

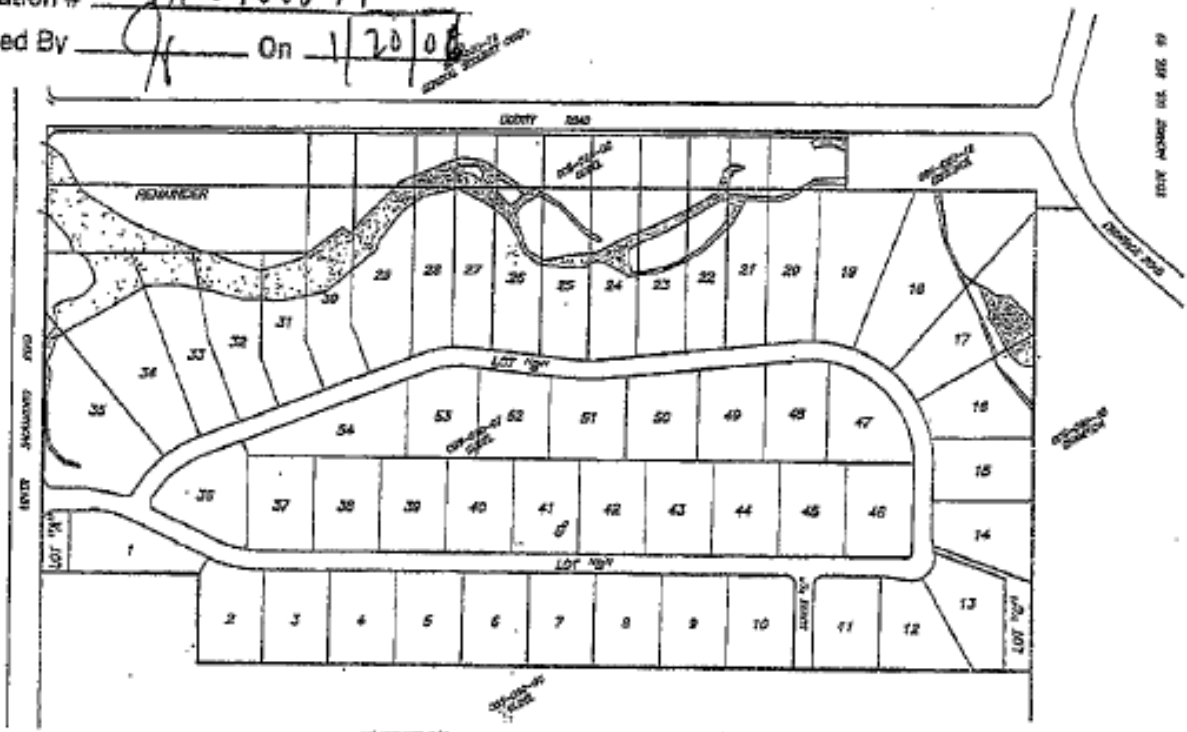
License # 00915268

Gudel Family Farm

Tentative Map For 55 Large Lots - One Acre +/-

VESTING TENTATIVE SUBDIVISION MAP OF **GUDEL FAMILY FARM** SAN JOAQUIN COUNTY, CALIFORNIA

REVISED
TENTATIVE MAP
Application # PA-0400074
Received By [Signature] On 1/20/06



Gudel Family Farm

78.78 acres
\$6,187,500 (\$112,500 per lot)
55 Tentative Mapped Lots



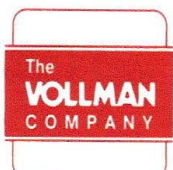
For More Information Contact
916-929-2000

Bill George - bgeorge@thevollmancompany.com

Alex Byrd - alexbyrd@thevollmancompany.com

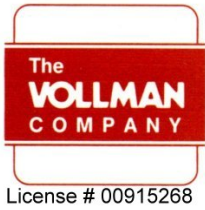
Dennis Vollman - dvollman@thevollmancompany.com

Jim Morey - jmorey@thevollmancompany.com



License # 00915268

THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
916/929-2000 FAX 916/929-7857
www.thevollmancompany.com



Gudel Family Farm

Tentative Map For

55 Large Lots - One Acre +/-

SITE SUMMARY

SUBJECT: 55 Approved Tentative Mapped Lots

LOCATION: SEC Lower Sacramento Road and Liberty Road, Galt, CA

APN: 005-020-02 and 005-030-07

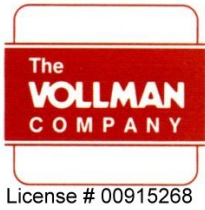
LOT DESCRIPTION: 78.78 acres split into 54 +/- one acre Lots and one 5 +/- acre remainder Lot. All laid out with natural terrain and open rural space.

FEES: The fees in San Joaquin County are substantially less than Sacramento County.

PRICE: \$6,187,500 (\$112,500 Per Lot)

USE: Residential





Gudel Family Farm

Tentative Map For 55 Large Lots - One Acre +/-

SITE SUMMARY CONTINUED

NOTE: This Property is in San Joaquin County, but has a Galt, CA 95632 Address: 2600 E. Liberty Road and 2680 N. Lower Sacramento Road

DESIGN: This Project is Designed for a Rural Residential feel with Large Lots and Open Space. Planned as a Gated Community.

AREA: Just South of this Project is another Large Lot Project built out a few years back. It is well maintained and reflects pride of Ownership. North of this Project there are Subdivisions of Small Lot Projects being built. They are smaller Homes at mid-ranged pricing.

Gudel Farms offers a much more Country-Like Atmosphere.

ACCESS: Gudel Farm is just minutes away from Highway 99 and Liberty Road. A major ramp for access both North and South on Highway 99 to Stockton or Sacramento.

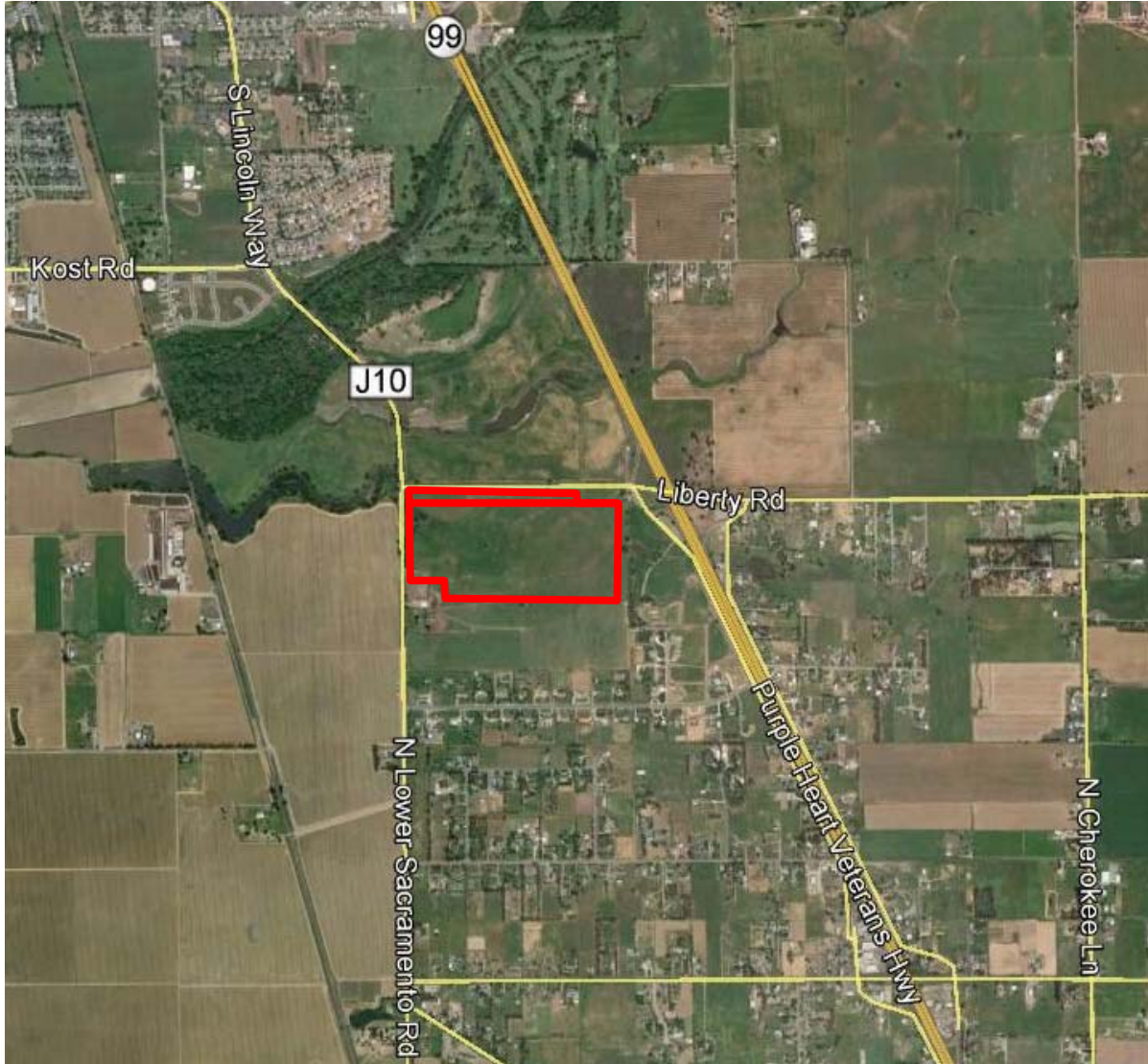


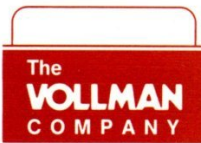


License # 00915268

Gudel Family Farm

Tentative Map For 55 Large Lots - One Acre +/-

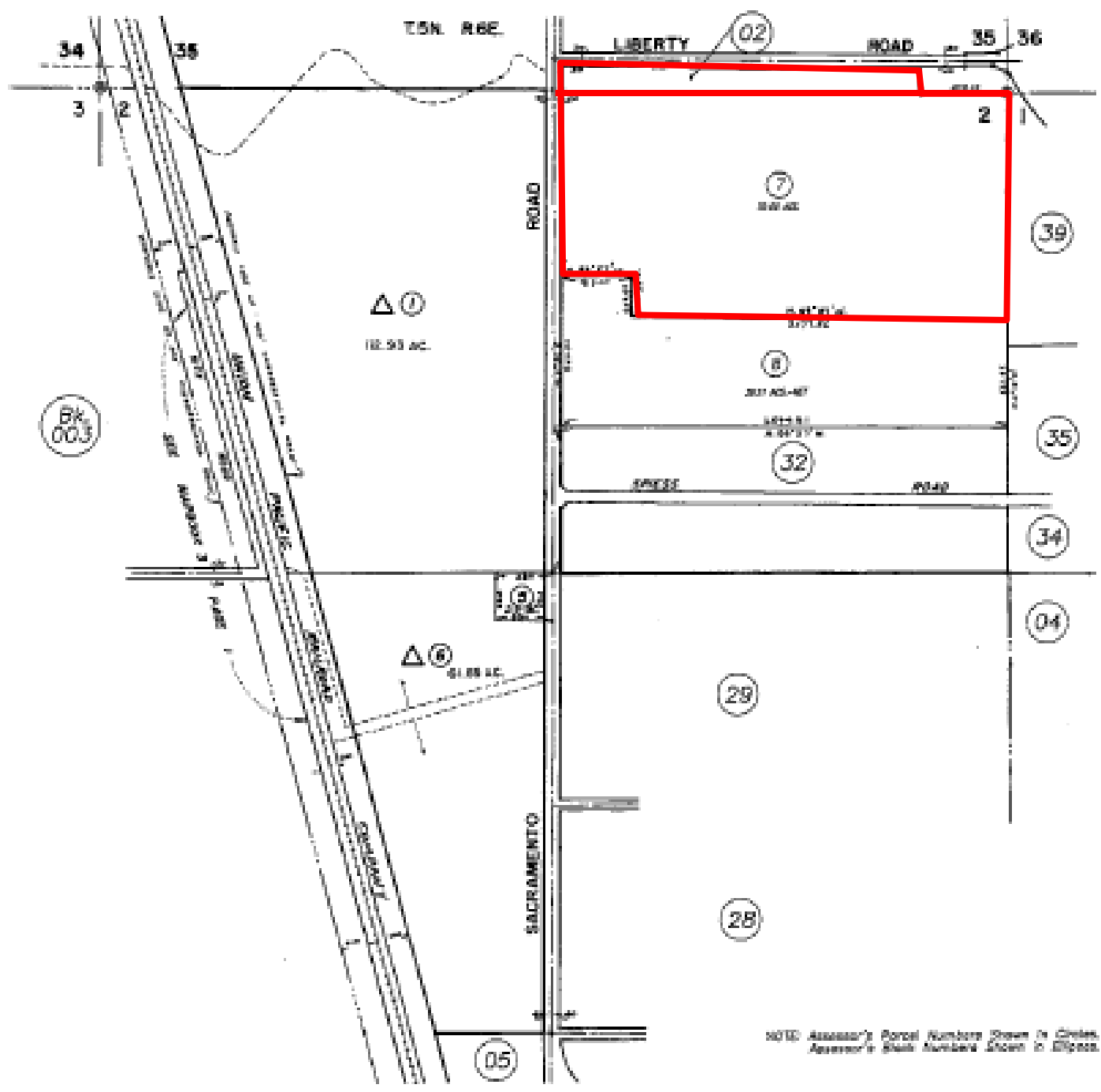


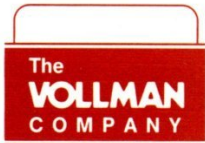


License # 00915268

Gudel Family Farm

Tentative Map For 55 Large Lots - One Acre +/-





License # 00915268

Gudel Family Farm

Tentative Map For 55 Large Lots - One Acre +/-

Conditions of Approval and
Aerial Map
To Follow



CONDITIONS OF APPROVAL
PA-0400074 (SU, TE)
STONECLIFF DEVELOPMENT COMPANY, INC./VENTANA DEVELOPMENT CO., INC.

Six-year Time Extension request for a previously approved Major Subdivision application no. PA-0400074 was approved by the San Joaquin County Planning Commission on May 5, 2016. The effective date of approval is May 16, 2016. This tentative map approval will expire on March 11, 2022, which is six (6) years from the initial effective date, unless (1) all Conditions of Approval have been complied with and (2) a Final Map has been filed with and accepted by the County Surveyor.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to approval of the Final Map. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: John Funderburg, 468-3160)
 - a. **TENTATIVE MAP:** The final map shall substantially conform with the approved vesting tentative map dated January 20, 2006.
 - b. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be placed on the Final Map:
 - (1) All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities, such as noise, odors, insects, dust or fumes. San Joaquin County has determined that such inconveniences or discomforts shall not be considered a nuisance.
 - c. **LOT SIZE AND WIDTH:** The following lot size and width regulations shall apply to this map:
 - A. All parcels shall have a minimum lot width of 150 feet, measured a distance of 20 feet back from the front lot line. The lot width of individual lots may be reduced to seventy (70%) of the minimum lot width provided the following conditions are met:
 - (a) The average lot width for all lots shall be equal to or greater than the minimum lot width required; and
 - (b) Individual corner lots shall not have a lot width of less than fifty (50) feet. (Development Title Section 9-310.4)
 - B. All parcels shall have a minimum lot area of 43,560 square feet (1.0 acre). (Development Title Section 9-310.3)
 - d. **OAK TREE PRESERVATION:** The project shall comply with Section 9-1505 of the County Development Title, and all mature oaks on the site shall be preserved to the maximum extent feasible. The subdivision improvement plan shall indicate whether or not the tree will be removed. If the tree is to be removed, the method of replacement shall be described, consistent with Section 9-1504.4 of the Development Title. If the tree is to remain, development constraints shall be noted on the subdivision plans, consistent with Section 1505.5 of the Development Title.
 - e. **OPEN SPACE RESERVATION CONSERVATION/RIPARIAN HABITAT:** The following conditions shall apply
 - (1) Parallel to the unnamed creek as depicted on the tentative map, a natural open space area for riparian habitat and waterway protection shall be maintained to provide nesting and

foraging habitat and the protection of waterway quality. The minimum width of said open space shall be one-hundred (100) feet, measured from the mean high water level of the natural bank or fifty (50) feet back from the existing riparian habitat, whichever is greater. Water-dependent uses may be permitted in this buffer. The mean high water level and the edge of the riparian habitat shall be shown on the Site Plan. The open space buffer required above shall be shown on the final map with the following note:

A. Pursuant to Section 9-1510.5 of the San Joaquin County Development Title, this area is designated as a natural open space for riparian habitat and waterway protection. No development other than water dependent uses shall be permitted in this space.

(2) A note shall be placed on the Final Map and a separate instrument shall be recorded for Lots 16-35 restricting development within the natural buffer zone.

- f. **CULTURAL RESOURCES:** If, in the course of development, concentrations of prehistoric or historic-period materials are encountered, all work in the vicinity of the find shall halt until an archaeologist can evaluate the materials and make recommendations for further action. If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If Human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.
- g. **ROAD NAMES:** All subdivision road names shall be submitted to the Community Development Department for approval by the Director. Contact Kimberly Wallace at 468-0816 for road name standards. (Development Title Section 9-1150.18)
- h. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
- (1) Street trees are required as specified in Section 9-1020.4 of the Development Title:
- A. A minimum of three (3) trees shall be planted for each lot frontage.(9-1020.4(a))
- B. For corner lots, street trees shall be required on both street frontages. The trees cannot interfere with sight distances and setbacks. (9-1020.4(b))
- C. Street trees shall be required along street frontages where noise attenuation walls are required. They shall be placed in the yard or integrated with a serpentine wall. (9-1020.4(g))
- i. **NOISE ATTENUATION WALL:** The following measures shall be used to reduce transportation noise:
- (1) A six-foot noise attenuation wall made of concrete or masonry block is required along the western property line of Lots 1 and 35 respecting the right of way of Lower Sacramento Road and the wall shall be included in the improvement plans. (Per Bollard & Brennan, Inc. Noise Study conducted on April 24, 2004)
- j. **DEVELOPMENT REQUIREMENTS:** The following development requirements apply and shall be shown on the Parcel Map:
- (1) The following note shall appear on the Parcel Map and also shall be recorded as a separate instrument (Development Title Section 9-1105.11[b]):
- A. Prior to any grant of approval for a development project or issuance of a building permit on the "Designated Remainder," the requirements of Chapter 9-1105 (Wastewater Disposal) of the San Joaquin County Development Title shall be met.

- B. Prior to any grant of approval for a development project or issuance of a building permit on the "Designated Remainder," the requirements of Chapter 9-1120 (Water Systems) of the San Joaquin County Development Title shall be met.
 - C. Prior to any grant of approval for a development project or issuance of a building permit on the "Designated Remainder," the requirements of Chapter 9-1135 (Storm Drainage) of the San Joaquin County Development Title shall be met.
- k. **UNIFORM FIRE CODE** The following Uniform Fire Code and San Joaquin County Ordinance Code requirements will be applicable and shall be incorporated in the construction plans before submittal to the Community Development Department for a building permit:
- (1) Fire hydrants shall be supplied in accordance with Appendix III-A and III-B of the California Fire Code. (Woodbridge Fire District will be requiring the choice of either residential fire sprinklers installed in the homes, or a fire hydrant system producing 1,500 gallons per minute with hydrant spacing)
 - (2) Fire department access roads shall be in accordance with Section 902.2 of the California Fire Code and the standard adopted by the San Joaquin County Fire Chiefs Association.
 - (3) The planning application will require a fire access road to be completed before the County Surveyors office will file the map for record. Contact Fire Prevention at 209-468-3380 to schedule an inspection of the completed road.
 - (4) The project will potentially serve more than three residences and shall comply with the San Joaquin County Development Title Standard 9-1150.18. (Road Naming Procedures) Please contact the Community Development Department at 468-2193 to complete this process prior to requesting Fire Department approval.
 - (5) All undeveloped parcels or portions of undeveloped parcels which are created as a result of this planning application shall remain free of weeds, debris, or any other combustible vegetation such as abandoned orchards or vineyards throughout the year to the satisfaction of the Fire Jurisdiction Having Authority. (CFC 1103.2.40)

2. DEPARTMENT OF PUBLIC WORKS (Staff Contact: Alex Chelley, [209] 468-3000)

- a. A Master Plan for a water system shall be prepared prior to approval to the Final Map. The Master Plan shall include the development to the south (APN 005-030-08).
- b. All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvements and specifications shall include a grading plan for each individual lot, if applicable. These improvement plans and specifications are subject to plan check and field inspection fees and must be approved by Public Works prior approval of the Final Map. (Development Title Section 9-1100, Resolution R-92-814)
- c. If improvements referred to herein are not completed prior to the filing of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements within one year after filing the Final Map. (Development Title Section 9-1100.3(j))
- d. Dedication to result in a 42-foot-wide right-of-way from the centerline of Liberty Road to the property line shall be required on the Final Map. Liberty Road shall be improved to County standards for an 84-foot-wide right-of-way arterial road. (Development Title Section 9-1150.5(b))
- e. Dedication to result in a 42-foot-wide right-of-way from the centerline of Lower Sacramento Road to the property line shall be required on the Final Map. Lower Sacramento Road shall be improved to

County standards for an 84-foot-wide right-of-way arterial road. (Development Title Section 9-1150.5[b])

- f. All the roads within the subdivision shall be designed, named, and improved to County standards for a 50-foot-wide rural residential road. (Development Title Section 9-1150.5[c])
- g. Residential Lots 19 through 35 shall have restricted access to Lower Sacramento Road and Liberty Road. Access rights shall be relinquished on the Final Map. (Development Title Section 9-1150.5[f])
- h. A secondary access connection to the south shall be provided for this subdivision. (Development Title Section 9-1150.13)
- i. This subdivision is approved for recording as a single unit; phasing is not approved. (Development Title Section 9-1100.3)
- j. A community detention pond/terminal drainage system shall be provided to meet the requirements of the County and to provide adequate drainage for the subdivision. Hydrologic and hydraulic analyses shall be provided and shall demonstrate that all property, both downstream and upstream of the discharge, will not be subject to a higher flood level as a result of the proposed drainage. The San Joaquin County Interim Flood Hazard Reduction Policy shall apply to this Major Subdivision. (Development Title Section 9-1135.2)
- k. The project shall be served by a public water system conforming to the requirements of the Environmental Health Department and Department of Public Works (two wells are required). The system shall provide adequate domestic and fire water supply in conformance to the requirements of the county Fire Warden and the local fire district. A test well showing that the production well will meet all applicable standards is required prior to the approval of the improvement plans of any work within the site. (Development title Section 9-1120.2)
- l. Street lighting shall be provided for the subdivision and the frontages of Lower Sacramento Road and Liberty Road. (Development Title Section 9-1150.11)
- m. Annexation of the development into CSA 29 for water, storm drainage, and street lighting shall be required prior to approval of the Final Map.
- n. The property shall transfer to a zone within CSA 29 prior to approval of the Final Map to provide for the operation, maintenance, and improvement of water services, storm drainage, and street lighting facilities. The applicant shall complete the Proposition 218 process for services and pay the fair share to the County. The development will receive serves conditional upon completion of all necessary facilities and passage of the Proposition 218 vote. A new assessment for the zone shall be approved by the property owners prior to recording the Final Map. The assessment for the new zone shall be based on the cost for maintenance, operation, system improvements, and any replacement program of facilities within CSA 29. The applicant shall pay for the cost to process the transfer and assessment for the new zone. In addition, the applicant shall pay for the maintenance and operation of the system from the time the facilities are accepted by the District until the transferred area is placed on the assessment role of the District. (Development Title Section 9-1100.5)
- o. Water meters shall be installed on all water services. (Board Order B-91-650)
- p. An Offer of Dedication of ground water rights is required on the Final Map.
- q. All utilities shall be underground except power transmission facilities of 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)

- r. The subdivider shall agree to and shall pay user fees for the utility services from the time improvements are accepted by the County until the lots are placed on the County tax rolls, or up to an 18-month period, as the case may be. (Subdivision Map Act Section 66493)
- s. All traffic signs and markings shall conform to the Manual on Uniform Traffic Control Devices and San Joaquin County standards and shall be shown on the Improvement plans.
- t. The developer shall obtain all necessary permits from the Air Pollution Control Board for operation of stand-by generators in conjunction with water well facilities.
- u. A Preliminary Soils Report is required in accordance with County standards for the purpose of determining the R-Value for the design of the road. (Development Title Section 9-910.2)
- v. The applicant and/or future property owners shall keep the unnamed creek free of all obstacles that impede the flow of water. Any alteration to the ditches will require obtaining a Watercourse Encroachment Permit from the Department of Public Works.
- w. A grading plan shall be submitted and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the UBC, Appendix, Chapter 33, Section 3309, with complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable. Grading in excess of 5,000 cubic yards shall comply with Section 33093, and 33094. for "Engineered Grading Requirements." Grading that disturbs more than five acres will require a National Pollutant Discharge Elimination System permit.
- x. The applicant/developer shall pay a "fair share" contribution for the improvement of the following intersections prior to recording the Final Map:
 - (1) \$15,713 for the improvements to Liberty Road and Lower Sacramento Road;
 - (2) \$2,970 for the improvements to Kost Road and Lower Sacramento Road;
 - (3) \$34,899 for the improvements to Liberty Road and West Frontage Road; and
 - (4) \$18,234 for the improvements to Liberty Road and East Frontage Road.

NOTES:

Any construction activity that results in the disturbance of at least one acre of soil shall require a State NPDES construction permit.

In Rural Residential roadways, an A.C. dike shall be prohibited, and the shoulder width shall be six feet wide.

3. ENVIRONMENTAL HEALTH DEPARTMENT (Staff Contact: Lisa Medina, [209] 468-3455)

- a. The Surface and Subsurface Contamination Report dated February 18, 2007, was deemed incomplete. An addendum shall be submitted to Environmental Health acknowledging the time between the last addendum submitted on January 7, 2005, and the current application date.
- b. Prior to issuance of a building permit on the remainder parcel, a Soil Suitability Study shall be performed and submitted to Environmental Health with a review fee of \$186.00 due at the time of submittal.
- c. Environmental Health requires a Soil Suitability/Nitrate Loading Study which indicates that the area is suitable for septic tank usage. This must be performed prior to recordation of the final Map

(Development Title Section 9-1105.2[d]). A review fee of \$465.00 must be paid at the time of submittal to Environmental Health.

The sewage disposal system shall comply with the on-site sewage standard of San Joaquin County prior to approval. A percolation test that meets absorption rates of the manual of septic tank practice and the EPA Design Manual for on-site waste water treatment and disposal systems is required for each parcel. A permit fee of \$93.00 per percolation hole is required.

NOTE: All percolation tests are to be conducted in areas of proposed engineer-designed septic systems. All percolation tests are to be a minimum of 100 feet away from wetland boundaries. Prior to approval of percolation tests, a Parcel Map shall be submitted to Environmental Health with dimensions of the septage area required by the percolation tests under San Joaquin County Sewage Standards, Section 10.3.4.

- d. Due to elevation and topographical conditions, engineer-designed septic systems are to be installed under permit and inspection with Environmental Health with the current fee of \$450.00. (Development Title Section 9-1110.4)
- e. A review fee of \$465.00 shall be submitted to Environmental Health along with the engineered design criteria for the proposed sewage disposal system for each parcel for review and approval by Environmental Health. (Development Title Section 9-1105.2)
- f. A sewage disposal area as indicated by the septic tank soil suitability study and/or percolation tests must be shown for each parcel on the final subdivision improvement plans. (Development Title Section 9-1105.2)
- g. The revised subdivision map shall identify any existing wells on this project site. An existing agricultural well appears to be located along the southern property line.
- h. Connection to an approved public water supply system is required (Development Title Section 9-1120.2). A test well will be required to meet the following:
 - (1) Water quality tested to meet the requirement of Title 22, CCR (Safe Drinking Water Act).
 - (2) Water quantity tested to show an adequate source.
 - (3) Results approved by Environmental Health and Public Works prior to final approval of improvement plans.
- i. The project shall be served by a public water system conforming to the requirements of Environmental Health and Public Works. The system shall provide adequate domestic and fire water supply in conformance with the requirements of the County Fire Warden and the local fire district. A test well showing the at the production wells will meet all applicable standards is required prior to the approval of the Improvement Plans or any work within the site.
- j. The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangement have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. The written confirmation shall be submitted prior to the issuance of building permits. (Development Title Section 9-1120.2)

OR

A public water system shall be constructed to the requirements of Environmental Health and Public Works. The water system shall be shown on the Improvement Plan. (Development Title Section 9-1120.2)

NOTE: Proposed well sites will need to demonstrate a 150-foot distance from the proposed septic system for proposed Parcels 1, 16, and 17.

- k. Any geotechnical drilling shall be conducted under permit and inspection by Environmental Health. (Development Title Section 9-1115.6)
 - l. Refuse, garbage, and other solid waste material must be stored, removed, and transported to an approved landfill in accordance with San Joaquin County Ordinance Code Section 5-2400.
 - m. Demolition of all dilapidated structures and removal of all demolition material from the premises to an approved landfill site are required in accordance with San Joaquin County Ordinance Code Section 5-2401.
4. UNITED STATES ARMY ENGINEER DISTRICT: (Staff Contact, Michael Finan, 916-557-6629)
- a. WETLAND/CLEAN WATERS ACT: The following conditions shall apply,
 - (1) Prior to any grading, disturbance or construction within the project site, the applicant shall submit plans to the County clearly depicting the limits of work and the jurisdictional waters of the U.S. If there is work proposed within jurisdictional waters of the U.S., a permit from the U.S. Army Corps of Engineers will be required
 - (2) A note shall be placed on the Final Map and a separate instrument shall be recorded for Lots 19-37 that prior to any issuance of building permits, grading, disturbance or Construction a permit may be required from the Department of the Army Corps of Engineers.
5. SAN JOAQUIN COUNCIL OF GOVERNMENTS: (Staff Contact, Laurel Boyd, 235-0600)
- a. ENDANGERED SPECIES/ANIMAL LIFE: The following measures shall apply for incidental take minimization measures,
 - (1) Within 30 days of filing a Notice of Completion with the State Clearinghouse or prior to commencing ground disturbance, whichever occurs first:
 - A. Pay a fee of \$78,872.84 to SJCOG, Inc. for the removal of 8 acres of Natural Lands at a cost of \$1,819.00 per acre and 70.76 acres of Multi Purpose Open Space Lands at a cost of \$909.00 per acre.
 - (2) Prior to commencing ground disturbance and/or during project construction:
 - A. For Swainson's hawk, if a nest tree becomes occupied during construction activities, then all construction activities shall remain a distance of two times the drip line of the tree, measured from the nest. If the Project Proponent elects to remove a nest tree, then nest trees may be removed between September 1 and February 15, when nests are unoccupied.
 - B. For white-tailed kite, preconstruction surveys shall investigate all potential nesting trees on the project site (e.g. tree tops 15-59 feet above the ground in oak, willow, eucalyptus, cottonwood, or other deciduous trees) and during the nesting season (February 15 to September 15) or whenever white-tailed kites are noted on site or within the vicinity of the project site during the nesting season.

6. COUNTY COUNSEL

- a. **HOLD HARMLESS PROVISION:** Pursuant to Section 66474.9 of the Government Code, the subdivider shall defend, indemnify, and hold harmless the local agency or its agents, officers, and employees from any claim, action, or proceeding against the local agency or its agents, officers, or employees to attack, set aside, void, or annul an approval of the local agency, advisory agency, appeal board, or legislative body concerning a subdivision, which action is brought within the time provided for in Section 66499.37 of the Government Code.

7. PACIFIC GAS AND ELECTRIC (Staff Contact: Derrick Hallum, 942-1553)

- a. Ten-foot-wide public utility easement shall be dedicated along all street frontages of the subdivision, except where block walls are designated to be installed on the property lines.

8. COUNTY PARKS AND RECREATION (Staff Contact: Duncan Jones, 331-2020)

- a. The collection of in-lieu fees for park development is required for any new residential lots created in this subdivision. (County Ordinance No. 9-1230-8)



**SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1810 E. HAZELTON AVE., STOCKTON, CA 95205-6232
PHONE: 209/468-3121 FAX: 209/468-3163

May 9, 2016

Stonecliff Development Company, Inc. and Ventana Development Co., Inc.
1 North Market Street
San Jose, CA 95113

Dear Owners:

Re: Six-year Time Extension Request for a Previously Approved Major Subdivision Application no. PA-0400074 of Stonecliff Development Company, Inc. and Ventana Development Co., Inc. (APN/Address: 005-020-02 & -030-07/26850 N. Lower Sacramento Road, Galt)

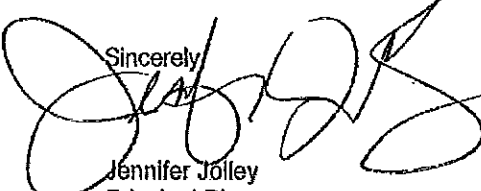
ACTION: On May 5, 2016, the San Joaquin County Planning Commission approved the time extension for PA-0400074 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Board of Supervisors by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of \$648.00. The appeal period ends at 5:00 p.m. on May 16, 2016.

EXPIRATION: This action requires you to comply with all the Conditions of Approval within the next 72 months from the initial effective date (by March 11, 2022). If you have not complied with the Conditions of Approval by that date, the approved tentative map will expire, and the project cannot proceed.

NEXT STEP: Please be advised that it is your responsibility to fulfill all Conditions of Approval and to file a Final Map with the County Surveyor prior to the tentative map expiration date. It is recommended that you contact the responsible agencies for assistance in fulfilling the Conditions of Approval. The Final Map is to be submitted to the County Surveyor (Warren Smith, [209] 468-8068) through the Public Services Division of the Department of Public Works.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-8908).

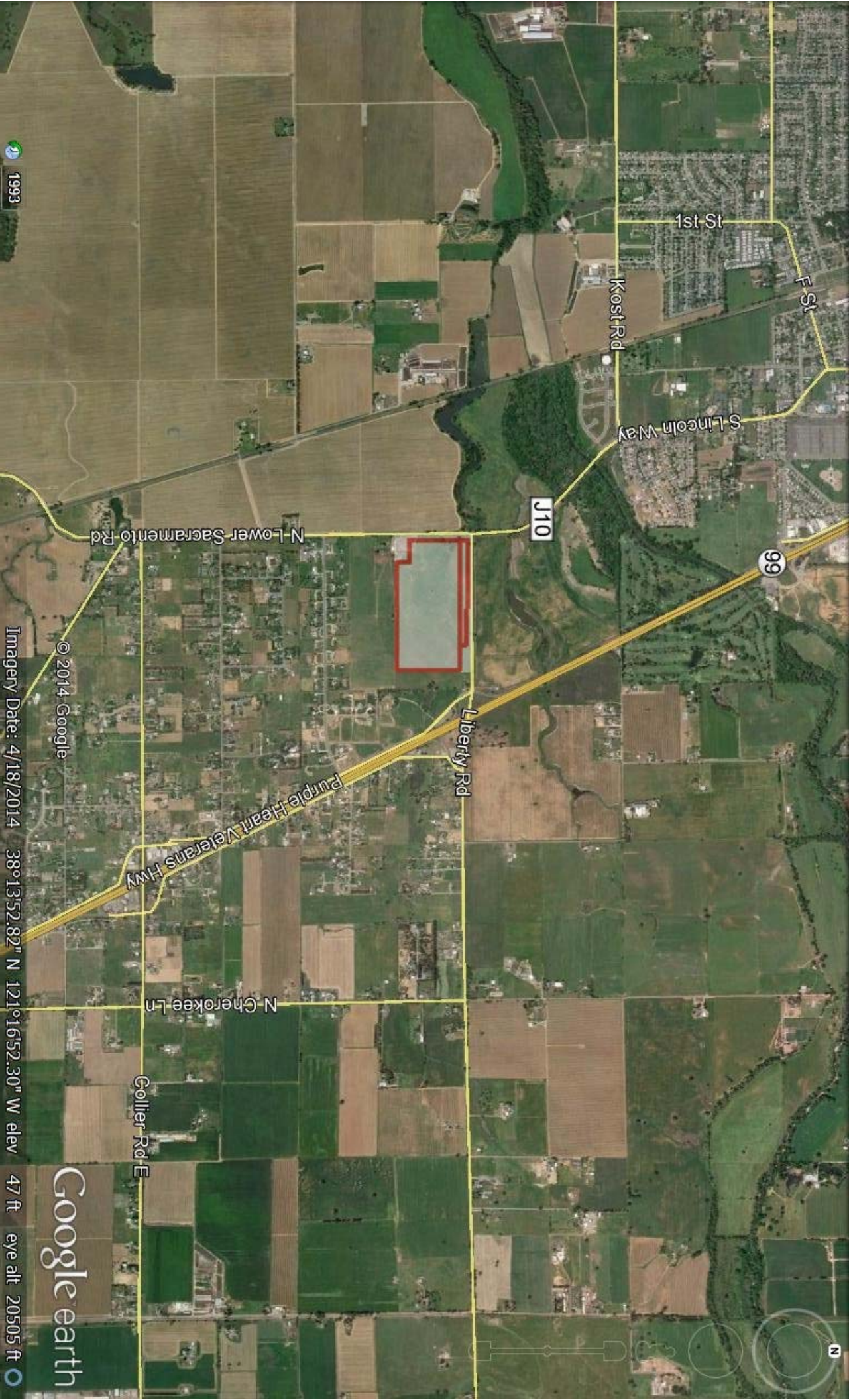
Sincerely,

Jennifer Jolley
Principal Planner

JJ: jf

Enclosure: Conditions, Map

c:

Department of Public Works
Building Inspection Division
Rafedah Carella
Environmental Health Department
County Assessor
County Surveyor



1993

1st St

F St

Kost Rd

S Lincoln Way

J10

99

N Lower Sacramento Rd



Liberty Rd

Purple Heart Veterans Hwy

N Cherokee Ln

Goller Rd E

© 2014 Google

Imagery Date: 4/18/2014 38°13'52.82" N 121°16'52.30" W elev

47 ft eye alt 20505 ft

Google earth

N