

Mariposa Lakes Planned Community

Stockton, CA

Project Overview

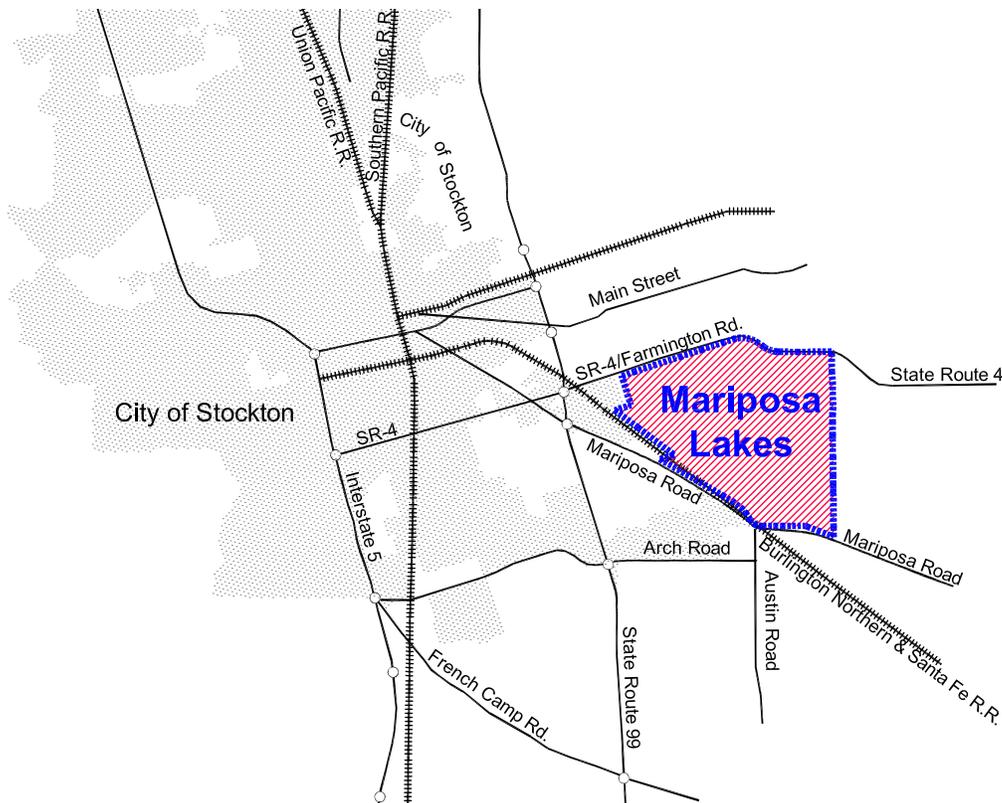


March 2007

Summary of Proposed Community

Mariposa Lakes is a master-planned community proposed for development on approximately 3,810 acres in southeast Stockton. In 2004, the residents of Stockton voted overwhelmingly to include the Mariposa Lakes area within the City’s proposed urban growth boundary. With the proposed Mariposa Lakes community, the voters’ vision of economic development for southeastern Stockton will become a reality.

Mariposa Lakes is designed as a modern, full service community that will bring a significant number of new jobs to the City while improving the City’s existing jobs-housing balance. It has been carefully planned to become a self-sustaining community in that it will not place any new financial burdens on existing City services. It would conserve precious natural resources by, among other things, implementing a unique integrated water management plan that would conserve the City’s supply of drinking water, reduce its use of groundwater, and establish a state-of-the-art groundwater recharge facility to add thousands of acre-feet of water to the City’s groundwater supplies. Finally, it is designed as an environmentally friendly development that will restore and enhance the existing creeks and waterways within the community, provide more than more than 535 acres of new parks and open space, including a buffer between existing agricultural uses and the new residential areas, and create a network of lakes that would improve flood protection, provide new recreational opportunities for its residents, and enhance the natural beauty of the area.



Mariposa Lakes is located in southeast Stockton.

Description of Mariposa Lakes

Mariposa Lakes will embody a mixture of carefully-balanced land uses to create a full service, self-sufficient community. Thoughtful planning and community design will provide Mariposa Lakes residents with the opportunity to live, work and play within the boundaries of their own community.



The colors on this diagram represent different land uses for Mariposa Lakes. A larger version of this diagram can be found in the Mariposa Lakes Specific Plan.

The Residential and Commercial Villages

Approximately 1,500 acres in the eastern portion of the community would be devoted to residential development providing more than 10,560 new housing opportunities. This new housing will include apartments, townhomes, and attached and detached single-family homes. By providing a wide range of neighborhood designs, from semi-rural, very-low density neighborhoods to more urban-style, high-density areas, Mariposa Lakes will be an affordable option to families and individuals in a wide range of income levels.

Neighborhoods within Mariposa Lakes are organized around schools, community and neighborhood parks, and open space and trail corridors. The Specific Plan establishes four residential land use classifications:

Village Residential Estates, Village Low-Density, Village Medium-Density, and Village High-Density. In addition, the City's Planned Development designation may be used to provide flexibility and variety in locations where the four identified classifications are not appropriate or infeasible.

Summary of Residential Land Uses			
Land Use	Acres	Units	Net Dens
Estates	52.4	48	1.0
Low Density	886.9	4,200	6.8
Medium Density	522.6	4,858	12.4
High Density	62.4	1,460	26.3
Total	1,524.3	10,566	9.5

The vast majority of these new residences would be clustered around three separate commercial and retail “villages.” These villages, which are based on the “village concept” developed for the City’s 2035 General Plan Update, would provide residents with the full range of neighborhood commercial and retail services in pedestrian-friendly settings.

The Austin Road Town Center. The largest of the three villages, the proposed Austin Road Town Center, will be the central feature of the community and provide a gateway to Mariposa Lakes from the south. It will serve as the community’s primary gathering place, and will include a multi-modal transit center with a new Amtrak station (see below), expanded commercial, retail and office centers, high and medium density housing, and an expanded community park and recreation facility.

The Farmington Road Village Center. The Farmington Road Village Center will serve as the northeastern entry to the community. It will be developed as a smaller, neighborhood-serving commercial and retail village featuring a fountain and plaza with a vehicle circle or “roundabout” that will be a focal point for the complex.

The Duck Creek Village Center. The Duck Creek Village Center will serve the northwestern residential areas, along with the business/professional transition area between the residential and industrial/warehouse uses to the west. It too will be developed with neighborhood-serving commercial and retail uses. Together, the three village centers are expected to generate up to 2,019 jobs.

Summary of Commercial and Retail Uses			
Land Use	Acres	Square Feet	Jobs
Austin Road Town Center	59.0	642,510	1,285
Farmington Road Village Center	15.6	169,884	340
Duck Creek Village Center	18.1	197,109	394
Total	92.7	1,009,503	2,019

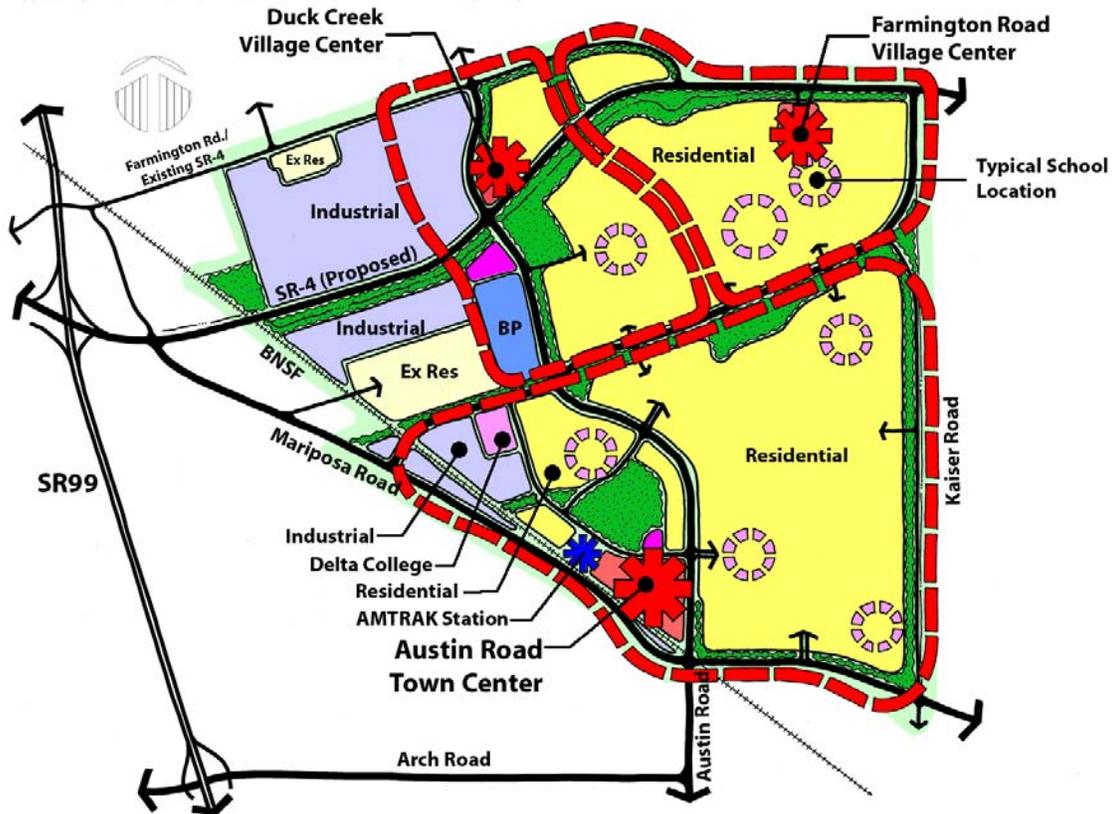


Graphics on this page: Artist’s rendering of entry to Duck Creek Village Center.

Graphics on opposite page: Conceptual diagram showing different service areas for the three village centers.

As the name indicates, Mariposa Lakes will be built around a series of lakes and water courses that will serve multiple functions for the community. Many of the lakes and creeks in the community will be within parks and open spaces, enhancing the natural beauty of the area and providing both active and passive recreational opportunities. In addition to their aesthetic and recreational value, all of the lakes and creeks will serve important drainage and flood control functions, allowing the entire development to meet exacting flood control standards. Moreover, the lakes and creeks are important components of the community's unique integrated water management plan. This plan is designed to conserve the City's supply of drinking water, reduce the City's use of groundwater, and establish a groundwater recharge facility that will ultimately increase the availability of groundwater to the community. Through the integrated water management plan, none of the City's drinking water supplies will be used for public landscaping, irrigation, or lake maintenance in the community.

New schools will be an important component of the Mariposa Lakes community. Families in Mariposa Lakes will be served by six (6) new K-8 public schools. Each K-8 school will be built on an oversized lot (16 acres, as opposed to a typical 12-acre Stockton school site). The community will also be home to a new public high school, to be built on a 54-acre site in the heart of the residential area. To promote opportunities for post-secondary education, the Mariposa Lakes developers have committed to dedicating a 20-acre site for a community college, in a location that is convenient to public transit, high-density housing opportunities, and the Austin Road Town Center.





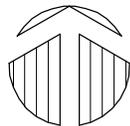
Mariposa Lakes

Stockton, California

Illustrative Plan



LAND PLANNER / LANDSCAPE ARCHITECT:

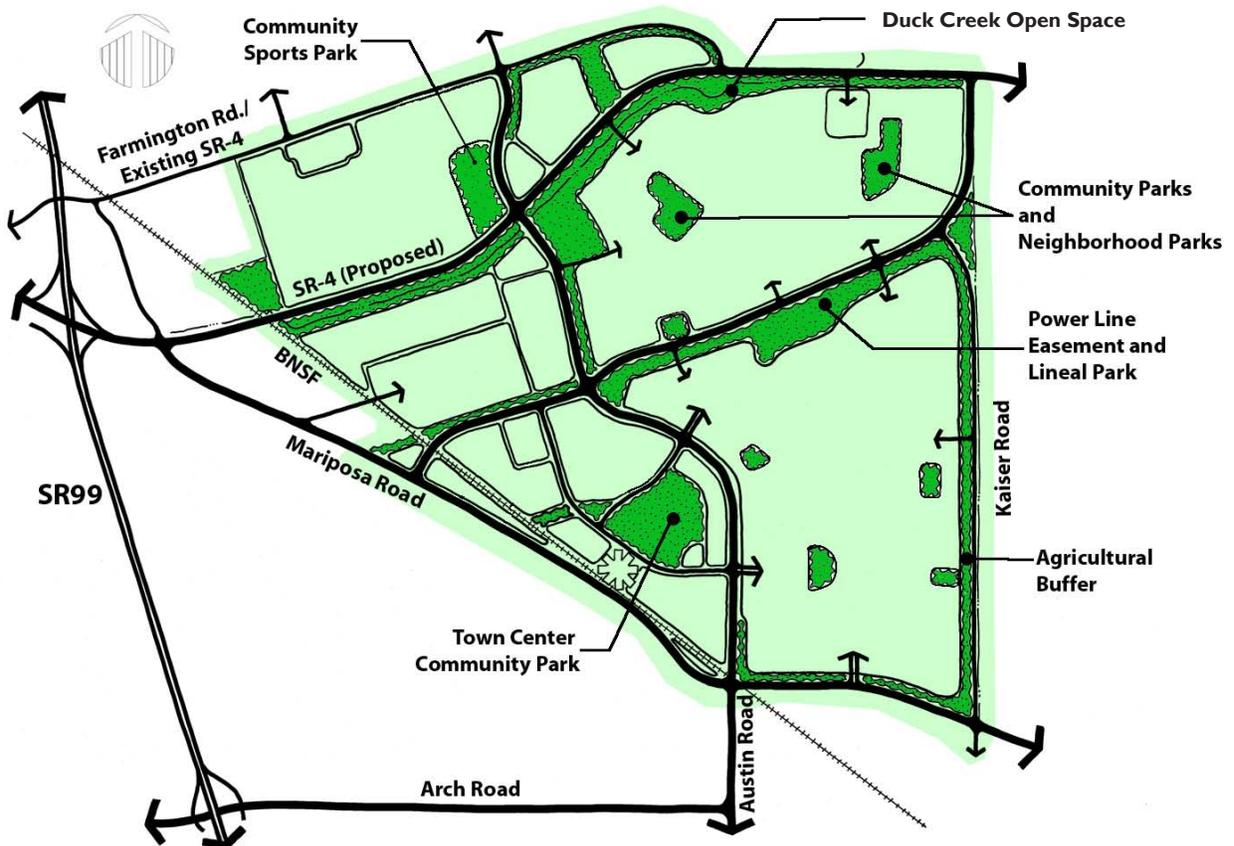


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Parks and open space are expected to play a prominent role in the Mariposa Lakes lifestyle. The community will include more than 205 acres of new neighborhood, community and regional parks. Over and above these new parklands, the community will include approximately 330 acres of additional open spaces. These parks and open spaces will be connected by extensive bike paths and pedestrian trails and walkways. The Mariposa Lakes bike path network will include Class I, Class II and Class III bike routes that connect the community to the City's existing bike path network.



Summary of Parks and Open Space	
Category	Acres
Community Parks	139.6
Neighborhood Parks	66.7
Open Space	329.5
Total	535.8

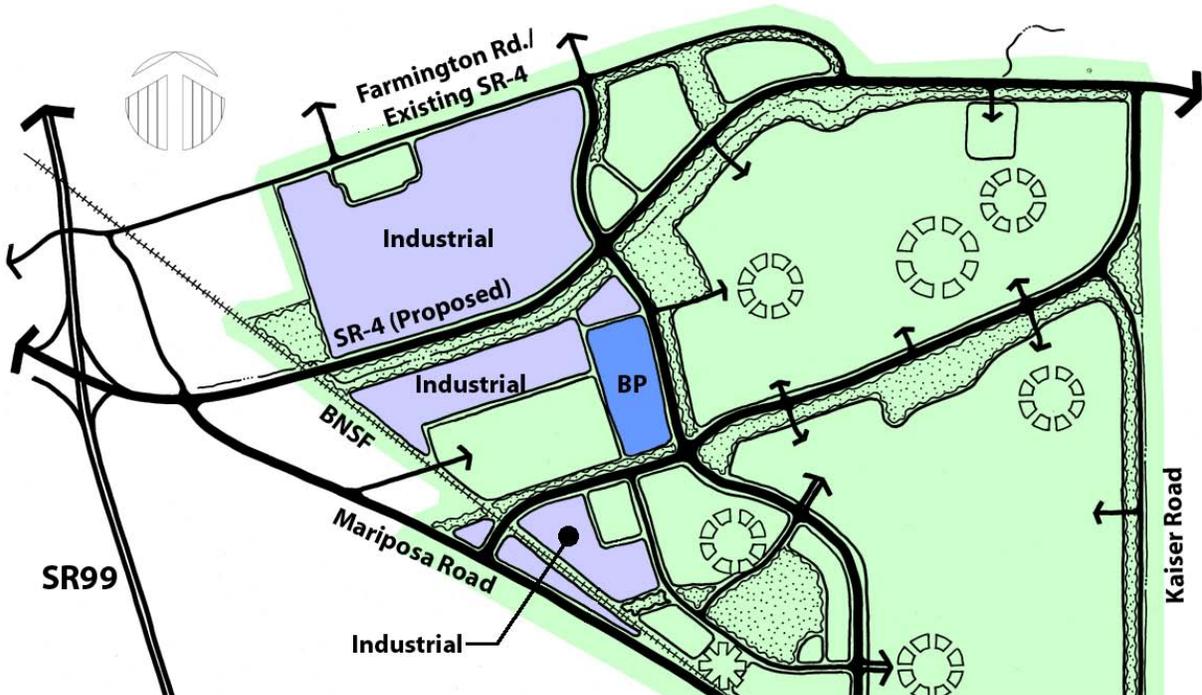


The Employment Centers

To provide adequate job opportunities for residents, Mariposa Lakes will also include more than 670 acres of industrial, professional and office development. These job-generating uses will be located primarily in the northwestern portion of the community, and would consist of approximately 614 acres of warehouse and industrial facilities and approximately 57 acres of professional business parks. The business parks would be strategically located between the residential uses and the warehouse and industrial uses, to buffer the new residential uses from the warehouse and industrial uses.

The warehouse and industrial facilities are expected to generate up to 8,565 jobs; the professional business parks are expected to yield up to 2,995 jobs. Together with the 2,019 jobs expected to be generated by the three village centers, Mariposa Lakes is expected to generate a total of approximately 13,579 new jobs for the City. The expected jobs/housing ratio for the community is 1:1.3 (1.3 new jobs for each housing unit in the community).

Summary of Business and Industrial Uses			
Land Use	Acres	Square Feet	Jobs
Business/Professional	57.3	748,796	2,995
Industrial/Warehouse	614.4	10,705,305	8,565
Total	671.7	11,454,101	11,560

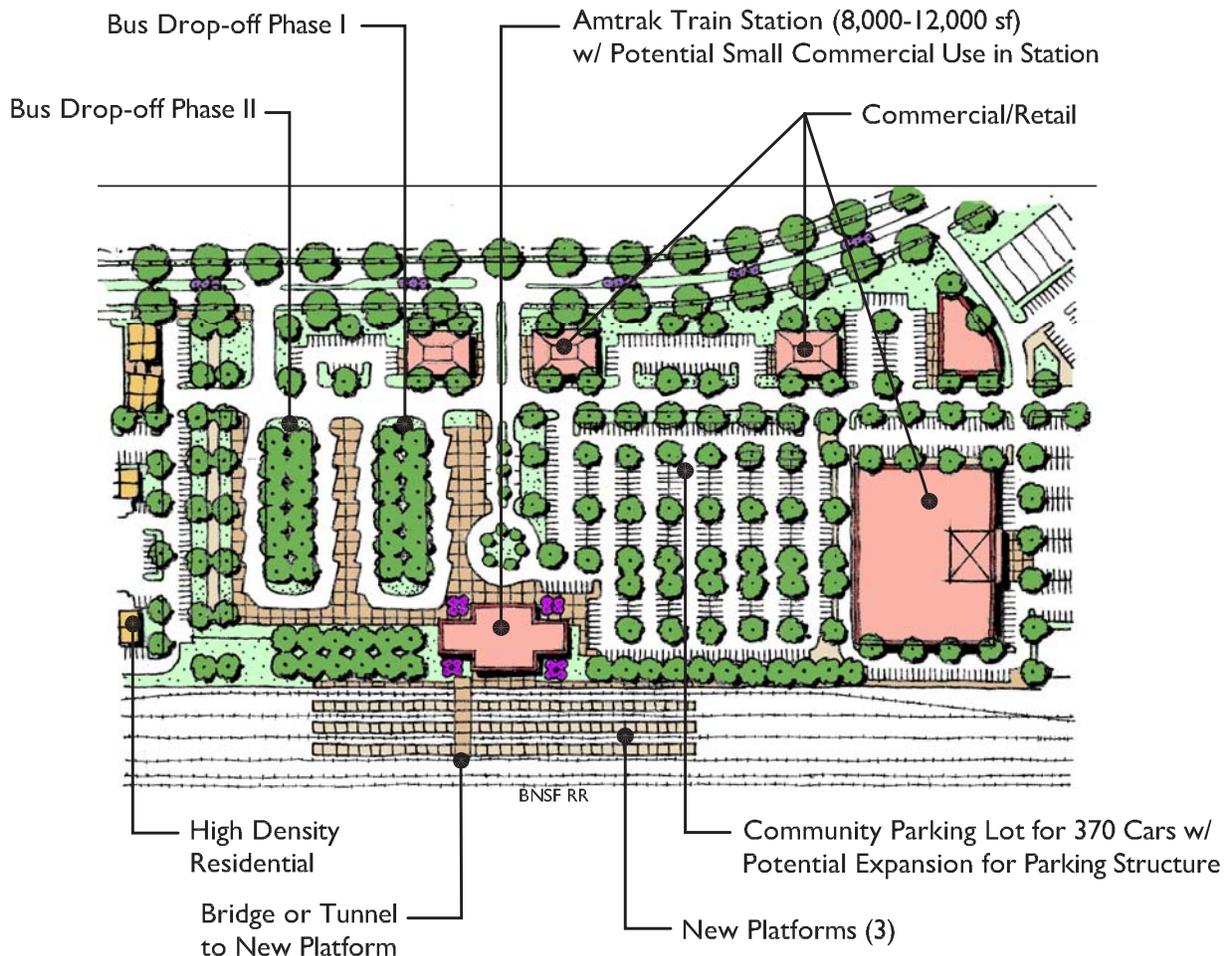


Amtrak and the Multi-Modal Regional Transit Station

The Mariposa Lakes Multi-Modal Transit Station will be located in the Austin Road Town Center. The station will be approximately 8,000-12,000 square feet in size and is designed to become a key feature of the Town Center. Buses and cars coming from outside of Mariposa Lakes will be able to access the station from the main project parkway.



The Transit Station will include a new Amtrak station building, three dedicated passenger platforms and 370 long-term parking spaces. Passengers will be able to access the far platform via a bridge or underpass. The interior of the station will have ticketing, seating, storage, and administrative office space. Passenger amenities will be incorporated into the design of the station and are expected to include a large train schedule and information kiosks.



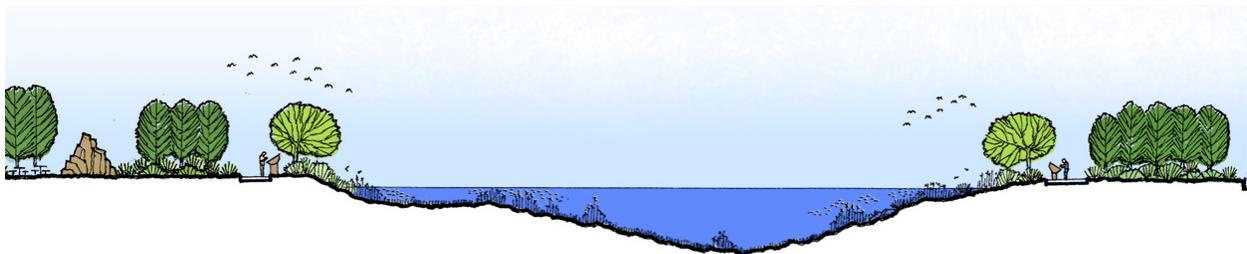
Integrated Water Management Plan

The Mariposa Lakes Integrated Water Management Plan is a unique program for the use and management of water resources that will encourage and promote conservation, water reuse, and environmentally sensitive water management practices. The Plan will reduce the community’s use of potable water supplies and promote water conservation by substituting non-potable water for potable water for use in landscape irrigation and lake maintenance within the community.



The key elements of the Integrated Water Management Plan relate to the acquisition, storage and delivery of non-potable water supplies to the community. To preserve the City’s existing potable water supplies, the Plan provides for the purchase of surplus water supplies (water that would not otherwise be available to the City for domestic water use) . To store these supplies for use in the community, a “groundwater storage bank” will be established to create and maintain a 3-year reserve of non-potable water for the community. A unique “groundwater recharge facility” will be constructed to replenish the regional groundwater basin and deliver surplus water supplies to the groundwater storage bank. Finally, a separate “purple pipe” system will be constructed to distribute stored non-potable water to the community’s lakes, parks, open spaces, streetscapes and commercial and public landscaping. By eliminating the use of wells in the Mariposa Lakes area, and by replenishing the groundwater basin through the groundwater recharge program, groundwater consumption on the site is expected to decrease from approximately 11,000 acre-feet per year to approximately 3,089 acre-feet per year – a decrease of approximately 8,000 acre-feet per year or more 70%.

In addition, the Integrated Water Management Plan has been designed to work in conjunction with the community’s state-of-the-art storm water management system. The design of the storm water management system includes four separate components:



Lakes will provide aesthetic value and important water management to Mariposa Lakes.

- The lake network, which will provide sufficient storage volume to meet state and federal flood control standards by using gravity flow to distribute stormwater runoff between lakes;
- An internal underground drainage system to collect and convey runoff into the lake network;
- The two restored and enhanced creek channels (Duck Creek and North Little Johns Creek); and
- Several storm water detention basins designed and constructed to implement Best Management Practices (BMPs) with respect to the detention and treatment of storm water runoff from large storms.

The lake network, creeks, and storm water detention ponds will be the primary drainage and water quality treatment facilities for Mariposa Lakes. Duck Creek and North Little Johns Creek will be enhanced to provide improved drainage and flood control, increased value as wildlife habitat, and provide a beautiful natural setting for creekside parks and trails.

Development Team

Developers:

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Summary of Land Uses	
Land Use	Acres
Residential	1,524.3
Commercial	92.7
Business/Professional	57.3
Industrial/Warehouse	614.4
College	20.7
Schools	153.7
Religious	18.0
Library	2.0
Parks	206.3
Open Space	329.5
Private Sports Club	24.0
Lakes	170.5
Amtrak	14.9
Railroad	15.6
Roads	384.6
Maintenance	5.2
Public Safety	3.5
Recharge Basin	18.6
Existing Residential	151.0
PG&E Substation	3.2
Total	3,810.0