

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Mountain House Master Plan, Specific Plan II Amendments and Revisions to Approved Actions

Lead Agency: San Joaquin County

Contact Name: John B. Anderson

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Project Location: Mountain House San Joaquin
City County

Project Description (Proposed actions, location, and/or consequences).

Mountain House Developers, LLC is proposing amendments to the General Plan, Mountain House Master Plan and Specific Plan II, and rezoning, specifically, amendments to Neighborhoods H, I, J, L, and the Town Center in the Mountain House development. The applicant is also requesting the elimination of the prior Condition of Approval requiring that Neighborhood I be restricted to active-adult residents and thereby prohibit school-age children from living in that area. This would require amendments to the Master Plan, Specific Plan II, and revisions to the conditions of approval for Neighborhood I. Additionally, the applicant is proposing a 16-acre K-8 school site to accommodate the additional students generated by the proposed change to Neighborhood I. Mountain House is located north of the city of Tracy. General boundaries of the Mountain House Community include the Alameda County/San Joaquin County line on the west, Old River on the north, Mountain House Parkway on the east, and I-205 on the south. The Town Center and Neighborhood H are located just south of Byron Road and Neighborhoods I, J, and L are located just north of Byron Road and south of Old River Road.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Cultural Resources: Impacts a, b and c. Existing mitigation measures from the approved Specific Plan II.
Tribal Cultural Resources: Impacts a and b. Existing mitigation measures from the approved Specific Plan II.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

San Joaquin Valley Air Pollution Control District
California Regional Water Quality Control Board
San Joaquin Regional Transit District
Mountain House Community Services District
Native American Heritage Commission
San Joaquin Council of Government
California Department of Housing and Community Development