



**APPLICATION REFERRAL:**

**Public Hearing**

Project Planner: Frank Girardi Phone: (209) 468-8469 FAX: (209) 468-3163 Email: fgirardi@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2100089 (SU)**

**PROPERTY OWNER:** SunChaser Real Estate One LLC  
 2260 Douglas Blvd., Ste. 240  
 Roseville, CA 95661

**APPLICANT:** Lennar Homes of California  
 c/o Steve Garrett  
 2630 Camino Ramon, Ste. 525  
 San Ramon, CA 94583

**ENGINEER:** Carlson, Barbee, & Gibson  
 c/o Terry Reeves  
 2633 Camino Ramon, Ste. 350  
 San Ramon, CA 94583

**PROJECT DESCRIPTION:** A Major Subdivision application which proposes the development of a 28.01-acre (R-MH) Medium-High Density Residential parcel to be divided into 254 residential lots and 54 common area parcels that will be owned and maintained by a community home owner's association. The major subdivision will include the construction of 136 duet style homes (single-family attached duplexes), 8 half-duets (single-family detached homes), and 110 single family homes with reciprocal use easements. The characteristics/amenities of the homes will include two-story construction. There are 3 access points, or entrances, into this proposed community; 2 from Estes Rd. and the other from Arturo Blvd. All entrances are private streets with sidewalks that connect to a central private loop road with homes fronting on the interior of the loop, and alleys radiating outward from the loop road to the edges of the property. There is no parking on the private alleys, but street parking is allowed on the loop road. There will be a total of 683 parking spaces at various locations throughout on the project including 530 parking spaces on the lot, 134 undesignated street parking spaces, and 18 guest-parking stalls. There will be a homeowner's association for the maintenance of common area lots (e.g., private streets, landscaping, and guest parking areas).

The Property is zoned R-MH (Medium High Density Residential) and the General Plan designation is R/MH (Medium-High Density Residential).

**PROJECT LOCATION:** The project site is located at the southwest corner of N. Arturo Blvd. and N. Central Pkwy., immediately east of N. Estes Way, Mountain House. (APN/Address: 256-040-01 / 350 N. Estes Way, 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](http://www.sjgov.org/commdev) under Active Planning Applications.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department no later than October 7, 2021. 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:** This project 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 this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)



**AGENCY REFERRALS MAILED ON:** September 8, 2021

**TO:**

SJC Supervisor District: 5	CA Regional Water Quality Control Board	US Fish & Wildlife
SJC Assessor	Delta Stewardship Council	US Post Office
SJC Building Division / Plan Check	CA Dept. of Water Resources	US Army Corps
SJC Environmental Health	CA Division of Aeronautics	All Airport Services
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 3	Airport Land Use Commission
SJC General Services	CA Housing and Community Development	Audubon Society
SJC Mosquito Abatement	CA Native American Heritage Commission	Builders Exchange
SJC Parks and Recreation	CA State Lands Commission	Building Industry Association
SJC Public Works	CA State Reclamation Board	Buena Vista Rancheria
SJC Sheriff Communications Director	Comcast Cable	California Tribal TANF Partnership
SJC Surveyor	East Bay Municipal Utility District	California Valley Miwok Tribe
Lammersville School District	Byron-Bethany Irrigation District	Chevron
Mountain House Fire District	PG&E, AT&T	Delta Keeper
Air Pollution Control District	Public Utilities Commission	Haley Flying Service
Alameda County	All Railroad Services	Precissi Flying Service
Contra Costa County	1007 Pico & Nagle Reclamation District	North Valley Yokuts Tribe
San Joaquin Council of Governments	Mountain House Community Service District	United Auburn Indian Community
Caltrans – District 10	US Bureau of Reclamation	Sierra Club
CA Highway Patrol	Federal Aviation Administration	Mountain House Developers
Central Valley Flood Protection Board	Federal Emergency Management Agency	