



**APPLICATION REFERRAL:  
Public Hearing**

**Re-Referral:**

Includes Initial Study and Environmental Document

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The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2100205 (MP)**

**PA-2100206 (SP)**

**PA-0600327 (SU, RAA)**

**PA-2100216 (SP)**

**PA-2100217 (SP)**

**PROPERTY OWNER:** Mountain House Developers, LLC  
230 S. Sterling Drive, Suite 246  
Mountain House, CA 95391

**APPLICANT:** Mountain House Developers, LLC  
230 S. Sterling Drive, Suite 246  
Mountain House, CA 95391

**PROJECT DESCRIPTION:** This project is comprised of five applications. A Master Plan Amendment (PA-2100205), a Specific Plan II Amendment (PA-2100206), and a Revisions of Approved Actions application for a Major Subdivision (PA-0600327). Also, a Specific Plan I Map Amendment (PA-2100216) and Specific Plan III Map Amendment (PA-2100217) are proposed and focus on ancillary changes to these documents to conform to, and be consistent with, changes proposed by (PA-2100205) and (PA-2100206).

The proposed Master Plan Amendment and Specific Plan II Amendment primarily focus on changes to the map figures and text of these documents. Maps of the proposed amendments are available for review at <https://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=actlist&typ=apd>. The Revisions of Approved Actions application will amend the conditions of approval for Neighborhood I from an “age-restricted” neighborhood to an “active adult” neighborhood. A summary of the proposed amendments and modifications will include:

**Town Center**

- Redesignate 5.2 acres of Public Facility (P-F) to Residential Medium High (R-MH).
- Relocate 1.8 acres of Public Facility (P-F) earmarked for a future police station from Vivaldi Street to the southwest corner of Raphael Street and Byron Road.
- Redesignate 4.1 acres of Mixed Use (M-X) to Public Facility (P-F) to allow for expansion of the future Community Park.
- Eliminate a segment of Vivaldi Street (from Raphael Street to Providence) and integrate that segment into Community Park.

**Neighborhood H**

- Redesignate 11.5 acres from Residential High (R-H) Senior to (R-MH) Medium High Density Residential.
- Eliminate the Senior designation for a 5.0-acre (R-MH) Medium High Density Residential parcel.

**Neighborhood I**

- Amend the active-adult designation for Neighborhood I to allow for a mixed active adult and family neighborhood.
- Redesignate 16.0 acres from Commercial Recreation (C-R) for a new K-8 School.
- Redesignate 5.0 acres from Commercial Recreation (C-R) to P-F (Public Facility) for a Neighborhood Park.

**Neighborhood J**

- Redesignate approximately 22 acres from Commercial Recreation (C-R) to Public Facilities (P-F). This will allow for the relocation of the North Community Park from its current location east of Central Parkway and north of Byron Road.

**Neighborhood L**

- Redesignate 22.0 acres from Community Park to Public Facilities.
- Relocate the K-8 School approximately 1,000 feet south of its existing proposed location.
- Relocate the Neighborhood Park approximately 1,300 feet south of its existing proposed location.
- Relocate the 1.0 acre Neighborhood Commercial site approximately 1,300 feet south-east of its existing location.



**PROJECT LOCATION:** The project site is located in the Specific Plan II, planning area for Mountain House.

**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 these projects must be submitted to the Community Development Department no later than May 6, 2022. 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:** April 8, 2022

- TO:**
- |                                       |  |                                |
|---------------------------------------|--|--------------------------------|
| SJC Supervisor: District 5            | Caltrans – District 10                     | US Army Corps                  |
| SJC Assessor                          | CA Dept. of Forestry                       | Buena Vista Rancheria          |
| SJC Building Division                 | CA Highway Patrol                          | Chevron                        |
| SJC Code Enforcement                  | CA Regional Water Quality Control Board    | Delta Keeper                   |
| SJC County Counsel                    | Central Valley Flood Protection Board      | Farm Bureau                    |
| SJC Environmental Health              | Delta Stewardship Council                  | Haley Flying Service           |
| SJC Fire Prevention Bureau            | CA Dept. of Water Resources                | North Valley Yokuts Tribe      |
| SJC Mosquito Abatement                | CA Dept. of Parks and Rec                  | United Auburn Indian Community |
| SJC Office of Emergency Services      | CA Division of Aeronautics                 | Precissi Flying Service        |
| SJC Parks and Recreation              | CA Energy Commission                       | Sierra Club                    |
| SJC Public Works                      | CA Fish & Wildlife Region: 3               | Transamerica Minerals Co.      |
| SJC Sheriff Communications Director   | CA Native American Heritage Commission     | Lisa Vonderbrueggen            |
| SJC Surveyor                          | CA State Lands Commission                  | Clyde Martin                   |
| Lammersville Unified School District  | CA State Reclamation Board                 | Stockton Public Library        |
| Tracy Rural Fire District             | San Luis Delta-Mendocina Water Authority   | Stockton Record                |
| French Camp - McKinley Fire District  | Union Pacific Railroad                     | Tracy City Manager             |
| Air Pollution Control District        | Reclamation District 773 Fabian Tract      | Tracy Public Schools           |
| City of Tracy                         | Reclamation District 1007 Pico & Naglee    | Tracy Press                    |
| City of Livermore                     | Mountain House Community Services District | Tracy Public Library           |
| Alameda County                        | Federal Emergency Management Agency        | SJ Area Flood Control Agency   |
| Contra Costa County                   | Land Utilization Alliance                  | SJ Regional Transit            |
| Delta Commission                      | Old River Improvement Association          | SJ Delta Community College     |
| Byron-Bethany Irrigation District     | Federal Aviation Administration            | Contra Costa Water District    |
| South San Joaquin Irrigation District | US Fish & Wildlife                         | Buchanan & Byron Airports      |
| Modesto Irrigation District           | Soil Conservation                          | PG&E, BART                     |
| San Joaquin Council of Governments    | Alameda Flood Control & Water Conservation | Audubon Society                |
| Airport Land Use Commission           |  |                                |