"E Length: 158.36'
North: 2,098,974.7325' East: 6,257,553.8009'

Segment# 29: Line
Course: N0°28'54"E Length: 169.99'
North: 2,099,144.7165' East: 6,257,555.2300'

Segment# 30: Line
Course: S88°53'35"E Length: 274.98'
North: 2,099,139.4043' East: 6,257,830.1586'

Segment# 31: Line
Course: S0°28'54"W Length: 169.99'
North: 2,098,969.4203' East: 6,257,828.7296'

Segment# 32: Line
Course: S88°53'35"E Length: 348.87'
North: 2,098,962.6806' East: 6,258,177.5345'

Segment# 33: Line
Course: N78°48'34"E Length: 460.65'
North: 2,099,052.0801' East: 6,258,629.4262'

Segment# 34: Line
Course: N15°08'36"E Length: 284.98'
North: 2,099,327.1643' East: 6,258,703.8729'

Segment# 35: Line
Course: N2°15'36"E Length: 88.04'
North: 2,099,415.1358' East: 6,258,707.3447'

Segment# 36: Line
Course: N36°34'24"W Length: 161.99'
North: 2,099,545.2292' East: 6,258,610.8227'

Segment# 37: Line
Course: N7°58'24"W Length: 124.02'
North: 2,099,668.0502' East: 6,258,593.6196'

Segment# 38: Line
Course: S85°19'29"W Length: 411.98'
North: 2,099,634.4704' East: 6,258,183.0104'

Segment# 39: Line
Course: S85°18'46"W Length: 2,201.99'
North: 2,099,454.5320' East: 6,255,988.3847'

Segment# 40: Line
Course: N1°01'13"E Length: 14,133.67'
North: 2,113,585.9612' East: 6,256,240.0526'

Segment# 41: Line
Course: S89°10'13"E Length: 1,529.16'
North: 2,113,563.8176' East: 6,257,769.0522'

Segment# 42: Line
Course: N38°44'03"E Length: 53.95'
North: 2,113,605.9017' East: 6,257,802.8092'

Segment# 43: Line
Course: N51°15'37"W Length: 80.01'
North: 2,113,655.9707' East: 6,257,740.4016'

Segment# 44: Line
Course: N38°44'23"E Length: 83.09'
North: 2,113,720.7806' East: 6,257,792.3980'

Segment# 45: Line

Course: N51°15'35"W	Length: 73.86'
North: 2,113,767.0015'	East: 6,257,734.7879'

Segment# 46: Line

Course: N44°31'12"W	Length: 120.94'
North: 2,113,853.2325'	East: 6,257,649.9898'

Segment# 47: Line

Course: N45°28'48"E	Length: 3.98'
North: 2,113,856.0231'	East: 6,257,652.8276'

Segment# 48: Line

Course: N43°17'03"W	Length: 203.03'
North: 2,114,003.8212'	East: 6,257,513.6267'

Segment# 49: Line

Course: N46°00'10"W	Length: 29.28'
North: 2,114,024.1598'	East: 6,257,492.5635'

Segment# 50: Line

Course: N51°15'35"W	Length: 1,570.70'
North: 2,115,007.0899'	East: 6,256,267.4321'

Segment# 51: Line

Course: N1°06'11"E	Length: 5,825.60'
North: 2,120,831.6104'	East: 6,256,379.5793'

Segment# 52: Line

Course: N54°02'13"E	Length: 241.35'
North: 2,120,973.3464'	East: 6,256,574.9270'

Segment# 53: Line

Course: N26°03'13"E	Length: 164.32'
North: 2,121,120.9688'	East: 6,256,647.0983'

Segment# 54: Line

Course: S45°04'52"E	Length: 49.82'
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North: 2,121,085.7906'

East: 6,256,682.3762'

Segment# 55: Line

Course: S81°59'52"E

Length: 89.99'

North: 2,121,073.2630'

East: 6,256,771.4900'

Segment# 56: Line

Course: S8°00'08"W

Length: 84.99'

North: 2,120,989.1006'

East: 6,256,759.6584'

Segment# 57: Line

Course: S81°59'52"E

Length: 499.97'

North: 2,120,919.4990'

East: 6,257,254.7600'

Segment# 58: Line

Course: S31°46'48"E

Length: 18.59'

North: 2,120,903.6961'

East: 6,257,264.5506'

Segment# 59: Line

Course: S59°59'52"E

Length: 209.98'

North: 2,120,798.6990'

East: 6,257,446.3945'

Segment# 60: Line

Course: N30°00'08"E

Length: 87.60'

North: 2,120,874.5611'

East: 6,257,490.1975'

Segment# 61: Line

Course: S59°59'52"E

Length: 31.77'

North: 2,120,858.6751'

East: 6,257,517.7105'

Segment# 62: Line

Course: S54°13'52"E

Length: 199.99'

North: 2,120,741.7775'

East: 6,257,679.9786'

Segment# 63: Line

Course: S48°13'52"E

Length: 189.99'

North: 2,120,615.2199'

East: 6,257,821.6804'

Segment# 64: Line
Course: S1°10'08"W Length: 99.99'
North: 2,120,515.2507' East: 6,257,819.6406'

Segment# 65: Line
Course: S48°13'52"E Length: 79.99'
North: 2,120,461.9672' East: 6,257,879.3002'

Segment# 66: Line
Course: N1°10'08"E Length: 99.99'
North: 2,120,561.9364' East: 6,257,881.3399'

Segment# 67: Line
Course: S59°48'52"E Length: 199.99'
North: 2,120,461.3810' East: 6,258,054.2116'

Segment# 68: Line
Course: S1°10'08"W Length: 99.99'
North: 2,120,361.4118' East: 6,258,052.1719'

Segment# 69: Line
Course: S59°48'52"E Length: 289.98'
North: 2,120,215.6093' East: 6,258,302.8310'

Segment# 70: Line
Course: S47°38'52"E Length: 199.49'
North: 2,120,081.2156' East: 6,258,450.2576'

Segment# 71: Line
Course: N1°10'08"E Length: 99.99'
North: 2,120,181.1848' East: 6,258,452.2974'

Segment# 72: Line
Course: S29°38'34"E Length: 130.22'
North: 2,120,068.0072' East: 6,258,516.7030'

Segment# 73: Line
Course: S43°00'42"E Length: 719.63'
North: 2,119,541.8031' East: 6,259,007.5966'

Segment# 74: Line
Course: S64°54'04"E Length: 573.86'
North: 2,119,298.3821' East: 6,259,527.2711'

Segment# 75: Line
Course: S70°30'25"E Length: 907.78'
North: 2,118,995.4626' East: 6,260,383.0189'

Segment# 76: Line
Course: S58°30'27"E Length: 183.88'
North: 2,118,899.4061' East: 6,260,539.8149'

Segment# 77: Line
Course: S40°08'21"E Length: 322.96'
North: 2,118,652.5093' East: 6,260,748.0099'

Segment# 78: Line
Course: S44°46'24"E Length: 927.42'
North: 2,117,994.1351' East: 6,261,401.1954'

Segment# 79: Line
Course: S52°47'18"E Length: 362.86'
North: 2,117,774.6915' East: 6,261,690.1796'

Segment# 80: Line
Course: S66°36'47"E Length: 1,129.73'
North: 2,117,326.2578' East: 6,262,727.0967'

Segment# 81: Line
Course: S53°00'31"E Length: 615.68'
North: 2,116,955.8063' East: 6,263,218.8563'

Segment# 82: Line

Course: S37°35'14"E	Length: 778.81'
North: 2,116,338.6572'	East: 6,263,693.9059'

Segment# 83: Line	
Course: S56°07'02"E	Length: 619.63'
North: 2,115,993.2162'	East: 6,264,208.3102'

Segment# 84: Line	
Course: S33°21'55"E	Length: 789.15'
North: 2,115,334.1329'	East: 6,264,642.3228'

Segment# 85: Line	
Course: S35°56'39"E	Length: 570.06'
North: 2,114,872.6184'	East: 6,264,976.9461'

Segment# 86: Line	
Course: S61°47'55"E	Length: 453.28'
North: 2,114,658.4109'	East: 6,265,376.4181'

Segment# 87: Line	
Course: N89°49'22"E	Length: 497.03'
North: 2,114,659.9482'	East: 6,265,873.4457'

Segment# 88: Line	
Course: S49°11'58"E	Length: 621.96'
North: 2,114,253.5422'	East: 6,266,344.2624'

Segment# 89: Line	
Course: S31°41'57"E	Length: 495.18'
North: 2,113,832.2338'	East: 6,266,604.4593'

Segment# 90: Line	
Course: S34°36'14"E	Length: 563.36'
North: 2,113,368.5334'	East: 6,266,924.3913'

Segment# 91: Line	
Course: S54°32'37"E	Length: 894.48'

North: 2,112,849.6606'

East: 6,267,652.9965'

Segment# 92: Line

Course: S38°30'52"E

Length: 951.09'

North: 2,112,105.4791'

East: 6,268,245.2515'

Segment# 93: Line

Course: S39°07'30"W

Length: 1,661.55'

North: 2,110,816.4966'

East: 6,267,196.7896'

Segment# 94: Line

Course: S89°33'35"E

Length: 369.46'

North: 2,110,813.6575'

East: 6,267,566.2387'

Segment# 95: Line

Course: S0°17'30"W

Length: 2,641.19'

North: 2,108,172.5018'

East: 6,267,552.7937'

Segment# 96: Line

Course: S0°21'21"W

Length: 1,080.39'

North: 2,107,092.1326'

East: 6,267,546.0840'

Segment# 97: Line

Course: N89°38'40"W

Length: 1,134.51'

North: 2,107,099.1729'

East: 6,266,411.5959'

Segment# 98: Line

Course: S51°15'35"E

Length: 1,447.33'

North: 2,106,193.4466'

East: 6,267,540.4998'

Segment# 99: Line

Course: S0°21'21"W

Length: 229.63'

North: 2,105,963.8210'

East: 6,267,539.0737'

Segment# 100: Line

Course: N51°15'35"W

Length: 1,987.28'

North: 2,107,207.4432'

East: 6,265,989.0138'

Segment# 101: Curve

Length: 562.67'

Delta: 5°40'00"

Chord: 562.44'

Course In: S38°44'25"W

RP North: 2,102,769.9593'

End North: 2,107,537.2971'

Radius: 5,689.15'

Tangent: 281.57'

Course: N54°05'35"W

Course Out: N33°04'25"E

East: 6,262,428.7942'

East: 6,265,533.4548'

Segment# 102: Line

Course: N56°55'35"W

North: 2,107,780.4682'

Length: 445.60'

East: 6,265,160.0553'

Segment# 103: Curve

Length: 570.58'

Delta: 5°40'00"

Chord: 570.35'

Course In: N33°04'25"E

RP North: 2,112,614.8521'

End North: 2,108,114.9610'

Radius: 5,769.16'

Tangent: 285.52'

Course: N54°05'35"W

Course Out: S38°44'25"W

East: 6,268,308.3786'

East: 6,264,698.0895'

Segment# 104: Line

Course: N51°15'35"W

North: 2,108,799.6516'

Length: 1,094.12'

East: 6,263,844.6861'

Segment# 105: Line

Course: S38°44'25"W

North: 2,108,777.8275'

Length: 27.98'

East: 6,263,827.1764'

Segment# 106: Line

Course: N51°15'35"W

North: 2,108,809.1170'

Length: 50.00'

East: 6,263,788.1769'

Segment# 107: Curve

Length: 148.14'

Delta: 7°35'07"

Chord: 148.03'

Radius: 1,119.00'

Tangent: 74.18'

Course: S30°10'07"W

Course In: S56°02'19"E
RP North: 2,108,184.0055'
End North: 2,108,681.1343'

Course Out: N63°37'26"W
East: 6,264,716.2914'
East: 6,263,713.7826'

Segment# 108: Curve

Length: 55.20'
Delta: 11°30'01"
Chord: 55.10'
Course In: N63°37'26"W
RP North: 2,108,803.3063'
End North: 2,108,634.4673'

Radius: 275.00'
Tangent: 27.69'
Course: S32°07'34"W
Course Out: S52°07'25"E
East: 6,263,467.4109'
East: 6,263,684.4786'

Segment# 109: Curve

Length: 81.84'
Delta: 18°23'20"
Chord: 81.49'
Course In: S52°07'25"E
RP North: 2,108,477.9075'
End North: 2,108,562.9758'

Radius: 255.00'
Tangent: 41.28'
Course: S28°40'55"W
Course Out: N70°30'45"W
East: 6,263,885.7596'
East: 6,263,645.3674'

Segment# 110: Curve

Length: 375.75'
Delta: 18°57'06"
Chord: 374.04'
Course In: S70°30'45"E
RP North: 2,108,184.0048'
End North: 2,108,194.6286'

Radius: 1,136.00'
Tangent: 189.61'
Course: S10°00'42"W
Course Out: N89°27'51"W
East: 6,264,716.2909'
East: 6,263,580.3406'

Segment# 111: Line

Course: S0°32'09"W
North: 2,105,483.3372'

Length: 2,711.41'
East: 6,263,554.9837'

Segment# 112: Line

Course: S0°31'54"W
North: 2,105,483.3372'

Length: 0.00'
East: 6,263,554.9837'

Segment# 113: Line

Course: S0°31'53"W
North: 2,102,837.1410'

Length: 2,646.31'
East: 6,263,530.4409'

Perimeter: 84,126.58'
Error Closure: 0.0390
Error North : -0.01430

Area: 4,484.3Acre
Course: S68°29'40"E
East: 0.03630

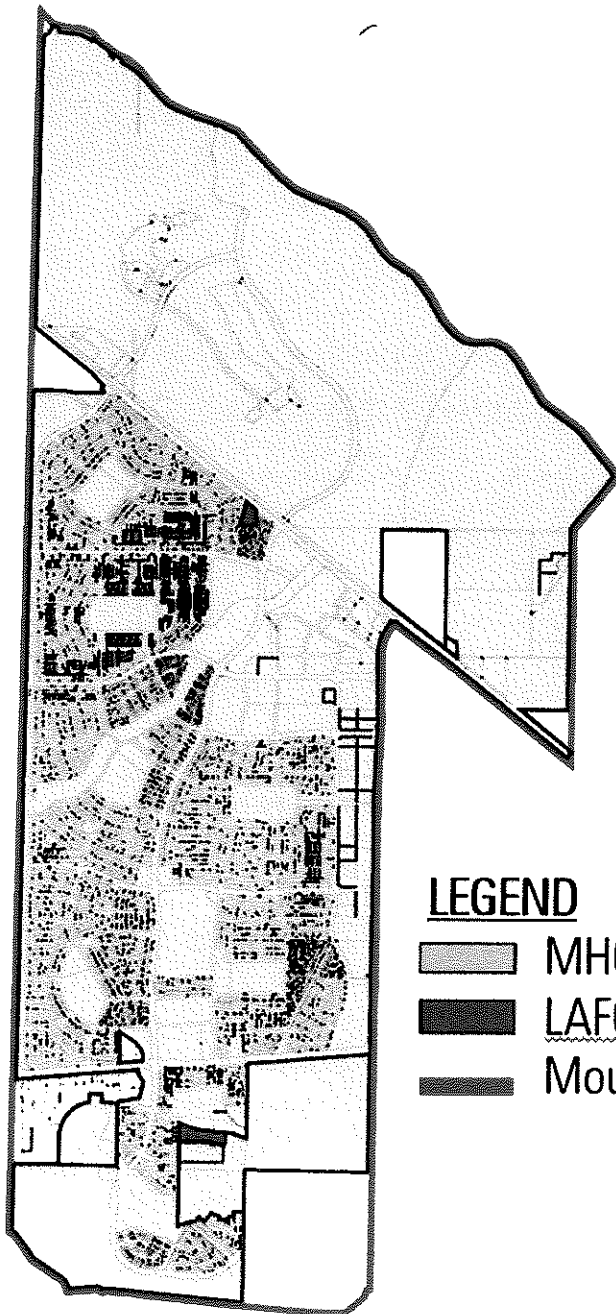
Precision 1: 2,157,091.79

ATTACHMENT "B"




Sphere of Influence for New City of Mountain House

ATTACHMENT "B"

CITY OF MOUNTAIN HOUSE SPHERE OF INFLUENCE



LEGEND

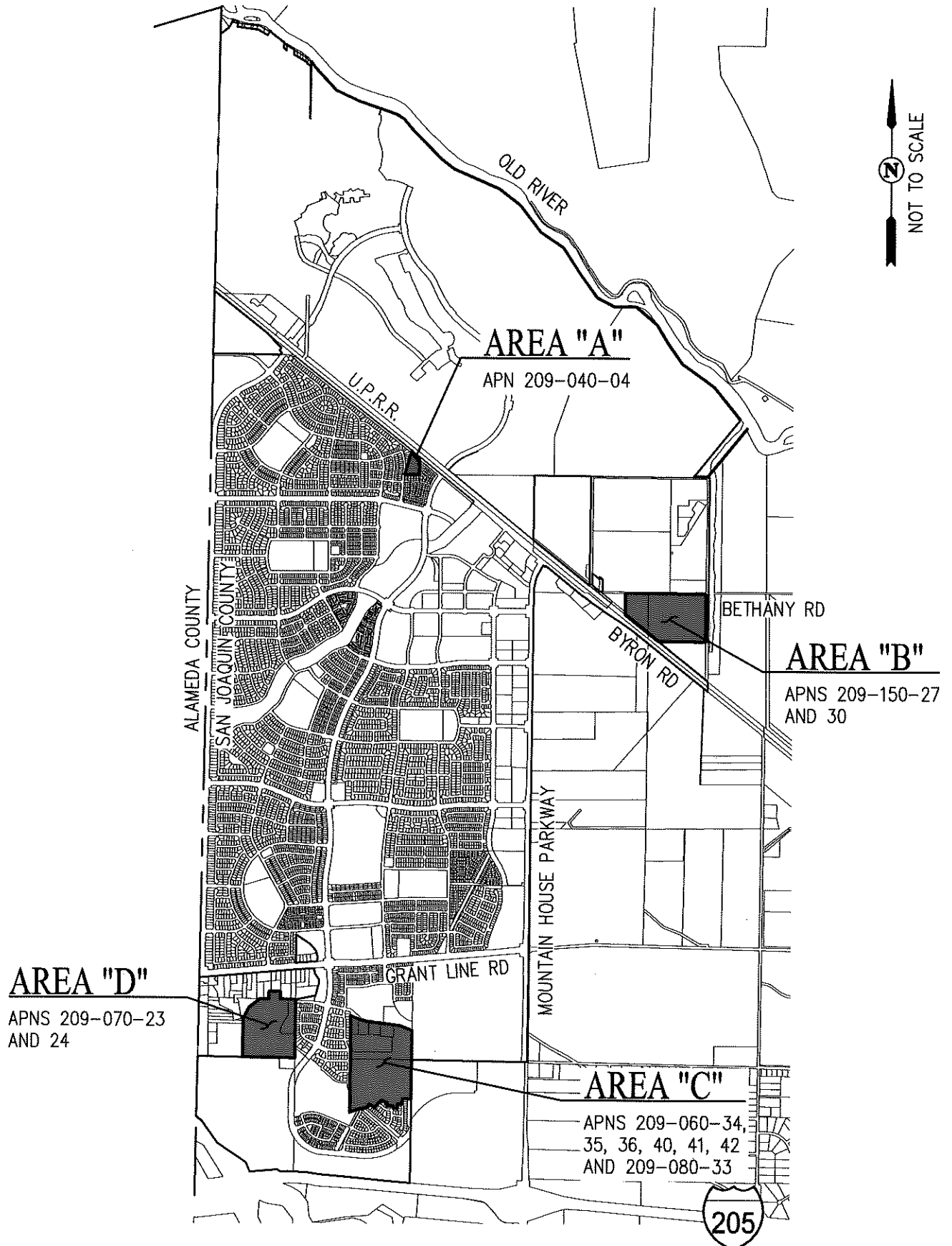
-  MHCSD Proposed Boundary
-  LAFCo Alternative Boundary Additions
-  Mountain House Sphere of Influence

ATTACHMENT "C"

Depiction of Territory to be Detached from Tracy Rural Fire Protection District

ATTACHMENT "C"

DETACHMENT AREAS FROM TRACY RURAL FIRE DISTRICT



VICINITY MAP OF DETACHED AREAS

Attachment "C"

Detachment Areas From Tracy Rural Fire District

Detailed descriptions on following pages.

AREA "A"

APN: 209-040-04:

A 2.66 acre parcel commonly referred to as 18764 West Byron Road. More particularly described as:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE RUN SOUTH 89° 26' WEST 339.4 FEET TO A POINT; THENCE NORTH 16° 06' EAST 590.2 FEET TO THE SOUTHERLY LINE OF A 60 FOOT COUNTY ROAD KNOWN AS BYRON ROAD; THENCE SOUTH 52° 09' EAST ALONG SAID SOUTHERLY LINE OF BYRON ROAD 220.91 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 0° 10' 20" EAST ALONG SAID EAST LINE 428.14 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN DEED TO COUNTY OF SAN JOAQUIN RECORDED APRIL 29, 1963 IN BOOK 2684 OF OFFICIAL RECORDS, PAGE 71, SAN JOAQUIN COUNTY RECORDS.

AREA "B"

APN: 209-150-30:

A 7.0 acre parcel commonly referred to as 17350 West Bethany Road. More particularly described as:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD 4" BY 4" POST SCRIBED "1/45" AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89° 53' 30" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1000.6 FEET, MORE OR LESS, TO A STEEL AXLE IN THE NORTHEAST LINE OF RIGHT OF WAY OF SOUTHERN PACIFIC RAILROAD; THENCE ALONG SAID RIGHT OF WAY, AS FOLLOWS:

SOUTH 51° 48' 30" EAST 299.1 FEET; THENCE SOUTH 38° 11' 30" WEST 50.0 FEET; THENCE SOUTH 51° 30' EAST 1089.7 FEET TO A STEEL AXLE IN THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE DUE

Attachment "C"

Detachment Areas From Tracy Rural Fire District

NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 900.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO RANKINS AG, INC., A CALIFORNIA CORPORATION BY DEED RECORDED MARCH 25, 1997 AS INSTRUMENT NO. 97029254, SAN JOAQUIN COUNTY RECORDS.

APN: 209-150-27:

A 33.3 acre parcel currently unaddressed bounded by West Bethany Road, Wicklund Road and the Union Pacific Rail Road. More particularly described as:

ALL THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN WHICH LIES NORTH AND NORTHEAST OF THE RAILROAD RUNNING THROUGH SAID TRACT OF LAND.

EXCEPT THEREFROM A STRIP OF LAND 10 FEET WIDE PARALLEL WITH AND CONTIGUOUS TO THE EASTERLY RIGHT OF WAY FENCE OF THE SOUTHERN PACIFIC RAILROAD COMPANY DESCRIBED IN DEED TO WEST SIDE IRRIGATION DISTRICT, RECORDED AUGUST 1, 1919 IN BOOK "A" OF DEEDS, VOL. 369, PAGE 364, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPT THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO CLYDE T. MARTIN AND LINDA L. MARTIN, HIS WIFE, BY DEED RECORDED JANUARY 11, 1989 AS INSTRUMENT NO. 89002262, SAN JOAQUIN COUNTY RECORDS.

AREA "C"

APN: 209-060-34:

A 1.63 acre parcel commonly referred to as 19382 West Grant Line Road. More particularly described as:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, M.D.B. AND M., DESCRIBED AS FOLLOWS:

PARCEL A AS PER PARCEL MAP FILED AUGUST 7, 1987 IN VOLUME 15 OF PARCEL MAPS, PAGE 37, SAN JOAQUIN COUNTY RECORDS.

PARCEL NO. 2:

Attachment "C"

Detachment Areas From Tracy Rural Fire District

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY AND AS SHOWN ON PARCEL MAP FILED AUGUST 7, 1987 IN VOLUME 15 OF PARCEL MAPS, PAGE 37, SAN JOAQUIN COUNTY RECORDS OVER THE FOLLOWING DESCRIBED PROPERTY:

A 25 FOOT STRIP OF LAND LYING AND BEING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, M.D.B.AND M., THE CENTERLINE OF SAID 25 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF GRANT LINE ROAD AND THE CENTERLINE OF 40 FOOT WIDE BYRON BETHANY IRRIGATION DISTRICT CANAL, SAID POINT BEING DESCRIBED AS PARCEL 5 (A) OF INSTRUMENT RECORDED MARCH 7, 1921 IN BOOK A OF DEEDS, VOLUME 469, PAGE 232, SAN JOAQUIN COUNTY RECORDS; THENCE SOUTH 84° 50' WEST, ALONG THE SOUTH LINE OF GRANT LINE ROAD, A DISTANCE OF 32.52 FEET TO A POINT WHICH IS 32.50 FEET, AT RIGHT ANGLES, FROM THE CENTERLINE OF BYRON BETHANY IRRIGATION DISTRICT CANAL, AND BEING THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE PARALLEL TO AND DISTANT 32.50 FEET, AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID CANAL, THE FOLLOWING 6 COURSES AND DISTANCES:

- (1) SOUTH 3° 13' EAST 116.00 FEET;
- (2) SOUTH 40° 58" EAST, 121.11 FEET;
- (3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 139.11 FEET AND AN ARC LENGTH OF 132.20 FEET;
- (4) SOUTH 14° 23' WEST, 330.00 FEET;
- (5) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 123.59 FEET AND AN ARC LENGTH OF 168.31 FEET;
- (6) SOUTH 68° 12' EAST, 759.22 FEET TO THE WEST LINE OF A 26.14 ACRE PARCEL CONVEYED TO MARGARET TUSO BY DEED RECORDED DECEMBER 29, 1970 IN VOLUME 3472, PAGE 96, SAN JOAQUIN COUNTY RECORDS, SAID POINT ON THE WEST LINE BEING THE TERMINATION OF THE HEREIN DESCRIBED CENTERLINE. THE SIDELINES OF THE HEREIN DESCRIBED 25 FOOT STRIP SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE AT THE PROPERTY LINE.

APN 209-060-35:

A 1.67 acre parcel commonly referred to as 19376 West Grant Line Road. More particularly described as:

PARCEL ONE:

Attachment "C"

Detachment Areas From Tracy Rural Fire District

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B OF PARCEL MAP RECORDED AUGUST 7, 1987 IN BOOK 15 OF PARCEL MAPS, PAGE 37, SAN JOAQUIN COUNTY RECORDS.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO BE APPURTENANT TO THE LAND SHOWN ON THE PARCEL MAP RECORDED AUGUST 7, 1987 IN BOOK 15 OF PARCEL MAPS, PAGE 37, SAN JOAQUIN COUNTY RECORDS, OVER THE FOLLOWING DESCRIBED PROPERTY:

A 25 FOOT STRIP OF LAND LYING AND BEING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, THE CENTERLINE OF SAID 25 FOOT STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH UNE OF GRANT LINE ROAD (FORMERLY A STATE HIGHWAY) WITH THE CENTERLINE OF THE 40 FOOT WIDE BYRON BETHANY IRRIGATION DISTRICT CANAL, SAID POINT OF COMMENCEMENT BEING DESCRIBED IN PARCEL 5 (A) OF THAT CERTAIN DOCUMENT RECORDED MARCH 7, 1921, IN BOOK "A" VOLUME 469 OF DEEDS AT PAGE 232, SAN JOAQUIN COUNTY RECORDS; THENCE SOUTH 84° 50' WEST, ALONG THE SOUTH LINE OF SAID GRANT UNE ROAD, A DISTANCE OF 32.52 FEET TO A POINT WHICH IS 32.50 FEET WEST (AT RIGHT ANGLES) FROM THE CENTERLINE OF SAID BYRON BETHANY IRRIGATION DISTRICT CANAL, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE PARALLEL TO AND DISTANT 32.50 FEET (AT RIGHT ANGLES) FROM THE CENTERLINE OF SAID CANAL, THE FOLLOWING SIX (6) COURSES: (1) SOUTH 3° 13' EAST 116.00 FEET; THENCE (2) SOUTH 40° 58' EAST 121.11 FEET; THENCE (3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 139.11 FEET AND AN ARC LENGTH OF 132.20 FEET; THENCE (4) SOUTH 14° 23' WEST 330.00 FEET; THENCE (5) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 123.59 FEET AND AN ARC LENGTH OF 168.31 FEET; THENCE (6) SOUTH 68° 12' EAST 759.22 FEET TO THE WEST LINE OF A 26.14 ACRE PARCEL BELONGING TO MARGARET TUSO, SAID PARCEL BEING DESCRIBED AS AN EXCEPTION IN A DEED RECORDED DECEMBER 29, 1970 IN BOOK 3472 AT PAGE 96, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, SAID POINT ON THE WEST UNE BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE. THE SIDELINES OF THE HEREIN DESCRIBED 25 FOOT STRIP SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE AT THE PROPERTY LINE.

Attachment "C"

Detachment Areas From Tracy Rural Fire District

APN 209-060-36:

A 1.67 acre parcel commonly referred to as 19370 West Grant Line Road. More particularly described as:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL C, AS SHOWN ON THE MAP ENTITLED, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY ON AUGUST 7, 1987, IN BOOK 15 OF PARCEL MAPS, MAP NO. 37.

PARCEL TWO:

A 50 FOOT STRIP OF LAND FOR INGRESS AND EGRESS, CREATED BY SEVERAL INSTRUMENTS OF RECORDS, BEING MORE PARTICULARLY DESCRIBED IN BOOK 3818, AT PAGE 217 AND INSTRUMENT NO. 85-87459 AND 88-38759.

PARCEL THREE:

A 25 FOOT RIGHT OF WAY AS CREATED BY THAT CERTAIN PARCEL MAP RECORDED IN BOOK 15 OF PARCEL MAPS, AT PAGE 37.

APN 209-060-40 AND 209-060-41:

An 11.40 acre parcel and an 8.25 acre parcel commonly referred to as 19352 West Grant Line Road. More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, BEING PARCEL TWO OF RESULTANT PARCEL B OF LOT LINE ADJUSTMENT LA 97-53, NOTICE THEREOF HAVING BEEN RECORDED JANUARY 26, 1998 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 98007810, WHICH PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4-INCH IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 16, NORTH 89° 06' 45" WEST 1,395.67 FEET TO A ONE-INCH IRON PIPE; THENCE, LEAVING SAID SOUTH LINE OF SECTION 16, NORTH 00° 28' 18" EAST 975.67 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN 40 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO BYRON-BETHANY IRRIGATION DISTRICT RECORDED MARCH 7, 1921 IN BOOK "A OF DEEDS, VOLUME 469, PAGE 232, SAN JOAQUIN COUNTY RECORDS; THENCE, ALONG THE SOUTH LINE OF SAID 40 FOOT WIDE STRIP, THE FOLLOWING FOUR COURSES: (1) SOUTH 67° 33' 45" EAST 248.22 FEET, (2) SOUTH 75° 34' 45" EAST

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Detachment Areas From Tracy Rural Fire District

192.76 FEET, (3) THENCE SOUTH 83° 22' 45" EAST 708.90 FEET, AND (4) SOUTH 69° 19' 45" EAST 291.76 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE, ALONG SAID EAST LINE, SOUTH 00° 29' 48" WEST 669.80 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO ENTER AND TAKE ALL THE USUAL NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS AND TO REMOVE ALL THE ALL, GAS AND/OR MINERALS AS SAVED AND EXCEPTED IN THE DEED EXECUTED BY BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, RECORDED MARCH 30, 1936 IN BOOK 526 OF OFFICIAL RECORDS, PAGE 389, UNDER RECORDER'S SERIAL NUMBER 4743, AND IN THE DEED EXECUTED BY G.O. HEINE RECORDED JULY 10, 1941 IN BOOK 737 OF OFFICIAL RECORDS, PAGE 254, UNDER RECORDER'S SERIAL NUMBER 11758.

ALSO EXCEPT PARCELS A, B AND C AS SHOWN ON THE MAP FILED AUGUST 11, 1987 IN THE OFFICE OF THE SAN JOAQUIN COUNTY RECORDER IN BOOK 15 OF PARCEL MAPS, PAGE 37.

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL (RESULTANT PARCEL A - LA 97-53 - OR 98007810): BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JANUARY 8, 1990 IN THE OFFICE OF THE SAN JOAQUIN COUNTY RECORDER IN BOOK 16 OF PARCEL MAPS, PAGE 163, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN 40 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO BYRON-BETHANY IRRIGATION DISTRICT RECORDED MARCH 7, 1921 IN BOOK "A" OF DEEDS, VOLUME 469, PAGE 232, SAN JOAQUIN COUNTY RECORDS; THENCE, ALONG SOUTH LINE OF SAID 40 FOOT WIDE STRIP, SOUTH 83° 49' 51" EAST 306.78 FEET TO A POINT; THENCE, LEAVING SAID SOUTH LINE, SOUTH 00° 00' 08" WEST PARALLEL TO THE EAST LINE OF SAID PARCEL 1 (16-PM-153), A DISTANCE OF 269.16 FEET TO A POINT; THENCE NORTH 89° 59' 52" WEST 305.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL C SHOWN ON THAT CERTAIN PARCEL MAP FILED AUGUST 11, 1987 IN THE OFFICE OF THE SAN JOAQUIN IN BOOK 15 OF PARCEL MAPS, PAGE 37; THENCE NORTH 00° 00' 08" EAST ALONG SAID EXTENSION AND SAID EAST LINE OF PARCEL C (15-PM-37) 302.12 FEET TO THE POINT OF BEGINNING.

APN 209-060-42

A 2 acre parcel commonly referred to as 19364 West Grant Line Road. More particularly described as:

PARCEL NO. 1:

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Detachment Areas From Tracy Rural Fire District

A PORTION OF PARCEL 1 AS PER PARCEL MAP FILED JANUARY 8, 1990 IN VOLUME 16 OF PARCEL MAPS, PAGE 163, SAN JOAQUIN COUNTY RECORDS, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, M.D.B & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 1 AS PER PARCEL MAP FILED IN VOLUME 16 OF PARCEL MAPS, PAGE 163, SAN JOAQUIN COUNTY RECORDS, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN 40 FOOT STRIP OF LAND CONVEYED TO THE BYRON BETHANY IRRIGATION DISTRICT BY DEED RECORDED MARCH 7, 1921 IN BOOK A OF DEEDS, VOLUME 469, PAGE 232, SAN JOAQUIN COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE OF SAID 40 FOOT STRIP, SOUTH 83° 49' 51" EAST, 306.77 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 0° 00' 08" WEST, PARALLEL WITH THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 269.16 FEET; THENCE NORTH 89° 59' 52" WEST, 305.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL C AS PER PARCEL MAP FILED IN VOLUME 15 OF PARCEL MAPS, PAGE 37, SAN JOAQUIN COUNTY RECORDS; THENCE NORTH 0° 00' 08" EAST ALONG SAID EXTENSIONS AND SAID EAST LINE OF PARCEL C, 302.12 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO BE APPURTENANT TO THE LAND SHOWN ON THE PARCEL MAP FILED IN VOLUME 15 OF PARCEL MAPS, PAGE 37, SAN JOAQUIN COUNTY RECORDS OVER THE FOLLOWING DESCRIBED PROPERTY:

A 25 FOOT STRIP OF LAND IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, M.D.B. & M., THE CENTER LINE OF SAID 25 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF GRANT LINE ROAD WITH THE CENTERLINE OF THE 40 FOOT WIDE BYRON BETHANY IRRIGATION DISTRICT CANAL, SAID POINT BEING DESCRIBED AS PARCEL 5(A) OF THAT CERTAIN DOCUMENT RECORDED MARCH 7, 1921 IN BOOK A OF DEEDS, VOLUME 469, PAGE 232, SAN JOAQUIN COUNTY RECORDS; THENCE SOUTH 84° 50' WEST, ALONG THE SOUTH LINE OF SAID GRANT LINE ROAD, A DISTANCE OF 32.52 FEET TO A POINT WHICH IS 32.50 FEET WEST (AT RIGHT ANGLES) FROM THE CENTERLINE OF SAID BYRON BETHANY IRRIGATION DISTRICT CANAL, AND THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH AND DISTANT 32.50 FEET (AT RIGHT ANGLES) FROM THE CENTERLINE OF SAID CANAL THE FOLLOWING 6 COURSES AND DISTANCES:

(1) SOUTH 3° 13' EAST, 116 FEET;

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Detachment Areas From Tracy Rural Fire District

- (2) SOUTH 40° 58' EAST, 121.11 FEET;
- (3) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 139.11 FEET AND AN ARC LENGTH OF 132.20 FEET;
- (4) SOUTH 14° 23' WEST, 330.00 FEET;
- (5) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 123.59 FEET AND AN ARC LENGTH OF 168.31 FEET;
- (6) SOUTH 68° 12' EAST, 759.22 FEET TO THE WEST LINE OF A 16.14 ACRE PARCEL CONVEYED TO MARGARET TUSO BY DEED RECORDED DECEMBER 29, 1970 IN VOLUME 3472, PAGE 96, SAN JOAQUIN COUNTY RECORDS, SAID POINT BEING THE TERMINATION OF THE HEREIN DESCRIBED CENTERLINE. THE SIDELINES OF SAID 26 FOOT STRIP SHALL BE EXTENDED OR SHORTENED SO AS TO TERMINATE AT THE PROPERTY LINE.

APN 209-080-33:

A 33.32 acre parcel currently unaddressed accessed from Ginzburg Street, more particularly described as:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, BEING RESULTANT PARCEL 1 OF LOT UNE ADJUSTMENT NO. PA 05-548, NOTICE THEREOF HAVING BEEN RECORDED DECEMBER 22, 2005 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2005-318201, WHICH PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL ONE AS DESCRIBED IN THE GRANT DEED TO MATTHEWS LAND, INC., A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 22, 2004 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2004-214591, HEREINAFTER REFERRED TO AS "LANDS OF MATTHEWS LAND, INC.", AND A PORTION OF PARCEL 5 AND PARCEL 6 AS SHOWN ON THE PARCEL MAP FILED DECEMBER 8, 2005 IN THE OFFICE OF THE SAN JOAQUIN COUNTY RECORDER LN BOOK 23 OF PARCEL MAPS, PAGE 161, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER COMMON TO PARCEL 4 AND 5 OF SAID PARCEL MAP (23-PM-161), SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LANDS OF MATTHEWS LAND, INC.; THENCE ALONG THE COMMON TO SAID LANDS OF MATTHEWS LAND, INC. AND SAID PARCEL 4, SOUTH 69° 15' 00" WEST 205.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS OF MATTHEWS LAND, INC.; THENCE ALONG THE WEST, NORTH AND EAST LINES OF SAID LANDS OF MATTHEWS LAND, INC., THE FOLLOWING THREE (3) COURSES: (1) NORTH 00° 26' 19" EAST 1,212.08 FEET (1212.80 FEET PER OR 2004-214591), (2) SOUTH 89° 10' 18" EAST 1,395.46 FEET (1395.67 FEET PER OR 2004-214591), AND (3) SOUTH 00° 34' 16" WEST 884.78 FEET TO A POINT THAT BEARS NORTH 00° 34' 16" EAST 103.67 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 6 (23-PM-

Attachment "C"

Detachment Areas From Tracy Rural Fire District

161); THENCE, LEAVING SAID EAST LINE, NORTH 89° 25' 57" WEST 193.92 FEET; THENCE SOUTH 00° 34' 03" WEST 115.00 FEET; THENCE NORTH 89° 25' 57" WEST 112.00 FEET; THENCE SOUTH 00° 34' 03" WEST 96.00 FEET; THENCE NORTH 89° 25' 57" WEST 100.59 FEET; THENCE NORTH 02° 02' 43" EAST 51.34 FEET; THENCE NORTH 87° 57' 17" WEST 62.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH THE RADIUS POINT BEARS NORTH 87° 57' 17" WEST, HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC DISTANCE OF 17.28 FEET; THENCE NORTH 87° 57' 17" WEST 69.00 FEET; THENCE NORTH 02° 02' 43" EAST 81.31 FEET; THENCE NORTH 79° 15' 16" WEST 49.18 FEET; THENCE NORTH 67° 55' 57" WEST 46.45 FEET; THENCE NORTH 60° 37' 39" WEST 48.20 FEET; THENCE SOUTH 37° 15' 03" WEST 80.12 FEET; THENCE NORTH 52° 44' 57" WEST 12.25 FEET; THENCE SOUTH 37° 15' 03" WEST 153.09 FEET; THENCE NORTH 51° 50' 57" WEST 147.67 FEET; THENCE SOUTH 40° 51' 03" WEST 133.96 FEET; THENCE NORTH 49° 08' 57" WEST 25.15 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 19.50 FEET, A CENTRAL ANGLE OF 103° 35' 32" AND AN ARC DISTANCE OF 35.26 FEET; THENCE SOUTH 27° 15' 31" WEST 41.00 FEET; THENCE NORTH 62° 44' 29" WEST 60.82 FEET TO THE LINE COMMON TO SAID LANDS OF MATTHEWS LAND, INC. AND SAID PARCEL 5 (23-PM-161); THENCE ALONG LAST SAID COMMON LINE, SOUTH 69° 15' 00" WEST 51.09 FEET TO THE POINT OF BEGINNING.

AREA "D"

APN: 209-070-23:

A 4.4 acre parcel commonly referred to as 19530 West Grant Line Road. More particularly described as:

PARCEL A:

A PORTION OF THE SOUTH ONE-HALF (S ½) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION SEVENTEEN (17), TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (S ½) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE ABOVE-MENTIONED SECTION SEVENTEEN (17); THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE ¼), 785 FEET TO THE CENTER LINE OF BYRON BETHANY IRRIGATION CANAL; THENCE WESTERLY ALONG THE CENTER OF CANAL 350 FEET, MORE OR LESS, THENCE CONTINUING ALONG THE CENTER OF SAID CANAL AS IT CURVES NORTHERLY AND NORTHEASTERLY ABOUT 800 FEET TO A POINT WHERE THE CANAL CROSSES THE NORTH LINE OF THE SOUTH ONE-HALF (S ½) OF SAID SECTION SEVENTEEN (17) TO A POINT APPROXIMATELY 115 FEET WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S ½) OF THE SOUTHEAST

Attachment "C"

Detachment Areas From Tracy Rural Fire District

ONE-QUARTER (SE ¼) OF SECTION SEVENTEEN (17), TO THE POINT OF BEGINNING.

PARCEL B:

A RIGHT OF WAY FOR ROADWAY PURPOSES OVER THE FOLLOWING DESCRIBED STRIP:

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION SEVENTEEN (17), TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF STATE HIGHWAY 50, SAID POINT BEING SOUTH 84° 50' WEST 112.44 FEET ALONG SAID SOUTH LINE OF HIGHWAY FROM THE EAST LINE OF SECTION 17; SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED TO FRED H. REID, ET UX, RECORDED NOVEMBER 18, 1949, RECORDER'S INSTRUMENT NO. 28749; THENCE SOUTH 0° 01' 30" EAST ALONG THE EAST LINE OF SAID MENTIONED REID PROPERTY AND ITS EASTERLY LINE EXTENDED SOUTHERLY, 660.50 FEET TO THE NORTH LINE OF THE SOUTH ONE HALF (S ½) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION SEVENTEEN (17); THENCE SOUTH 89° 22' 30" EAST ALONG THE ¼-¼ SECTION LINE 23.00 FEET; THENCE NORTH 0° 01' 30" WEST PARALLEL WITH THE EAST LINE OF SAID MENTIONED REID PROPERTY AND ITS EXTENSION SOUTHERLY, 662.83 FEET TO THE SOUTH LINE OF STATE HIGHWAY 50; THENCE ALONG THE SOUTH LINE OF HIGHWAY, SOUTH 84° 50' WEST 23.09 FEET TO THE POINT OF BEGINNING.

APN: 209-070-24:

A 31.5 acre parcel commonly referred to as 19550 West Grant Line Road. More particularly described as:

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 785 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SAID SOUTHEAST QUARTER, AND IN THE CENTER LINE OF BYRON-BETHANY IRRIGATION CANAL; THENCE WESTERLY ALONG THE CENTER OF CANAL, 350 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE CENTER OF SAID CANAL AS IT CURVES NORTHERLY AND NORTHEASTERLY ABOUT 800 FEET TO A POINT WHERE THE CANAL CROSSES THE NORTH LINE OF THE SOUTH ONE-

Attachment "C"

Detachment Areas From Tracy Rural Fire District

HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SOUTHEAST QUARTER 668 FEET, MORE OR LESS, TO THE CENTER LINE OF THE BYRON-BETHANY IRRIGATION CANAL; THENCE ALONG THE CENTER OF SAID CANAL IN A SOUTHWESTERLY COURSE, 500 FEET, MORE OR LESS, TO A POINT WHICH INTERSECTS THE NORTHERLY EXTENSION OF THE EASTERLY BOUNDARY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DEED TO OTIS CRIDER, ET AL, RECORDED JULY 13, 1950, IN BOOK 1286 PAGE 54, INSTRUMENT NO. 20196, OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE SAID NORTHERLY EXTENSION LINE AND ALONG THE EASTERLY BOUNDARY LINE OF CRIDER PROPERTY, 872 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SECTION 17; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 17, 1190.07 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE INTEREST IN MINERAL RIGHTS AS CONTAINED IN DEED EXECUTED BY GEORGE J. COLVILLE AND BENEDICTA COLVILLE, ALSO KNOWN AS BENEDICTA S. COLVILLE, HUSBAND AND WIFE, RECORDED DECEMBER 31, 1984 AS INSTRUMENT NO. 84087934, OFFICIAL RECORDS, WHICH DEED RECITES THE FOLLOWING:

"MINERAL RIGHTS TO BE VESTED IN THE FOLLOWING MANNER: 60% JOSEPHINE PERALES, FELIPE B. PERALES, ROBERTO GUERRERO, LORENA GUERRERO, JOHN LARA JR. AND YVONNE LARA; 40% GEORGE J. COLVILLE & BENEDICTA S. COLVILLE. TWENTY YEARS FROM THE DATE OF RECORDING, MINERAL RIGHTS ARE TO BE VESTED IN 100% TO JOSEPHINE PERALES, ET AL. IN THE EVENT OF DEATH OF BOTH GEORGE J. COLVILLE AND BENEDICTA S. COLVILLE ALL MINERAL RIGHTS ARE TO REVERT TO JOSEPHINE PERALES, ET AL."

PARCEL B:

A RIGHT OF WAY FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 50 FEET OF THE WEST 50 FEET OF THAT PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID SOUTH ONE-HALF; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 785 FEET TO THE CENTER LINE OF BYRON-BETHANY IRRIGATION CANAL; THENCE WESTERLY ALONG THE CENTER OF CANAL 350 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE CENTER OF SAID CANAL AS IT CURVES NORTHERLY

Attachment "C"

Detachment Areas From Tracy Rural Fire District

AND NORTHEASTERLY ABOUT 800 FEET TO A POINT WHERE THE CANAL CROSSES THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SOUTHEAST QUARTER TO A POINT APPROXIMATELY 115 FEET WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTH ONEHALF TO THE POINT OF BEGINNING.

PARCEL C:

A RIGHT OF WAY FOR ROADWAY OVER THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF STATE HIGHWAY 50, SAID POINT BEING SOUTH 84° 50' WEST 112.44 FEET ALONG SAID SOUTH LINE OF HIGHWAY FROM THE EAST LINE OF SECTION 17; SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED TO FRED H. REID, ET UX, RECORDED NOVEMBER 18, 1949, RECORDER'S INSTRUMENT NO. 28749, BOOK 1221, PAGE 480, OFFICIAL RECORDS; THENCE SOUTH 0° 01'30" EAST ALONG THE EAST LINE OF SAID MENTIONED REID PROPERTY AND ITS EASTERLY LINE EXTENDED SOUTHERLY 660.50 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89° 22' 30" EAST ALONG THE QUARTER-QUARTER SECTION LINE, 23.00 FEET; THENCE NORTH 0° 01' 30" WEST PARALLEL WITH THE EAST LINE OF SAID MENTIONED REID PROPERTY AND ITS EXTENSION SOUTHERLY 662.83 FEET TO THE SOUTH LINE OF STATE HIGHWAY 50; THENCE ALONG THE SOUTH LINE OF HIGHWAY, SOUTH 84° 50' WEST 23.09 FEET TO THE POINT OF BEGINNING.

PARCEL D:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF STATE HIGHWAY NO. 50 (KNOWN AS LINCOLN HIGHWAY) DISTANT THEREON SOUTH 84° 50' WEST 350 FEET FROM THE EAST LINE OF SAID QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO GARLAND L. BEDFORD, ET UX, DATED SEPTEMBER 25, 1947 RECORDED OCTOBER 8, 1947, BOOK 1098, PAGE 87, OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BEDFORD LAND 636.53 FEET TO THE SOUTHEAST CORNER THEREOF, AND BEING THE TRUE POINT OF BEGINNING OF THE WITHIN DESCRIBED TRACT OF LAND; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BEDFORD LAND, 170 FEET; THENCE NORTH 89° 22' 30" WEST PARALLEL TO THE SOUTH LINE OF SAID BEDFORD LAND, 275 FEET; THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID BEDFORD LAND, 170 FEET

Attachment "C"

Detachment Areas From Tracy Rural Fire District

TO THE SOUTH LINE THEREOF; THENCE SOUTH 89° 22' 30" EAST ALONG THE SOUTH LINE OF SAID BEDFORD LAND, 275 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE INTEREST IN MINERAL RIGHTS AS CONTAINED IN DEED EXECUTED BY GEORGE J. COLVILLE AND BENEDICTA COLVILLE, ALSO KNOWN AS BENEDICTA S. COLVILLE, HUSBAND AND WIFE, RECORDED DECEMBER 31, 1984 AS INSTRUMENT NO. 84087934, OFFICIAL RECORDS, WHICH DEED RECITES THE FOLLOWING:

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Exhibit 2

Exhibit 2



Balancing Community and Commerce

44 N. SAN JOAQUIN STREET SUITE 374 STOCKTON, CA 95202 209-468-3198

MEMORANDUM

DATE: October 26, 2023

TO: Olivia Hale, Registrar of Voters
Paula de Sousa, LAFCo Special Counsel
Erin Sakata, County Counsel

FROM: J.D. Hightower, SJLAFCo Executive Officer

**SUBJECT: MOUNTAIN HOUSE REORGANIZATION (LAFCo 16-21),
RESOLUTION 23-1526 SECTION 3 QUESTION CORRECTION**

Pursuant to Section 45 of LAFCo Resolution 23-1526, please find below non-substantive corrections to Section 3 of that resolution regarding the election question:

"Shall the order adopted on September 14, 2023, by the San Joaquin Local Agency Formation Commission (SJLAFCo) ordering a reorganization affecting the County of San Joaquin, Mountain House Community Services District, and Tracy Rural Fire Protection District, and providing for the incorporation of the City of Mountain House based on the SJLAFCo's Alternative Boundary, divestiture of Mountain House Community Services District powers (with the exception of Conditions, Covenants, and Restrictions enforcement authority), annexation of territory to Mountain House Community Services District to correspond with SJLAFCo's Alternative Boundary, establishing Mountain House Community Services District as a subsidiary district of the City of Mountain House, and detachment of territory from Tracy Rural Fire Protection District, be confirmed, subject to the terms and conditions specified in the order as more particularly described and set forth in LAFCo Resolution 23-1526?"

Please reflect the above wording for the question to appear on the ballot.



Balancing Community and Commerce

44 N. SAN JOAQUIN STREET SUITE 374 STOCKTON, CA 95202 209-468-3198

M E M O R A N D U M

DATE: October 26, 2023

TO: Olivia Hale, Registrar of Voters
Paula de Sousa, LAFCo Special Counsel
Erin Sakata, County Counsel

FROM: J.D. Hightower, LAFCo Executive Director

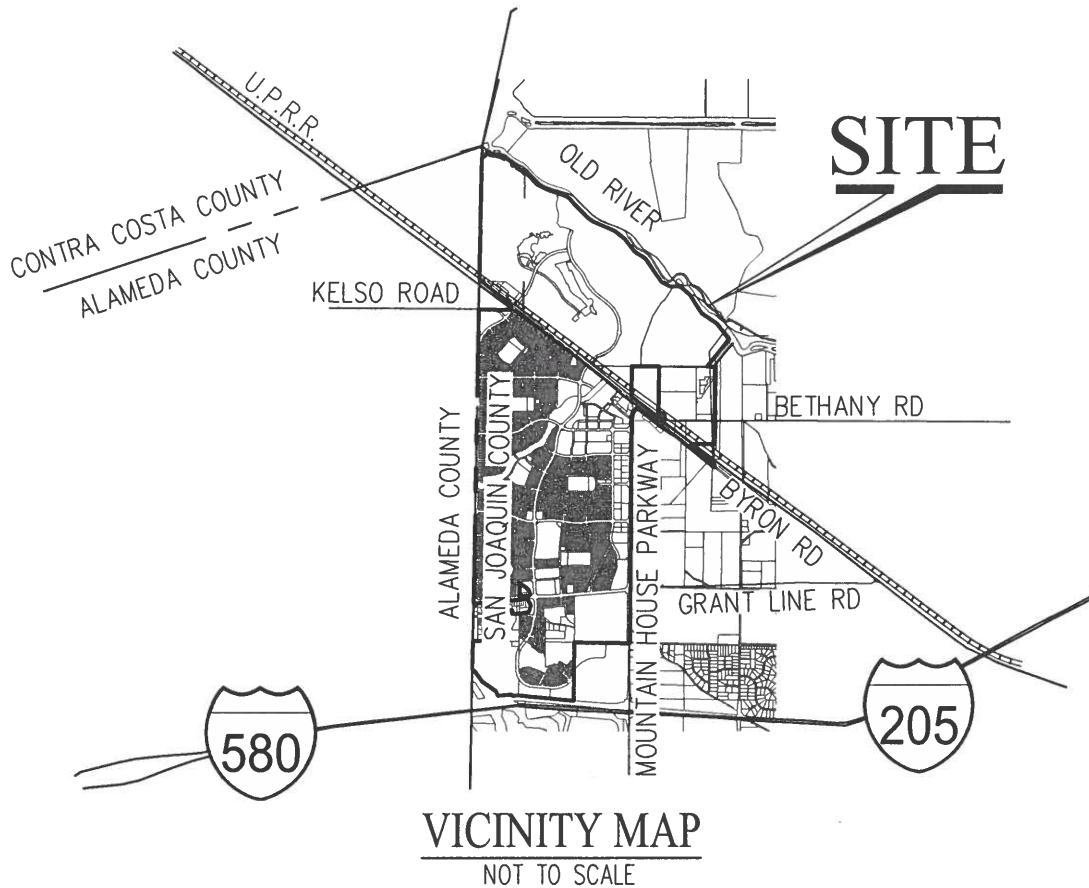
**SUBJECT: MOUNTAIN HOUSE REORGANIZATION (LAFCo 16-21),
RESOLUTION 23-1526 SECTION 8 CORRECTION**

Pursuant to Section 45 of LAFCo Resolution 23-1526, please find below non-substantive corrections to Section 8 of that resolution regarding the type of election for future Council members, "from district" was inadvertently omitted:

SECTION 8. Pursuant to Section 57116, the election to confirm the question of incorporation shall also present the question of whether members of the city council in future elections shall be elected by district, *from district* or at large.

Exhibit 3

Exhibit 3



BEING A PORTION OF RANCHO EL PESCADERO; SECTIONS 32, 33 AND 34, T1S, R4E, MDM; AND SECTIONS 3, 4, 5, 8, 9, 10, 15, 16, 17, 20, 21, AND 22, T2S, R4E, MDM



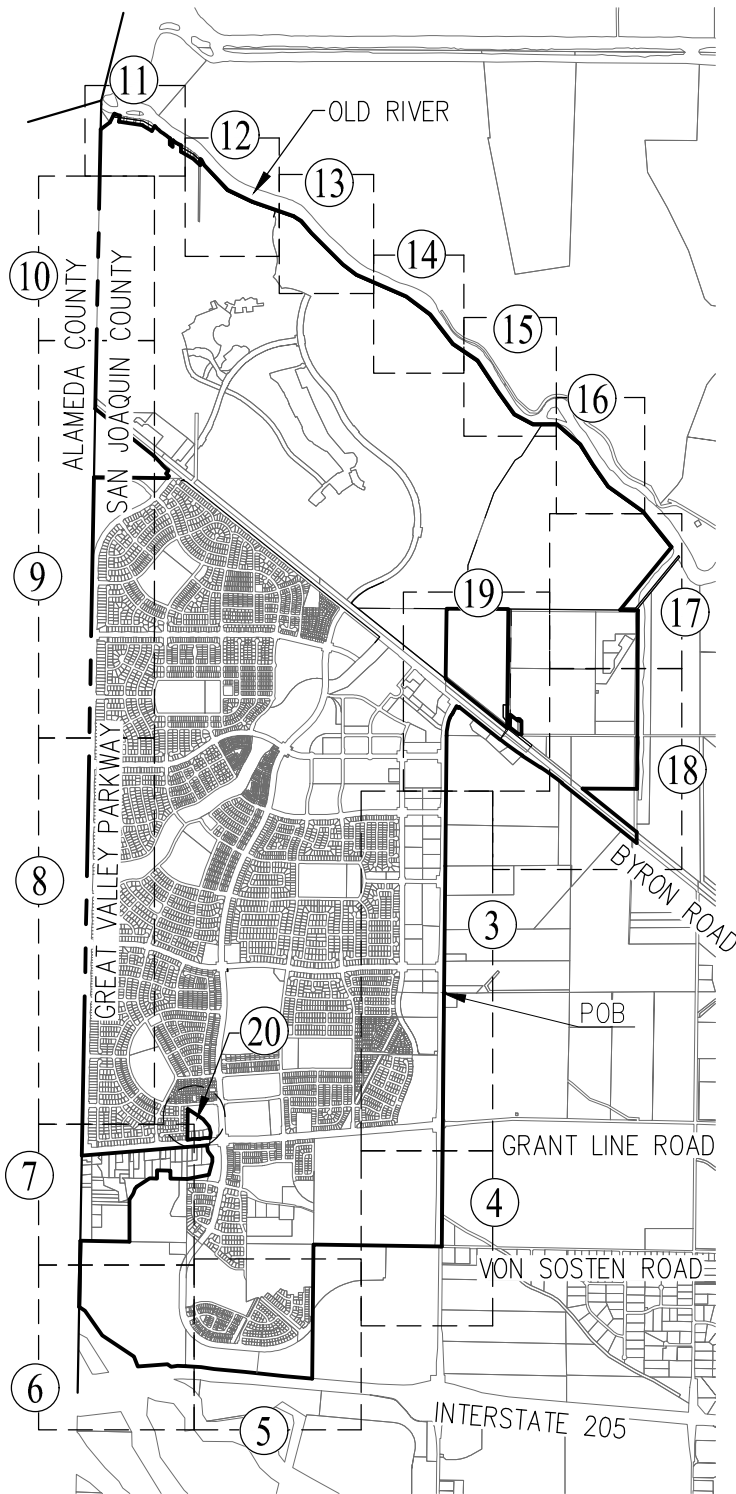
DISCLAIMER:
FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

DATE: OCTOBER 13, 2023

LAFCO 16-21
ATTACHMENT A - PG-01 - VICINITY MAP
MOUNTAIN HOUSE INCORPORATION



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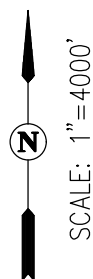


LEGEND:

—	INCORPORATION LIMITS
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
NAP	NOT A PART
- - -	COUNTY LINE

NOTES:

- 1) THE BOUNDARY SHOWN HEREIN IS BASED UPON AVAILABLE RECORD INFORMATION.
- 2) THE DISTANCES SHOWN HEREON ARE IN GRID DISTANCES. TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES BY 0.99993260.
- 3) CONTAINING A TOTAL OF APPROXIMATELY 4,429.0 ACRES (GRID) OF LAND, MORE OR LESS, CALCULATED TO SAID SOUTH (LEFT BANK) OF OLD RIVER, AND CONTAINING APPROXIMATELY 4,419.6 ACRES (GRID) OF LAND, MORE OR LESS, CALCULATED TO SAID DEED LINE AND SAID TRAVERSE LINE.



DATE: OCTOBER 13, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21 ATTACHMENT A - PG-02 - KEY MAP MOUNTAIN HOUSE INCORPORATION



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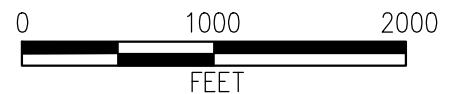
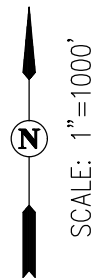
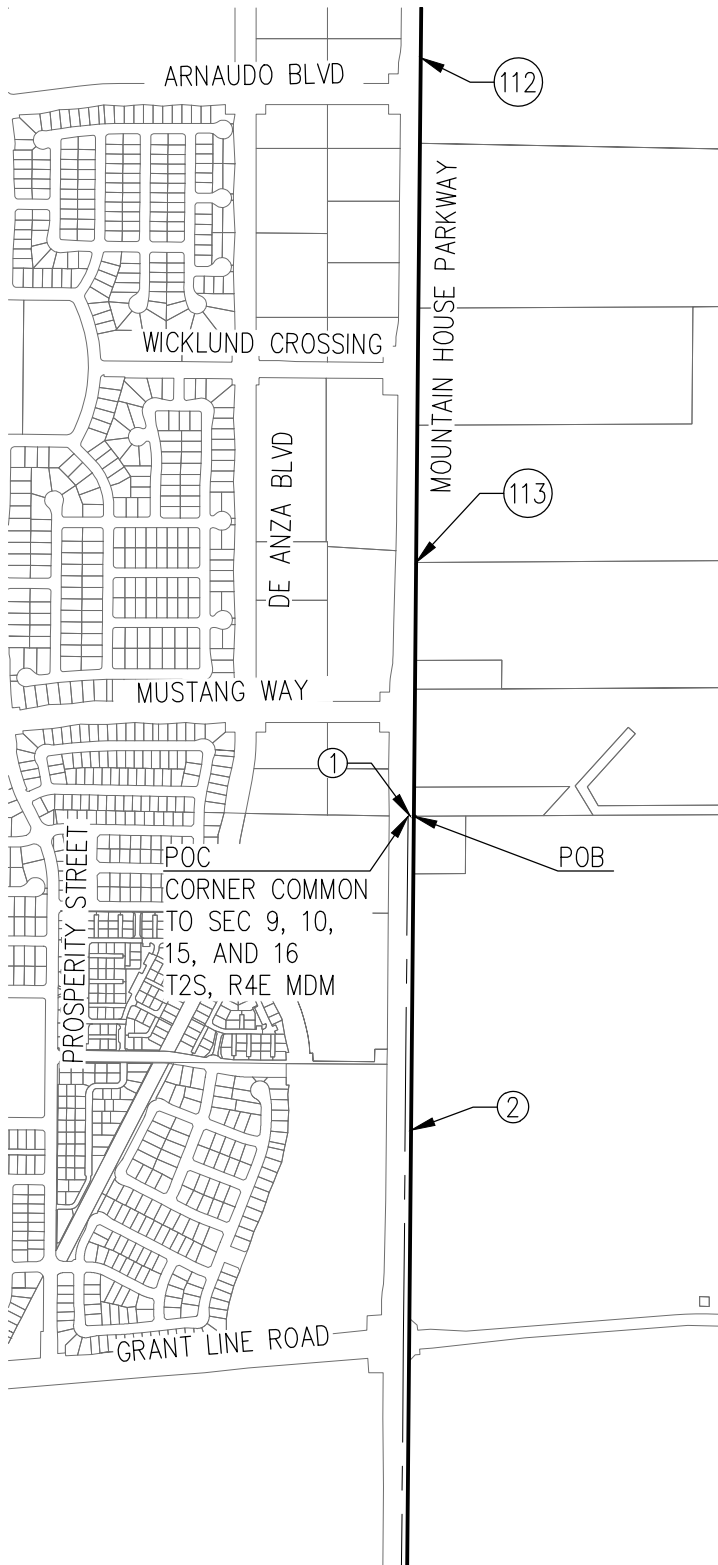
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SEE SHEET 4

DATE: OCTOBER 13, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-03
MOUNTAIN HOUSE INCORPORATION



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SEE SHEET 3

GRANT LINE ROAD

209-060-65

MOUNTAIN HOUSE PARKWAY

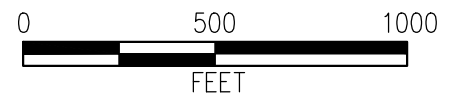
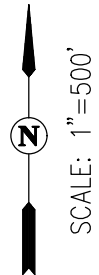
VON SOSTEN RD

CORNER COMMON
TO SEC 16 AND
21, T2S, R4E, MDM

CORNER COMMON
TO SEC 15, 16,
21, AND 22
T2S, R4E MDM

209-060-64

SEE SHEET 5



DATE: OCTOBER 13, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A- PG-04
MOUNTAIN HOUSE INCORPORATION



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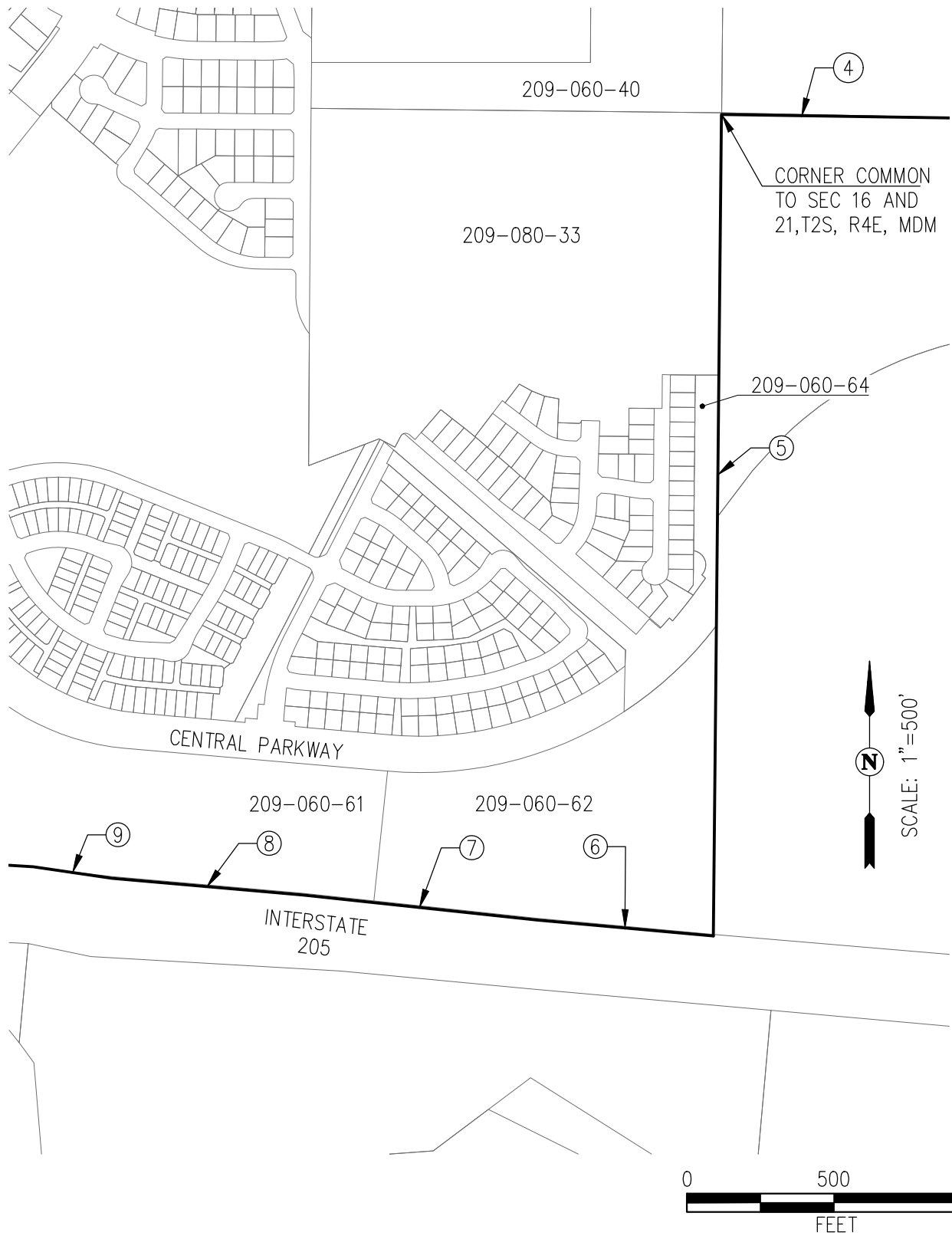
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SEE SHEET 7

SEE SHEET 6

SEE SHEET 4



DATE: OCTOBER 13, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-05
MOUNTAIN HOUSE INCORPORATION



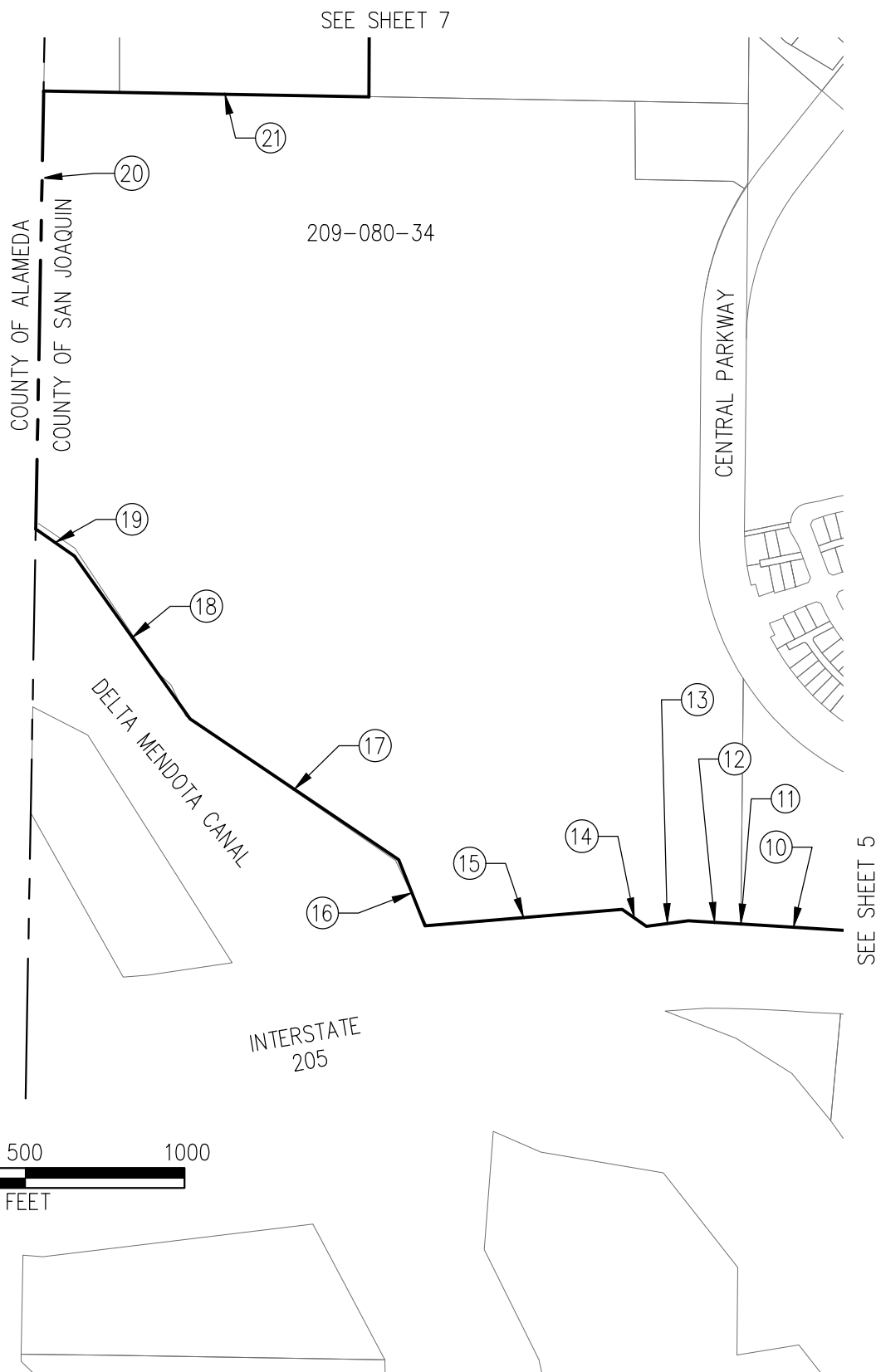
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LAFCO 16-21
ATTACHMENT A - PG-06
MOUNTAIN HOUSE INCORPORATION



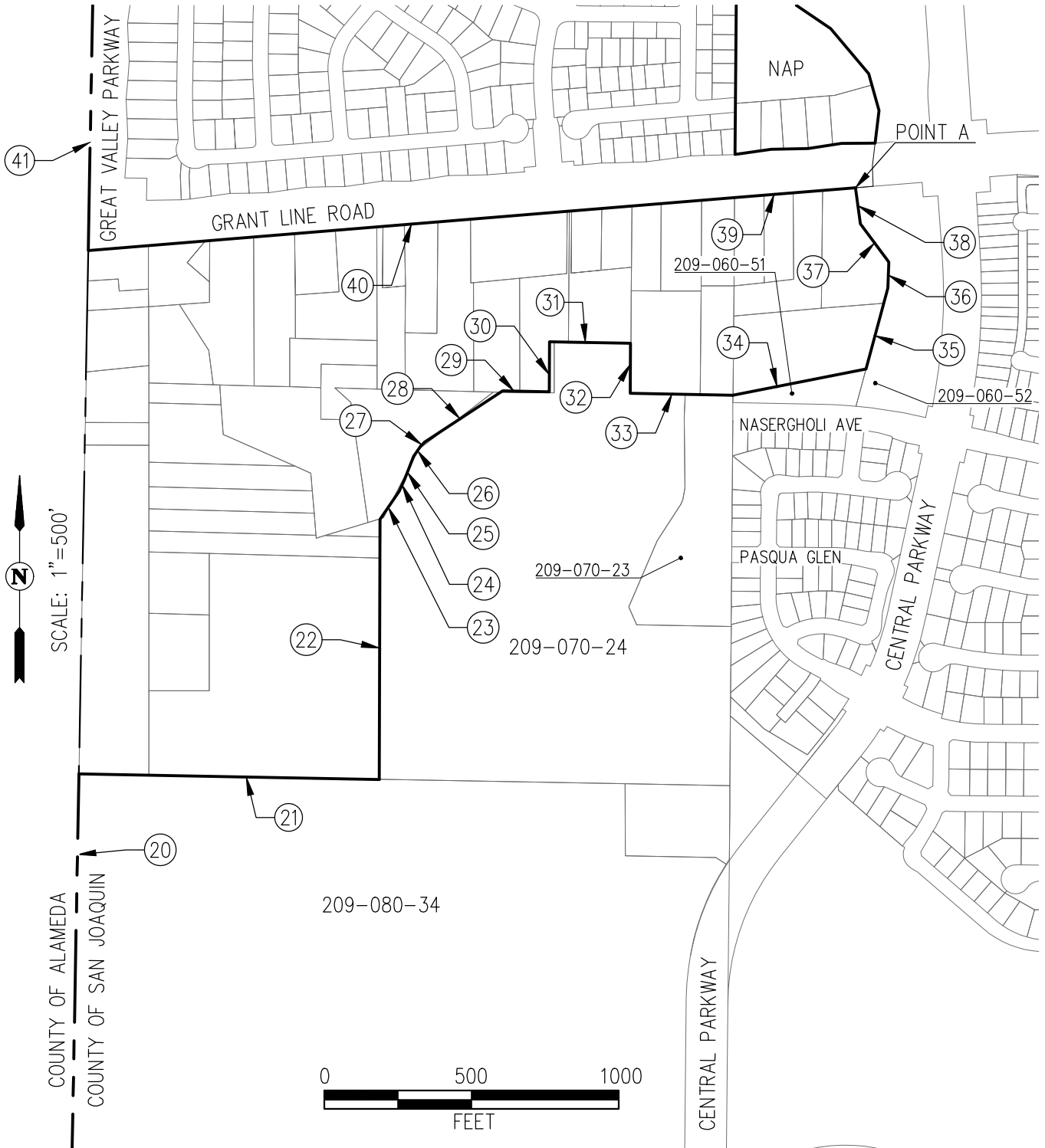
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SEE SHEET 20



SCALE: 1"=500'

0 500 1000
FEET

SEE SHEET 5

SEE SHEET 6

DATE: OCTOBER 13, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-07
MOUNTAIN HOUSE INCORPORATION



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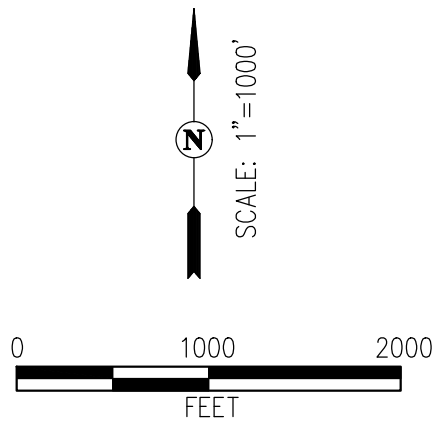
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ROSEVILLE ■ (916) 788-4456

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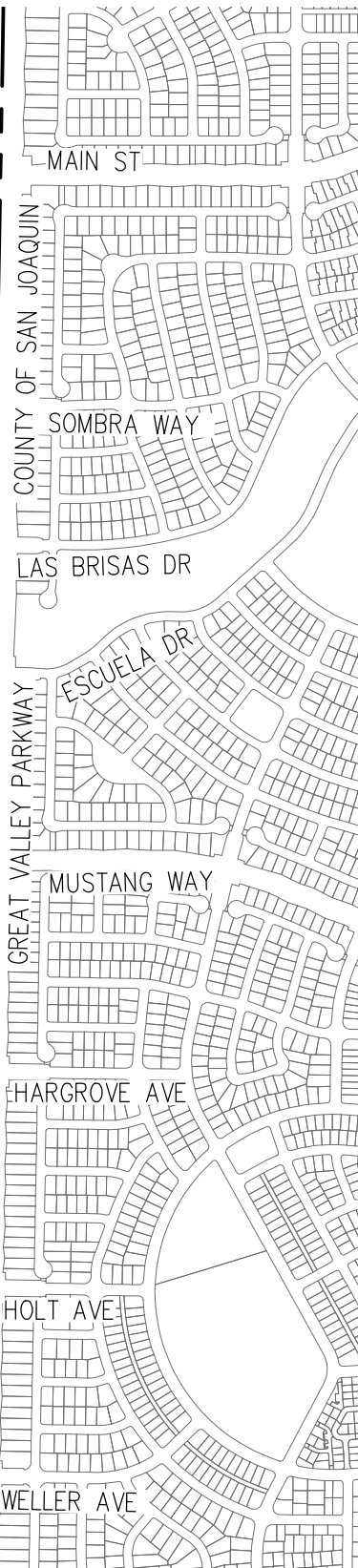
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SEE SHEET 9



(41)

COUNTY OF ALAMEDA



DATE: OCTOBER 13, 2023

SEE SHEET 7

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-08
MOUNTAIN HOUSE INCORPORATION



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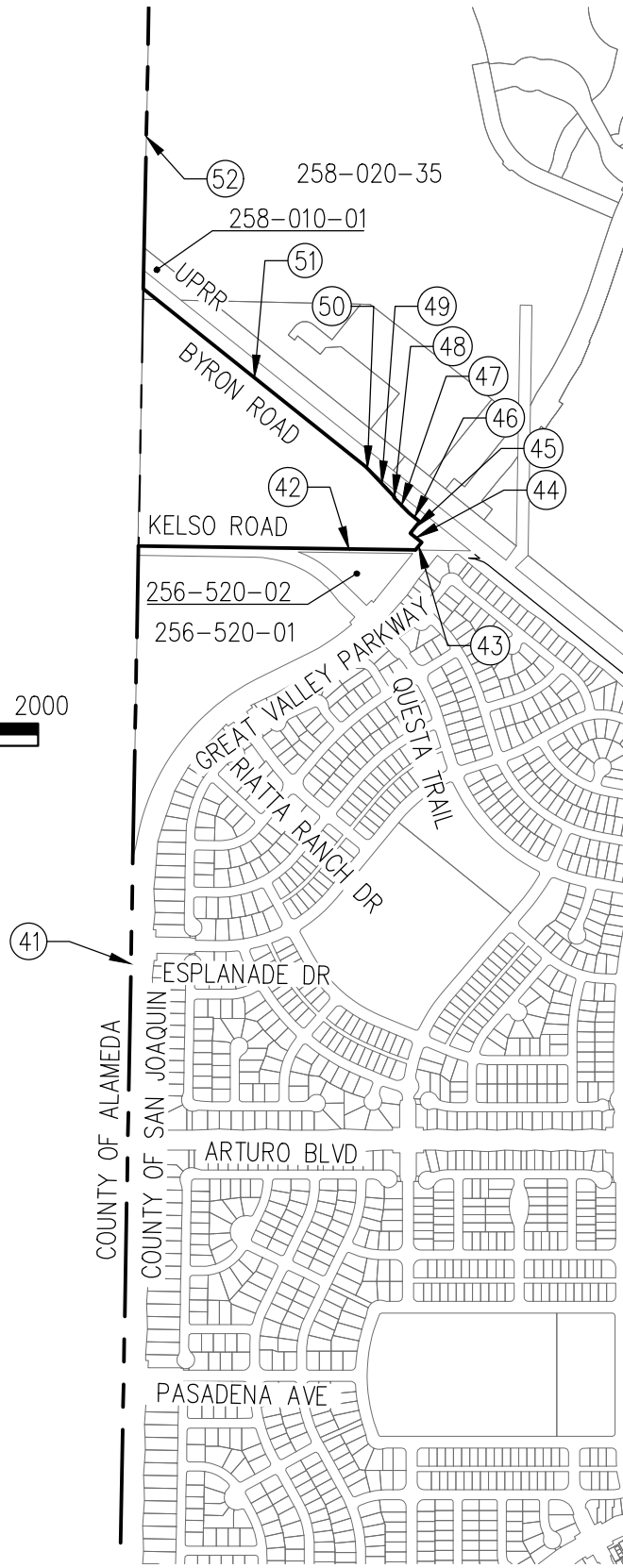
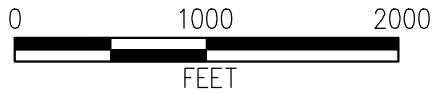
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■ SURVEYORS ■ PLANNERS

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SCALE: 1"=1000'



DATE: OCTOBER 13, 2023

SEE SHEET 8

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-09
MOUNTAIN HOUSE INCORPORATION



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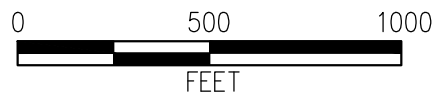
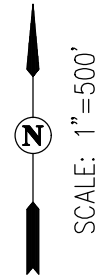
■ SURVEYORS ■ PLANNERS

SEE SHEET 11

COUNTY OF ALAMEDA
COUNTY OF SAN JOAQUIN

258-020-35

52



DATE: OCTOBER 13, 2023

SEE SHEET 9

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-10
MOUNTAIN HOUSE INCORPORATION



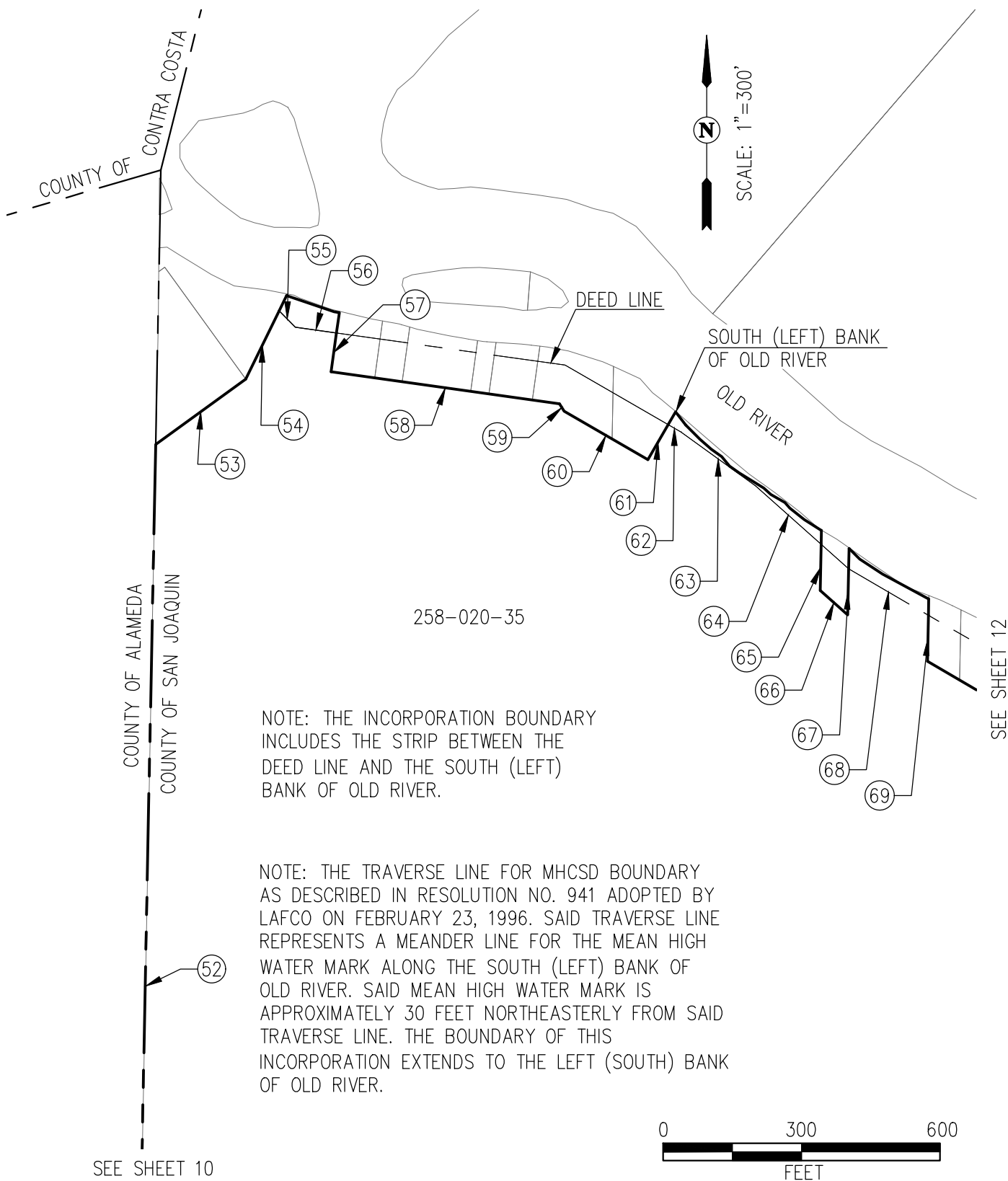
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LAFCO 16-21
ATTACHMENT A - PG-11
MOUNTAIN HOUSE INCORPORATION



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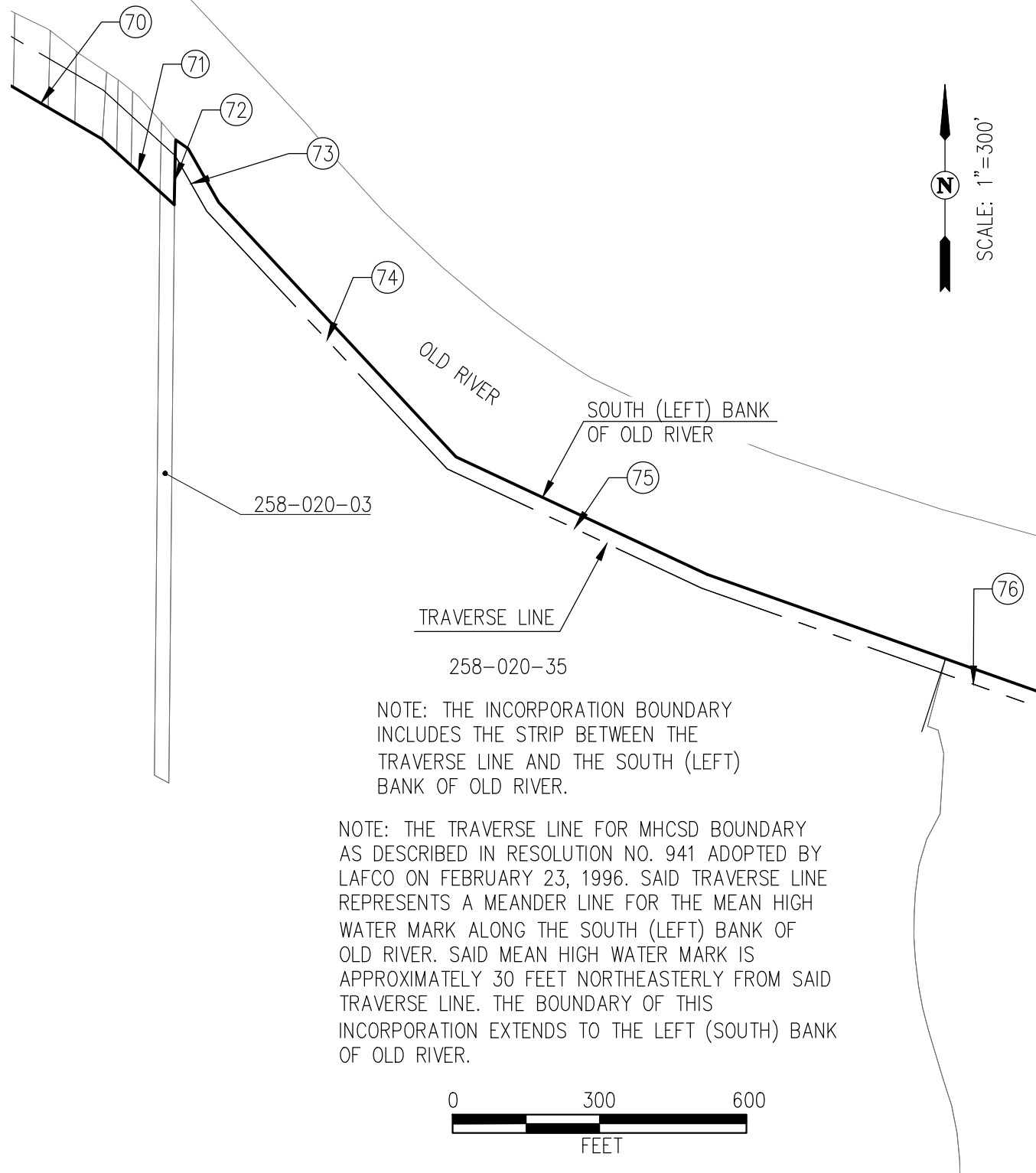
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LAFCO 16-21
ATTACHMENT A - PG-12
MOUNTAIN HOUSE INCORPORATION



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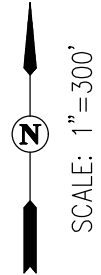
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SEE SHEET 12



(76)

(77)

(78)

SOUTH (LEFT) BANK
OF OLD RIVER

258-040-01

TRAVERSE LINE

(79)

NOTE: THE INCORPORATION BOUNDARY
INCLUDES THE STRIP BETWEEN THE
TRAVERSE LINE AND THE SOUTH (LEFT)
BANK OF OLD RIVER.

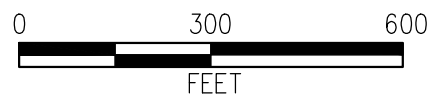
NOTE: THE TRAVERSE LINE FOR MHCS D BOUNDARY
AS DESCRIBED IN RESOLUTION NO. 941 ADOPTED BY
LAFCO ON FEBRUARY 23, 1996. SAID TRAVERSE LINE
REPRESENTS A MEANDER LINE FOR THE MEAN HIGH
WATER MARK ALONG THE SOUTH (LEFT) BANK OF
OLD RIVER. SAID MEAN HIGH WATER MARK IS
APPROXIMATELY 30 FEET NORTHEASTERLY FROM SAID
TRAVERSE LINE. THE BOUNDARY OF THIS
INCORPORATION EXTENDS TO THE LEFT (SOUTH) BANK
OF OLD RIVER.

OLD RIVER

(80)

(81)

SEE SHEET 14



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LAFCO 16-21
ATTACHMENT A - PG-13
MOUNTAIN HOUSE INCORPORATION



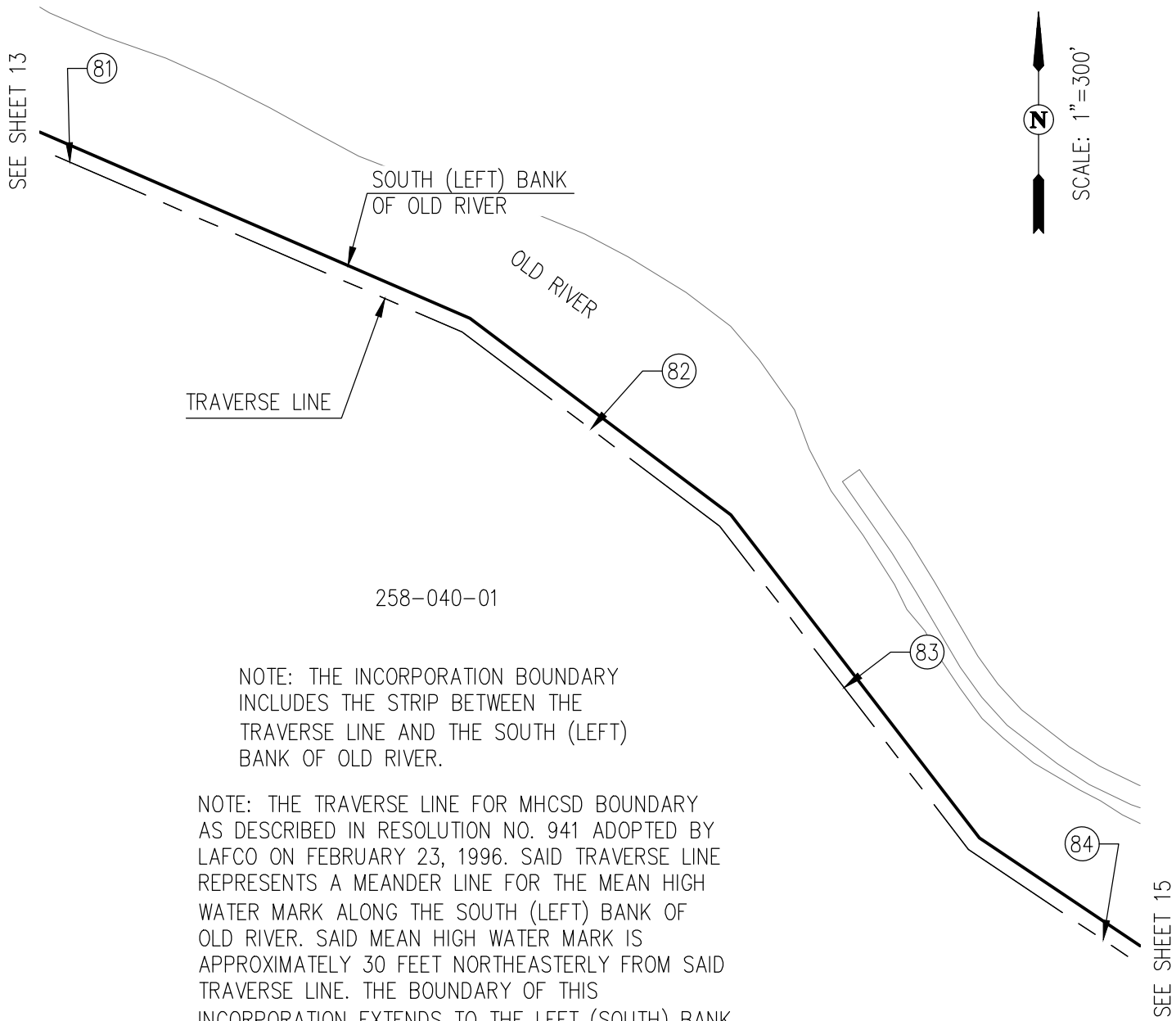
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NOTE: THE INCORPORATION BOUNDARY INCLUDES THE STRIP BETWEEN THE TRAVERSE LINE AND THE SOUTH (LEFT) BANK OF OLD RIVER.

NOTE: THE TRAVERSE LINE FOR MHCSD BOUNDARY AS DESCRIBED IN RESOLUTION NO. 941 ADOPTED BY LAFCO ON FEBRUARY 23, 1996. SAID TRAVERSE LINE REPRESENTS A MEANDER LINE FOR THE MEAN HIGH WATER MARK ALONG THE SOUTH (LEFT) BANK OF OLD RIVER. SAID MEAN HIGH WATER MARK IS APPROXIMATELY 30 FEET NORTHEASTERLY FROM SAID TRAVERSE LINE. THE BOUNDARY OF THIS INCORPORATION EXTENDS TO THE LEFT (SOUTH) BANK OF OLD RIVER.



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SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-14
MOUNTAIN HOUSE INCORPORATION



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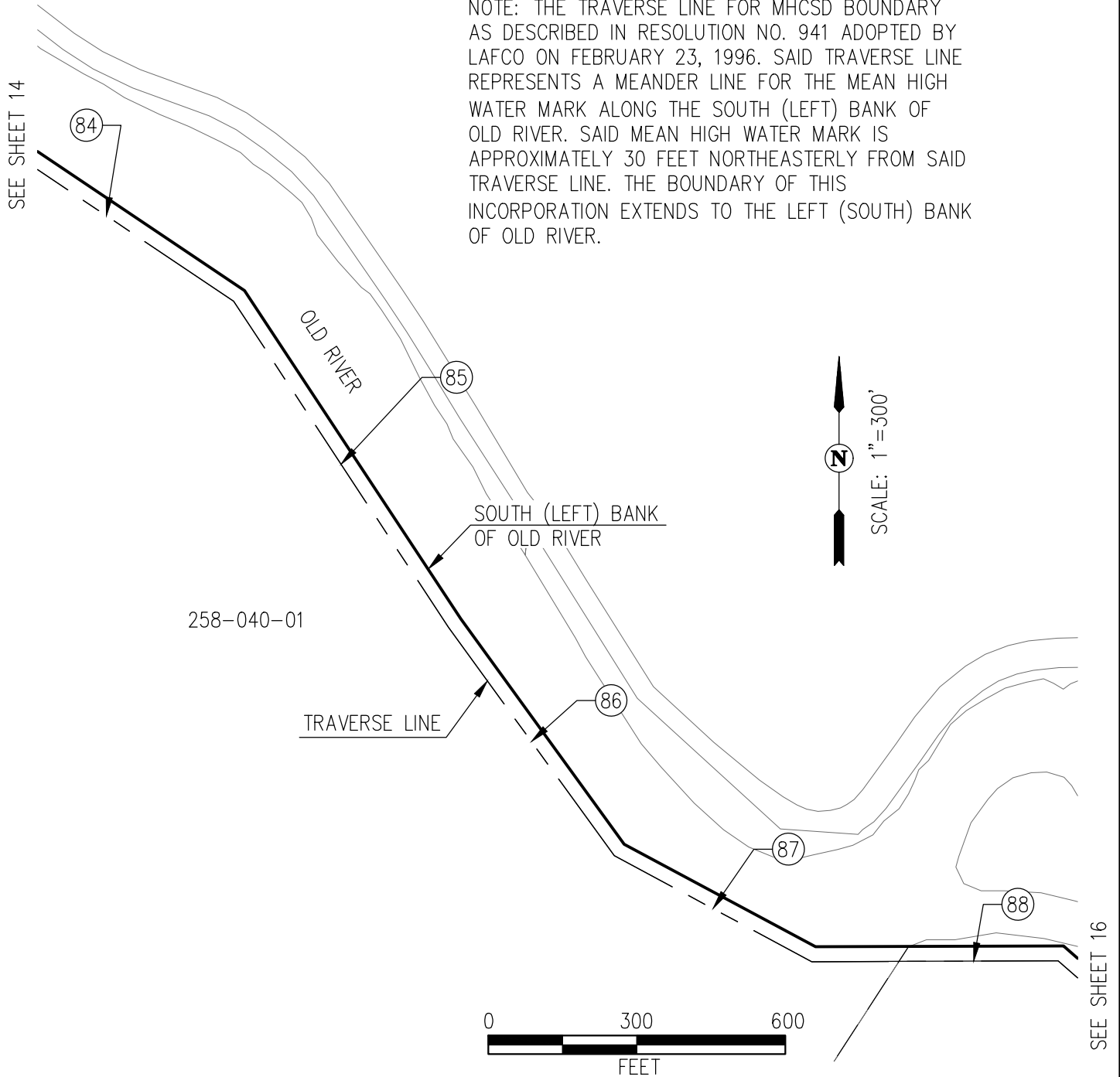
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NOTE: THE INCORPORATION BOUNDARY INCLUDES THE STRIP BETWEEN THE TRAVERSE LINE AND THE SOUTH (LEFT) BANK OF OLD RIVER.

NOTE: THE TRAVERSE LINE FOR MHCS D BOUNDARY AS DESCRIBED IN RESOLUTION NO. 941 ADOPTED BY LAFCO ON FEBRUARY 23, 1996. SAID TRAVERSE LINE REPRESENTS A MEANDER LINE FOR THE MEAN HIGH WATER MARK ALONG THE SOUTH (LEFT) BANK OF OLD RIVER. SAID MEAN HIGH WATER MARK IS APPROXIMATELY 30 FEET NORTHEASTERLY FROM SAID TRAVERSE LINE. THE BOUNDARY OF THIS INCORPORATION EXTENDS TO THE LEFT (SOUTH) BANK OF OLD RIVER.



DATE: OCTOBER 13, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-15
MOUNTAIN HOUSE INCORPORATION



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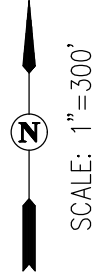
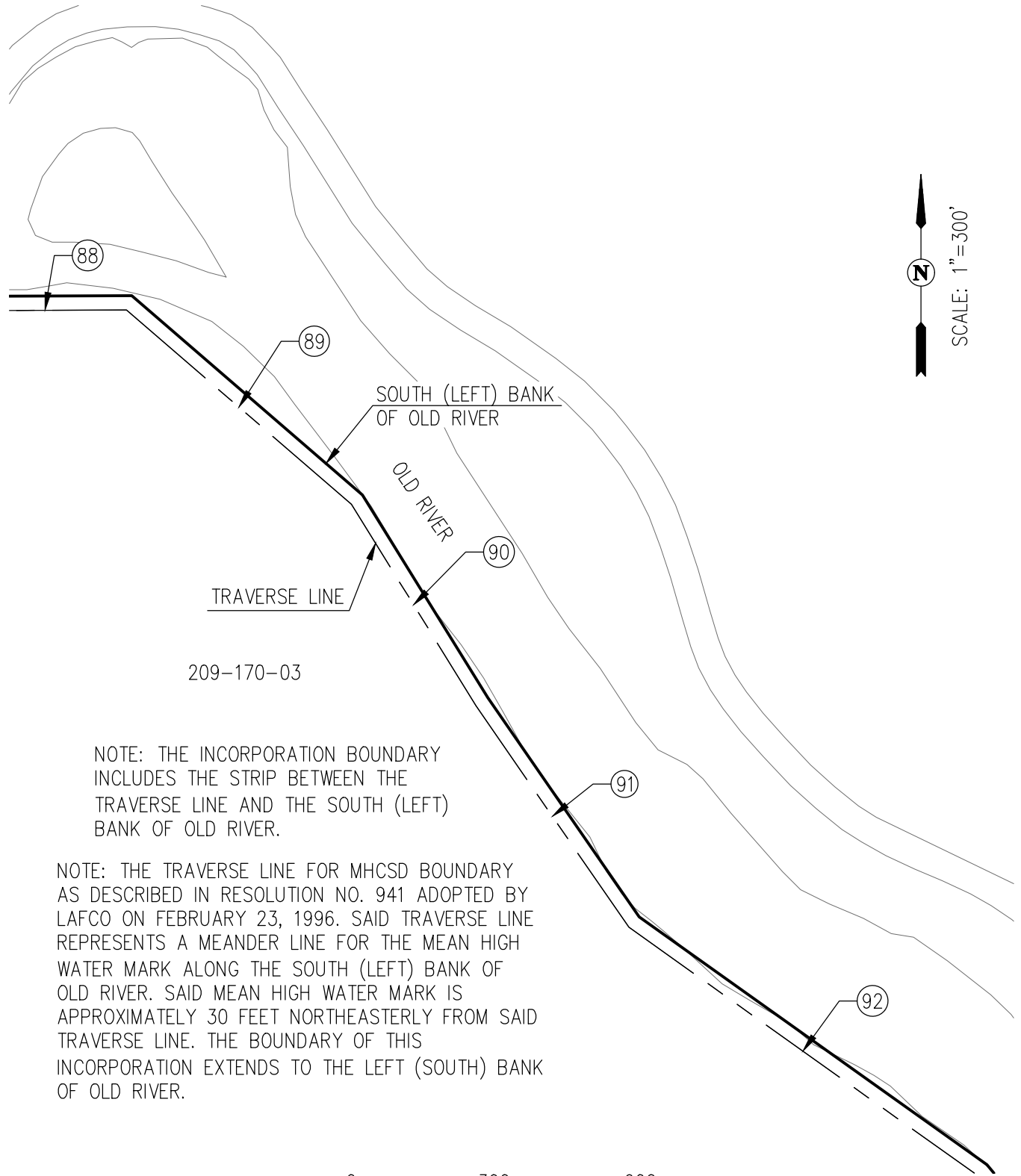
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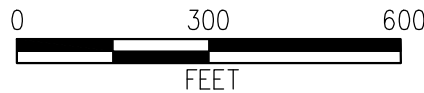
SEE SHEET 15



209-170-03

NOTE: THE INCORPORATION BOUNDARY INCLUDES THE STRIP BETWEEN THE TRAVERSE LINE AND THE SOUTH (LEFT) BANK OF OLD RIVER.

NOTE: THE TRAVERSE LINE FOR MHCS D BOUNDARY AS DESCRIBED IN RESOLUTION NO. 941 ADOPTED BY LAFCO ON FEBRUARY 23, 1996. SAID TRAVERSE LINE REPRESENTS A MEANDER LINE FOR THE MEAN HIGH WATER MARK ALONG THE SOUTH (LEFT) BANK OF OLD RIVER. SAID MEAN HIGH WATER MARK IS APPROXIMATELY 30 FEET NORTHEASTERLY FROM SAID TRAVERSE LINE. THE BOUNDARY OF THIS INCORPORATION EXTENDS TO THE LEFT (SOUTH) BANK OF OLD RIVER.



SEE SHEET 17

DATE: OCTOBER 13, 2023

SEE SHEETS 21-24 FOR COURSE TABLES

LAFCO 16-21
ATTACHMENT A - PG-16
MOUNTAIN HOUSE INCORPORATION



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NOTE: THE INCORPORATION BOUNDARY INCLUDES THE STRIP BETWEEN THE TRAVERSE LINE AND THE SOUTH (LEFT) BANK OF OLD RIVER.

NOTE: THE TRAVERSE LINE FOR MHCSD BOUNDARY AS DESCRIBED IN RESOLUTION NO. 941 ADOPTED BY LAFCO ON FEBRUARY 23, 1996. SAID TRAVERSE LINE REPRESENTS A MEANDER LINE FOR THE MEAN HIGH WATER MARK ALONG THE SOUTH (LEFT) BANK OF OLD RIVER. SAID MEAN HIGH WATER MARK IS APPROXIMATELY 30 FEET NORTHEASTERLY FROM SAID TRAVERSE LINE. THE BOUNDARY OF THIS INCORPORATION EXTENDS TO THE LEFT (SOUTH) BANK OF OLD RIVER.

SEE SHEET 16

92

SOUTH (LEFT) BANK
OF OLD RIVER

TRAVERSE LINE

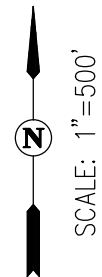
OLD RIVER

93

209-170-03

94

95



HENDERSON ROAD

SEE SHEET 19

209-160-18

209-160-12

209-160-20

WICKLUND ROAD

209-160-13

209-160-23

96



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LAFCO 16-21
ATTACHMENT A - PG-17
MOUNTAIN HOUSE INCORPORATION



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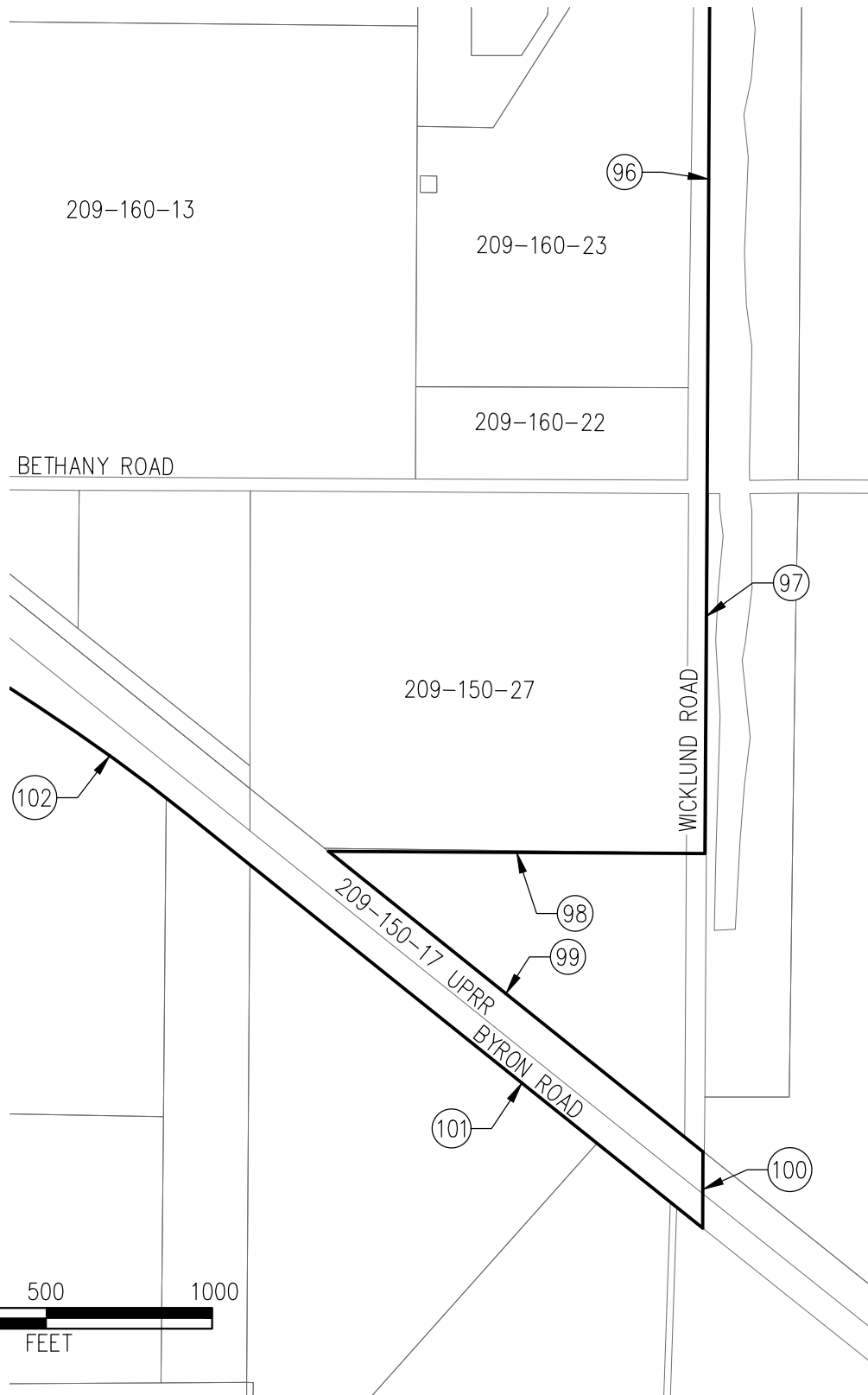
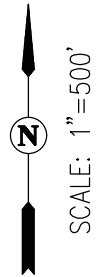
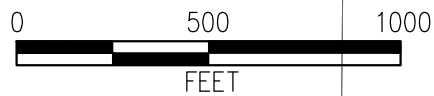
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LAFCO 16-21
ATTACHMENT A - PG-18
MOUNTAIN HOUSE INCORPORATION



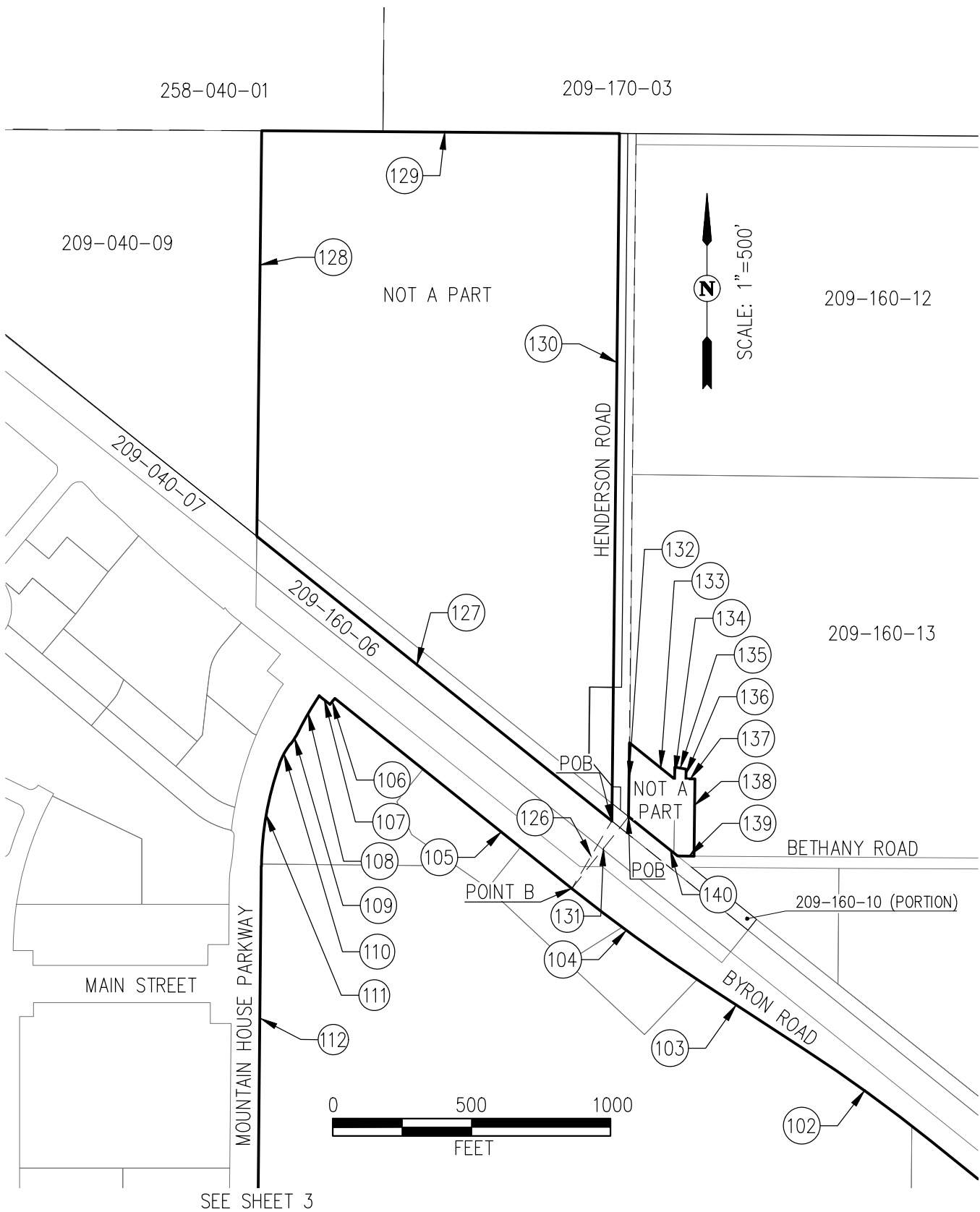
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ATTACHMENT A - PG-19
MOUNTAIN HOUSE INCORPORATION



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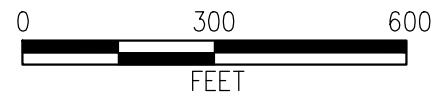
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SEE SHEET 7



SEE SHEET 7



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LAFCO 16-21
ATTACHMENT A - PG-20
MOUNTAIN HOUSE INCORPORATION



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COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
1	S89°27'57"E	30.00'	
2	S0°29'42"W	5280.07'	
3	N88°53'08"W	30.00'	
4	N89°08'44"W	2644.11'	
5	S0°34'12"W	2790.38'	
6	N84°49'32"W	602.89'	
7	N83°53'41"W	800.12'	
8	N85°00'07"W	650.01'	
9	N81°38'12"W	269.64'	
10	N86°25'24"W	330.18'	
11	N84°53'19"W	0.35'	
12	N86°29'28"W	164.44'	
13	S82°23'04"W	132.76'	
14	N55°03'04"W	92.50'	
15	S85°12'15"W	620.86'	
16	N21°43'28"W	223.40'	
17	N55°56'58"W	789.53'	
18	N35°20'59"W	625.74'	
19	N55°07'27"W	148.30'	
20	N1°01'13"E	1374.84'	

COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
21	S88°56'50"E	1020.35'	
22	N0°09'38"E	884.08'	
23	N34°15'45"E	114.66'	
24	N25°06'10"E	44.66'	
25	N21°00'54"E	84.59'	
26	N34°33'54"E	42.83'	
27	N44°58'41"E	18.75'	
28	N56°42'45"E	316.67'	
29	S88°53'35"E	158.36'	
30	N0°28'54"E	169.99'	
31	S88°53'35"E	274.98'	
32	S0°28'54"W	169.99'	
33	S88°53'35"E	348.87'	
34	N78°48'34"E	460.65'	
35	N15°08'36"E	284.98'	
36	N2°15'36"E	88.04'	
37	N36°34'24"W	161.99'	
38	N7°58'24"W	124.02'	
39	S85°19'29"W	411.98'	
40	S85°18'46"W	2201.99'	

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LAFCO 16-21
ATTACHMENT A - PG-21 - COURSE TABLES
MOUNTAIN HOUSE INCORPORATION



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COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
41	N1°01'13"E	14133.67'	
42	S89°10'13"E	1529.16'	
43	N38°44'03"E	53.95'	
44	N51°15'37"W	80.01'	
45	N38°44'23"E	83.09'	
46	N51°15'35"W	73.86'	
47	N44°31'12"W	120.94'	
48	N45°28'48"E	3.98'	
49	N43°17'03"W	203.03'	
50	N46°00'10"W	29.28'	
51	N51°15'35"W	1570.70'	
52	N1°06'11"E	5825.60'	
53	N54°02'13"E	241.35'	
54	N26°03'13"E	164.32'	
55	S45°04'52"E	49.82'	
56	S81°59'52"E	89.99'	
57	S8°00'08"W	84.99'	
58	S81°59'52"E	499.97'	
59	S31°46'48"E	18.59'	
60	S59°59'52"E	209.98'	

COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
61	N30°00'08"E	87.60'	
62	S59°59'52"E	31.77'	
63	S54°13'52"E	199.99'	
64	S48°13'52"E	189.99'	
65	S1°10'08"W	99.99'	
66	S48°13'52"E	79.99'	
67	N1°10'08"E	99.99'	
68	S59°48'52"E	199.99'	
69	S1°10'08"W	99.99'	
70	S59°48'52"E	289.98'	
71	S47°38'52"E	199.49'	
72	N1°10'08"E	99.99'	
73	S29°38'34"E	130.22'	
74	S43°00'42"E	719.63'	
75	S64°54'04"E	573.86'	
76	S70°30'25"E	907.78'	
77	S58°30'27"E	183.88'	
78	S40°08'21"E	322.96'	
79	S44°46'24"E	927.42'	
80	S52°47'18"E	362.86'	

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LAFCO 16-21
ATTACHMENT A - PG-22 - COURSE TABLES
MOUNTAIN HOUSE INCORPORATION



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COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
81	S66°36'47"E	1129.73'	
82	S53°00'31"E	615.68'	
83	S37°35'14"E	778.81'	
84	S56°07'02"E	619.63'	
85	S33°21'55"E	789.15'	
86	S35°56'39"E	570.06'	
87	S61°47'55"E	453.28'	
88	N89°49'22"E	497.03'	
89	S49°11'58"E	621.96'	
90	S31°41'57"E	495.18'	
91	S34°36'14"E	563.36'	
92	S54°32'37"E	894.48'	
93	S38°30'52"E	951.09'	
94	S39°07'30"W	1661.55'	
95	S89°33'35"E	369.46'	
96	S0°17'30"W	2641.19'	
97	S0°21'21"W	1080.39'	
98	N89°38'40"W	1134.51'	
99	S51°15'35"E	1447.33'	
100	S0°21'21"W	229.63'	

COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
101	N51°15'35"W	1987.28'	
102	5°40'00"	562.67'	5689.15'
103	N56°55'35"W	445.60'	
104	5°40'00"	570.58'	5769.16'
105	N51°15'35"W	1094.12'	
106	S38°44'25"W	27.98'	
107	N51°15'35"W	50.00'	
108	7°35'07"	148.14'	1119.00'
109	11°30'01"	55.20'	275.00'
110	18°23'20"	81.84'	255.00'
111	18°57'06"	375.75'	1136.00'
112	S0°32'09"W	2711.41'	
113	S0°31'53"W	2646.31'	
114	N85°19'29"E	60.16'	
115	N2°11'00"W	69.02'	
116	N6°49'00"E	78.42'	
117	S89°20'09"W	114.27'	
118	S81°18'24"W	114.27'	
119	S88°59'31"W	124.96'	
120	S81°39'02"W	124.96'	

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LAFCO 16-21
ATTACHMENT A - PG-23 - COURSE TABLES
MOUNTAIN HOUSE INCORPORATION



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COURSE TABLE			
COURSE	DIRECTION/DELTA	LENGTH	RADIUS
121	N0°28'05"E	645.31'	
122	S55°49'00"E	386.83'	
123	S40°04'00"E	199.99'	
124	S15°38'00"E	129.99'	
125	S6°49'00"W	111.57'	
126	N30°43'50"E	282.75'	
127	N51°15'35"W	1638.86'	
128	N0°40'23"E	1460.78'	
129	S89°33'35"E	1288.31'	
130	S0°37'40"W	2476.51'	
131	N38°19'48"E	330.00'	
132	N0°37'40"E	266.20'	
133	S51°15'35"E	209.00'	
134	N0°37'40"E	43.00'	
135	S79°34'54"E	41.24'	
136	S0°37'40"W	34.50'	
137	S89°33'04"E	32.00'	
138	S0°37'40"W	278.50'	
139	N89°33'04"W	58.75'	
140	N51°15'35"W	226.65'	

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LAFCO 16-21
ATTACHMENT A - PG-24 - COURSE TABLES
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Attachment A
LAFCO 16-21
DESCRIPTION OF INCORPORATION LIMITS
OF THE CITY OF MOUNTAIN HOUSE
SAN JOAQUIN COUNTY, CALIFORNIA

All that certain real property, situate in the unincorporated territory of the County of San Joaquin, State of California, and being a portion of Rancho El Pescadero, Sections 32, 33, and 34, Township 1 South, Range 4 East, Mount Diablo Meridian, and Sections 3, 4, 5, 8, 9, 10, 15, 16, 17, 20, 21, and 22, Township 2 South, Range 4 East, Mount Diablo Meridian, described as follows:

Commencing at a point common to Sections 9, 10, 15 and 16, Township 2 South, Range 4 East, Mount Diablo Meridian;

- Thence, (1) From said Point of Commencement, South 89°27'57" East 30.00 feet to the eastern line of Mountain House Parkway, and the **Point of Beginning** for this description;
- Thence, (2) From said Point of Beginning, along said eastern line of Mountain House Parkway, South 00°29'42" West, a distance of 5,280.07 feet to a point on the southern line of said Section 15, T2S, R4E MDM;
- Thence, (3) Leaving said eastern line of Mountain House Parkway, along said southern line, North 88°53'08" West, a distance of 30.00 feet to the point common to Sections 15, 16, 21, and 22, T2S, R4E, MDM;
- Thence, (4) Along the southern line of said Section 16, North 89°08'44" West, a distance of 2,644.11 feet to the corner common to Sections 16 and 21, T2S, R4E, MDM;
- Thence, (5) Along the north-south mid-section line of said Section 21, South 00°34'12" West, a distance of 2,790.38 feet to a point on the northern line of Interstate 205;
- Thence, (6) Along said northern line of Interstate 205, the following ten (10) courses: North 84°49'32" West, a distance of 602.89 feet;
- Thence, (7) North 83°53'41" West, a distance of 800.12 feet,
- Thence, (8) North 85°00'07" West, a distance of 650.01 feet,
- Thence, (9) North 81°38'12" West, a distance of 269.64 feet,
- Thence, (10) North 86°25'24" West, a distance of 330.18 feet,

Attachment A
LAFCO 16-21
DESCRIPTION OF INCORPORATION LIMITS
OF THE CITY OF MOUNTAIN HOUSE
SAN JOAQUIN COUNTY, CALIFORNIA

Thence, (11)	North 84°53'19" West, a distance of 0.35 feet,
Thence, (12)	North 86°29'28" West, a distance of 164.44 feet,
Thence, (13)	South 82°23'04" West, a distance of 132.76 feet,
Thence, (14)	North 55°03'04" West, a distance of 92.50 feet, and
Thence, (15)	South 85°12'15" West, a distance of 620.86 feet to a point on the eastern line of the Delta Mendota Canal;
Thence, (16)	Along said eastern line of the Delta Mendota Canal, the following four (4) courses: North 21°43'28" West, a distance of 223.40 feet,
Thence, (17)	North 55°56'58" West, a distance of 789.53 feet,
Thence, (18)	North 35°20'59" West, a distance of 625.74 feet, and
Thence, (19)	North 55°07'27" West, a distance of 148.30 feet to a point on the boundary line between San Joaquin County and Alameda County;
Thence, (20)	Along said County line, North 01°01'13" East, a distance of 1,374.84 feet to a point on the northern line of Section 20, T2S, R4E, MDM;
Thence, (21)	Along said northern line of Section 20, South 88°56'50" East, a distance of 1,020.35 feet;
Thence, (22)	Leaving said northern line of Section 20, North 00°09'38" East, a distance of 884.08 feet;
Thence, (23)	North 34°15'45" East, a distance of 114.66 feet;
Thence, (24)	North 25°06'10" East, a distance of 44.66 feet;
Thence, (25)	North 21°00'54" East, a distance of 84.59 feet;
Thence, (26)	North 34°33'54" East, a distance of 42.83 feet;
Thence, (27)	North 44°58'41" East, a distance of 18.75 feet;
Thence, (28)	North 56°42'45" East, a distance of 316.67 feet;
Thence, (29)	South 88°53'35" East, a distance of 158.36 feet;

Attachment A
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DESCRIPTION OF INCORPORATION LIMITS
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Thence, (30)	North 00°28'54" East, a distance of 169.99 feet;
Thence, (31)	South 88°53'35" East, a distance of 274.98 feet;
Thence, (32)	South 00°28'54" West, a distance of 169.99 feet;
Thence, (33)	South 88°53'35" East, a distance of 348.87 feet;
Thence, (34)	North 78°48'34" East, a distance of 460.65 feet;
Thence, (35)	North 15°08'36" East, a distance of 284.98 feet;
Thence, (36)	North 02°15'36" East, a distance of 88.04 feet;
Thence, (37)	North 36°34'24" West, a distance of 161.99 feet;
Thence, (38)	North 07°58'24" West, a distance of 124.02 feet to a point on the southern line of Grant Line Road, said point hereinafter referred to as Point A;
Thence, (39)	Along said southern line of Grant Line Road, the following two (2) courses: South 85°19'29" West, a distance of 411.98 feet, and
Thence, (40)	South 85°18'46" West, a distance of 2,201.99 feet to a point on the boundary line between San Joaquin County and Alameda County;
Thence, (41)	Along said County line, North 01°01'13" East, a distance of 14,133.67 feet to a point on the northern line of Kelso Road;
Thence, (42)	Along said northern line of Kelso Road, South 89°10'13" East, a distance of 1,529.16 feet to a point on the western line of Great Valley Parkway;
Thence, (43)	Along said western line of Great Valley Parkway, the following eight (8) courses: North 38°44'03" East, a distance of 53.95 feet,
Thence, (44)	North 51°15'37" West, a distance of 80.01 feet,
Thence, (45)	North 38°44'23" East, a distance of 83.09 feet,
Thence, (46)	North 51°15'35" West, a distance of 73.86 feet,

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- Thence, (47) North 44°31'12" West, a distance of 120.94 feet,
- Thence, (48) North 45°28'48" East, a distance of 3.98 feet,
- Thence, (49) North 43°17'03" West, a distance of 203.03 feet, and
- Thence, (50) North 46°00'10" West, a distance of 29.28 feet to a point on the southwestern line of Byron Road;
- Thence, (51) Along said southwestern line of Byron Road, North 51°15'35" West, a distance of 1,570.70 feet to a point on the boundary line between San Joaquin County and Alameda County;
- Thence, (52) Along said County line, North 01°06'11" East, a distance of 5,825.60 feet to the northwestern corner of that certain parcel of land described as New Lot 1 in that certain Notice of Lot Line Adjustment recorded March 5, 2020, as Document No. 2020-028896 of Official Records of San Joaquin County;
- Thence, (53) Along the northern line of said New Lot 1, and (for the purposes of this description) along the deed line described as being along the center line of a levee along the south (left) bank of old river in that certain deed to Shea Mountain House, LLC, recorded May 13, 2005, as Document No. 2005-115427 of Official Records of San Joaquin County, as said deed line (DN 2005-115427) is further shown and so designated on the final map for Tract 3645, filed for record October 22, 2007 in Book 41 of Maps and Plats, at page 50, San Joaquin County Records (as noted in the following courses), the following twenty (20) courses: North 54°02'13" East, a distance of 241.35 feet,
- Thence, (54) North 26°03'13" East, a distance of 164.32 feet to a point on said deed line (DN 2005-115427),
- Thence, (55) Along said deed line, South 45°04'52" East, a distance of 49.82 feet,
- Thence, (56) South 81°59'52" East, a distance of 89.99 feet,
- Thence, (57) Leaving said deed line, South 08°00'08" West, a distance of 84.99 feet,
- Thence, (58) South 81°59'52" East, a distance of 499.97 feet,

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Thence, (59)	South 31°46'48" East, a distance of 18.59 feet,
Thence, (60)	South 59°59'52" East, a distance of 209.98 feet,
Thence, (61)	North 30°00'08" East, a distance of 87.60 feet to a point on said deed line (DN 2005-115427),
Thence, (62)	Along said deed line, South 59°59'52" East, a distance of 31.77 feet,
Thence, (63)	South 54°13'52" East, a distance of 199.99 feet,
Thence, (64)	South 48°13'52" East, a distance of 189.99 feet,
Thence, (65)	Leaving said deed line, South 01°10'08" West, a distance of 99.99 feet,
Thence, (66)	South 48°13'52" East, a distance of 79.99 feet,
Thence, (67)	North 01°10'08" East, a distance of 99.99 feet to a point on said deed line (DN 2005-115427),
Thence, (68)	Along said deed line, South 59°48'52" East, a distance of 199.99 feet,
Thence, (69)	Leaving said deed line, South 01°10'08" West, a distance of 99.99 feet,
Thence, (70)	South 59°48'52" East, a distance of 289.98 feet,
Thence, (71)	South 47°38'52" East, a distance of 199.49 feet, and
Thence, (72)	North 01°10'08" East, a distance of 99.99 feet to a point on the traverse line (for the purposes of this description) for Mountain House Community Services District (MHCS D) boundary, as said line is described in Resolution 941 adopted by LAFCO on February 23, 1996;
Thence, (73)	Along said traverse line, the following twenty-one (21) courses: South 29°38'34" East, a distance of 130.22 feet,
Thence, (74)	South 43°00'42" East, a distance of 719.63 feet,
Thence, (75)	South 64°54'04" East, a distance of 573.86 feet,

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Thence, (76)	South 70°30'25" East, a distance of 907.78 feet,
Thence, (77)	South 58°30'27" East, a distance of 183.88 feet,
Thence, (78)	South 40°08'21" East, a distance of 322.96 feet,
Thence, (79)	South 44°46'24" East, a distance of 927.42 feet,
Thence, (80)	South 52°47'18" East, a distance of 362.86 feet,
Thence, (81)	South 66°36'47" East, a distance of 1,129.73 feet,
Thence, (82)	South 53°00'31" East, a distance of 615.68 feet,
Thence, (83)	South 37°35'14" East, a distance of 778.81 feet,
Thence, (84)	South 56°07'02" East, a distance of 619.63 feet,
Thence, (85)	South 33°21'55" East, a distance of 789.15 feet,
Thence, (86)	South 35°56'39" East, a distance of 570.06 feet,
Thence, (87)	South 61°47'55" East, a distance of 453.28 feet,
Thence, (88)	North 89°49'22" East, a distance of 497.03 feet,
Thence, (89)	South 49°11'58" East, a distance of 621.96 feet,
Thence, (90)	South 31°41'57" East, a distance of 495.18 feet,
Thence, (91)	South 34°36'14" East, a distance of 563.36 feet,
Thence, (92)	South 54°32'37" East, a distance of 894.48 feet, and
Thence, (93)	South 38°30'52" East, a distance of 951.09 feet to a point on the northwestern line of the Westside Irrigation District's Intake Canal;
Thence, (94)	Along said northwestern line, South 39°07'30" West, a distance of 1,661.55 feet to a point on the north line of the west half of the southeast quarter of Section 3, T2N, R4E, MDM;

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- Thence, (95) Along said north line and the easterly prolongation thereof, South 89°33'35" East, a distance of 369.46 feet to a point on the eastern line of Wicklund Road (60' wide);
- Thence, (96) Along said eastern line of Wicklund Road, the following two (2) courses: South 00°17'30" West, a distance of 2,641.19 feet;
- Thence, (97) South 00°21'21" West, a distance of 1,080.39 feet;
- Thence, (98) Leaving said eastern line, North 89°38'40" West, a distance of 1,134.51 feet to a point on the northeastern line of the lands of Union Pacific Railroad;
- Thence, (99) Along said northeastern line, South 51°15'35" East, a distance of 1,447.33 feet;
- Thence, (100) Leaving said northeastern line, South 00°21'21" West, a distance of 229.63 feet to a point on the southwestern line of Byron Road;
- Thence, (101) Along said southwestern line of Byron Road, the following six (6) courses: North 51°15'35" West, a distance of 1,987.28 feet;
- Thence, (102) Northwesterly, along the arc of a tangent 5,689.15 foot radius curve to the left, through a central angle of 05°40'00", and an arc distance of 562.67 feet;
- Thence, (103) North 56°55'35" West, a distance of 445.60 feet;
- Thence, (104) Northwesterly, along the arc of a tangent 5,769.16 foot radius curve to the right, through a central angle of 05°40'00", and an arc distance of 570.58 feet, said point hereinafter referred to as Point B, and
- Thence, (105) North 51°15'35" West, a distance of 1,094.12 feet to a point on the eastern line of Mountain House Parkway;
- Thence, (106) Along said eastern line of Mountain House Parkway, the following eight (8) courses: South 38°44'25" West, a distance of 27.98 feet,
- Thence, (107) North 51°15'35" West, a distance of 50.00 feet,
- Thence, (108) Southwesterly, along the arc of a non-tangent 1,119.00 foot radius curve to the left, from which the center of said curve lies South

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56°02'19" East, through a central angle of 07°35'07", and an arc distance of 148.14 feet,

Thence, (109) Southwesterly, along the arc of a reverse 275.00 foot radius curve to the right, through a central angle of 11°30'01", and an arc distance of 55.20 feet,

Thence, (110) Southwesterly, along the arc of a reverse 255.00 foot radius curve to the left, through a central angle of 18°23'20", and an arc distance of 81.84 feet,

Thence, (111) Southerly, along the arc of a compound 1,136.00 foot radius curve to the left, through a central angle of 18°57'06", and an arc distance of 375.75 feet,

Thence, (112) South 00°32'09" West, a distance of 2,711.41 feet, and

Thence, (113) South 00°31'53" West, a distance of 2,646.31 feet to said **Point of Beginning**.

Together therewith a strip of land lying between said deed line along the centerline of the levee along the south (left) bank of Old River and the south (left) bank of Old River, as said strip is shown and so designated on said final map (41 M&P 50).

Also together therewith a strip of land lying between said traverse line for MHCSO along the south (left) bank of Old River and the south (left) bank of Old River.

Excepting therefrom, the following described parcel of land:

Commencing at the point hereinabove referred to as Point A;

Thence, (114) From said Point of Commencement, along the southern line of Grant Line Road, North 85°19'29" East, a distance of 60.16 feet;

Thence, (115) Leaving said southern line of Grant Line Road, North 02°11'00" West, a distance of 69.02 feet;

Thence, (116) North 06°49'00" East, a distance of 78.42 feet to the southwestern corner of Parcel D, as said Parcel D is shown and so designated on the final map for Tract 3649, filed for record on October 25, 2013, in Book 41 of Maps and Plats, as page 98, San Joaquin County Records, said point being the **Point of Beginning** for this description;

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- Thence, (117) From said Point of Beginning, South 89°20'09" West, a distance of 114.27 feet,
- Thence, (118) South 81°18'24" West, a distance of 114.27 feet,
- Thence, (119) South 88°59'31" West, a distance of 124.96 feet, and
- Thence, (120) South 81°39'02" West, a distance of 124.96 feet to a point on the eastern line of Parcel P, as said Parcel P is shown and so designated on said final map (41 M&P 98);
- Thence, (121) Along said eastern line of Parcel P, North 00°28'05" East, a distance of 645.31 feet to a point on the western line of said Parcel D;
- Thence, (122) along said western line of Parcel D, the following four (4) courses: South 55°49'00" East, a distance of 386.83 feet;
- Thence, (123) South 40°04'00" East, a distance of 199.99 feet;
- Thence, (124) South 15°38'00" East, a distance of 129.99 feet;
- Thence, (125) South 06°49'00" West, a distance of 111.57 feet to said **Point of Beginning**.

Also excepting therefrom, the following described parcel of land:

Commencing at the point hereinabove referred to as Point B;

- Thence, (126) From said point of Commencement, North 30°43'50" East, a distance of 282.75 feet to a point on the northeastern line of the lands of Union Pacific Railroad, said point being the **Point of Beginning** for this description;
- Thence, (127) From said Point of Beginning, along said northeastern line, North 51°15'35" West, a distance of 1,638.86 feet to the western line of Section 3, T2N, R4 East, MDM;
- Thence, (128) Along said western line of Section 3, North 00°40'23" East, a distance of 1,460.78 feet to the northern line of the southwestern quarter of said Section 3;

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- Thence, (129) Along said northern line, South 89°33'35" East, a distance of 1,288.31 feet to a point on the western line of Henderson Road (60' wide);
- Thence, (130) Along said western line of Henderson Road, South 00°37'40" West, a distance of 2,476.51 feet to said **Point of Beginning**.

Also excepting therefrom, the following described parcel of land:

Commencing at the point hereinabove referred to as Point B;

- Thence, (131) From said Point of Commencement, North 38°19'48" East, a distance of 330.00 feet to a point on the eastern line of Henderson Road (60' wide), said point being the **Point of Beginning** for this description;
- Thence, (132) From said Point of Beginning, along said eastern line of Henderson Road, North 00°37'40" East, a distance of 266.20 feet;
- Thence, (133) Leaving said eastern line, South 51°15'35" East, a distance of 209.00 feet;
- Thence, (134) North 00°37'40" East, a distance of 43.00 feet;
- Thence, (135) South 79°34'54" East, a distance of 41.24 feet;
- Thence, (136) South 00°37'40" West, a distance of 34.50 feet;
- Thence, (137) South 89°33'04" East, a distance of 32.00 feet;
- Thence, (138) South 00°37'40" West, a distance of 278.50 feet to a point on the northern line of Bethany Road;
- Thence, (139) Along said northern line, North 89°33'04" West, a distance of 58.75 feet;
- Thence, (140) Leaving said northern line, North 51°15'35" West, a distance of 226.65 feet to said **Point of Beginning**.

Containing a total of approximately 4,429.0 acres (grid) of land, more or less, calculated to said south (left bank) of Old River, and Containing approximately 4,419.6 acres (grid) of land, more or less, calculated to said deed line and said traverse line.


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Courses are based on the California Coordinate System of 1983, Zone 3. Distances shown are grid distances To obtain ground distances divide grid distances by the combined scale factor of 0.99993260 calculated at the geodetic coordinates of control point "mh1", as shown on that certain record of survey filed April 14, 2004, in Book 35 of Surveys at page 129, San Joaquin County Records.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale of the land described.

END OF DESCRIPTION





Sabrina Kyle Pack, P.L.S
L.S No. 8164