



**APPLICATION REFERRAL:
Public Hearing**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2000003 (UP) & PA-2000090 (MS)**

PROPERTY OWNER: CATX Partners
5876 Assisi Court
San Jose, CA 95138

APPLICANT: CATX Partners
5876 Assisi Court
San Jose, CA 95138

PROJECT DESCRIPTION: This project consists of two (2) applications including a Use Permit and Minor Subdivision on a 3.0 acre parcel in Mountain House Community (Neighborhood E). The Use Permit PA-2000003 (UP) consists of the development of a pre-school building, a multi-use building. The Minor Subdivision application PA-2000090 (MS) includes a proposal to subdivide the 3-acre parcel into two (2) parcels resulting in Parcels 1 and 2 with lot areas of 1.61 acres and 1.36 acres, respectively. The Parcel is zoned P-F (Public Facilities) and the General Plan designation is P (Public).

The Use permit application PA-2000003 (UP) includes a proposal to construct an 18,126 square foot multi-use building on Parcel 1 and a 12,560 square foot pre-school building on Parcel 2.

On Parcel 1, the multi-use building will include an 8,500 square foot indoor sports facility, a 4,626 square foot medical office, and a 5,000 square foot commercial education facility. The indoor sports facility will be opened seven (7) days a week from 8:00 a.m. to 8:00 p.m and will include a swim academy with an indoor swimming pool for children and adults, and a “Karate Center and Kids Recreation Play Area”. The medical office will include a 24-hour urgent care facility, and an autism clinic, a therapist office, a dentist or optometrist office that will be opened seven (7) days a week from 8:00 a.m. to 6:00 p.m. The commercial educational facility will be opened seven (7) days a week from 8:00 a.m. to 8:00 p.m. to provide educational services pertaining to math and language arts enrichment and other related services including SAT/ACT preparation. Seventy-two (72) parking stalls (68 standard, 4 accessible stalls) is proposed for the multi-use building.

On Parcel 2, the pre-school is anticipated to be a 12,560 square foot Montessori pre-school and will include a 9,979 square foot fenced kids play area, 59 parking stalls (56 standard, 3 accessible stalls), and an unloading area for 200 students and 15 teachers, and will be opened Monday through Friday, from 6:30 a.m. to 6:30 p.m.

The Property is zoned P-F (Public Facilities) and the General Plan designation is P/F (Public).

PROJECT LOCATION: The project site is located at the northwest corner of Central Parkway and Mustang Way, Mountain House. (APN/Address: 254-260-48/54 W. Conejo Court, Mountain House) (Supervisory District: 5)

ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than December 12, 2020. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: These projects will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.



NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)

AGENCY REFERRALS MAILED ON: November 12, 2020

TO:

SJC Supervisor: District 5	CA Fish & Wildlife Region: 3	Union Pacific Railroad
SJC Building Division / Plan Check	CA Dept. of Recycle and Recovery	773 Fabian Tract Reclamation District
SJC Environmental Health	CA Dept. of Water Resources	Building Industry Association
SJC Fire Prevention Bureau	US Army Corps	Builders Exchange
SJC General Services	US Fish & Wildlife	California Tribal TANF Partnership
SJC Mosquito Abatement	Air Pollution Control District	California Valley Miwok Tribe
SJC Surveyor	Alameda County	Carpenters Union
SJC Public Works	Contra Costa County	Chevron
SJC Parks and Recreation	San Joaquin Council of Governments	Haley Flying Service
SJC Sheriff Communications Director	East Bay Municipal Utility District	North Valley Yokuts Tribe
Caltrans – District 10	Byron Bethany Irrigation District	United Auburn Indian Community
CA Dept. of Forestry	PG&E, AT&T	Precissi Flying Service
CA Highway Patrol	Public Utilities Commission	Sierra Club
SJC Employment and Economic Development Department		
CA Regional Water Quality Control Board		
CA Native American Heritage Commission		
Federal Emergency Management Agency		
Mountain House Community Services District		