

STAFF REPORT - Time Extension (Use Permit)

Application Information

Owner:	Rigoberto Gama		
Applicant:	Dillon & Murphy		
File Number:	PA-1600194		
Location:	On the southeast corner of State Route 99 W. Frontage Road and E. Peltier Road, northeast of Acampo.		
Address:	22420 N. St. Rt. 99 W. Frontage Road, Acampo		
General Plan:	I/T	Community:	None
Zoning:	I-T	APN:	013-190-05
Project Size:	3.59 acres	Parcel Size:	3.59 acres
Water Supply:	Well	Sewage Disposal:	Septic system
Storm Drainage:	On-site	100-Year Flood:	No
Williamson Act:	No	Supervisory District:	4
Staff:	Megan Aguirre	CEQA Determination:	Negative Declaration

Project Description

This project is a one-year Time Extension for a previously approved Use Permit application for a truck parking facility to be built in two (2) phases over five (5) years. Phase One, with building permits to be issued within eighteen (18) months, includes the construction of a 1,400 square foot office and parking for sixty-three (63) trucks with double trailers. Phase Two, with building permits to be issued within five (5) years, includes the construction of a 7,000 square foot shop and a 4,000 square foot office addition. (Use Type: Truck Sales & Services - Parking)

Recommendation

Approval.

Referrals and Replies

The application referrals were mailed on November 30, 2018, with responses due by December 27, 2018. Revised referrals were mailed on December 3, 2018 with responses due by December 27, 2018.

AGENCY	RESPONSE DATE (through January 14, 2019)
Department of Public Works	December 3, 2018
Environmental Health Department	December 19, 2018
S.J. County Assessor	
S.J. County Office of Emergency Services	
S.J. County Building Division	
S.J. County Plan Check	
S.J. County Fire Prevention Bureau	
S.J. County Sheriff	
Mosquito & Vector Control	
Woodbridge Fire District	
Lodi Unified School District	
Council of Governments	
A.L.U.C.	December 27, 2018
San Joaquin Valley Air Pollution Control District	
N.S.J.W.C.D.	
Caltrans	December 10, 2018
Caltrans-Division of Aeronautics	
C.A. Department of Fish and Wildlife-Region 2	
C.H.P.	
D.M.V.	
F.A.A.	
Federal Emergency Management Agency	December 6, 2018 & December 18, 2018
Linds-Lodi Airport	
Farm Bureau	
P.G. & E.	December 4, 2018
A.T.&T.	
B.I.A.	
Haley Flying	
Kathy Perez	
Precessi Flying Service	
Sierra Club	

A legal ad for the public hearing was published in the **Stockton Record** on January 28, 2019.

Fifty-four Public Hearing Notices were mailed and six were emailed on January 25, 2019.

REVISED SITE PLAN

Application # **PA1600194**

Received By **MEB** On **04/25/2017**

SITE PLAN

FEBRUARY, 2017

OWNER

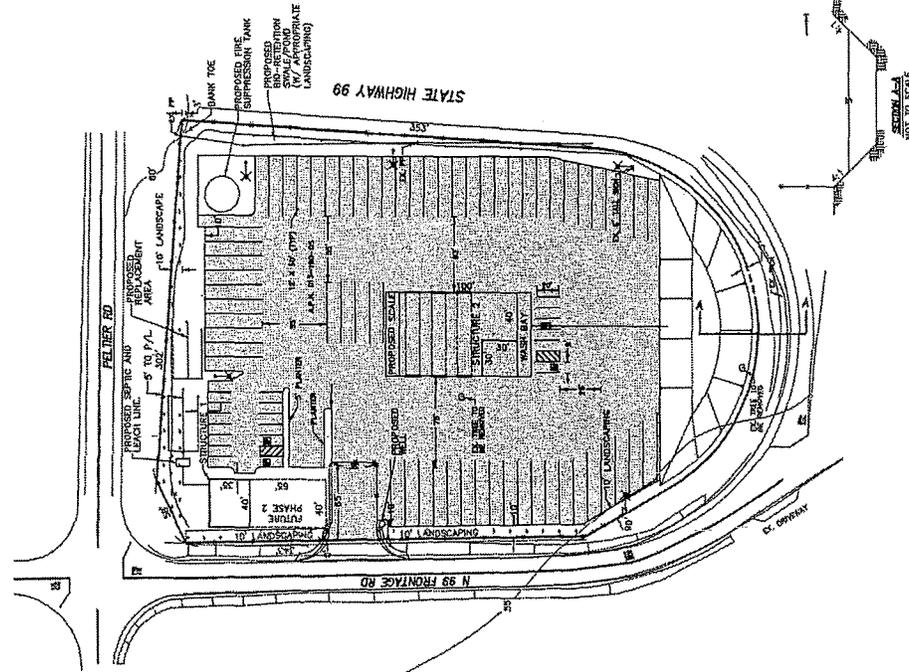
RICARDO GAMA
3000 PROMISE WAY
LAKELAND, CA 92549
(714) 810-4077

ENGINEER

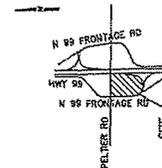
DILLON & HURFF
P.O. BOX 718
LAKELAND, CA 92541
(951) 334-6813

NOTES

1. THIS IS A 100% AS-BUILT.
2. WATER-PROOFED PRIVATE WELL.
3. SANITARY SEWER PROPOSED SEP-TIC.
4. PROPOSED TRUCK BAY.
5. SITE ADDRESS 22420 N. 99 FRONTAGE RD.
6. D.000 ZONE, ZONE X, ALHAMBRA, CA. APPROVED OCTOBER 16, 2009.
7. STRUCTURE 1 - 40'X25' PROPOSED OFFICE 1400 S.F. (PHASE 1).
8. STRUCTURE 2 - 40'X25' PROPOSED OFFICE 1400 S.F. TOTAL WITH A 2 STORY MAX. INCLUDING A 30'X40' OFFICE 800 S.F.
9. SITE ADDRESS 22420 N. 99 FRONTAGE RD.
10. EMPLOYEE'S SHALL PARK THEIR PERSONAL VEHICLE IN THE SAME SPOT.
11. THEY WILL BE THE TRUCK OUT FROM PARKING SPOTS.
12. THE PROJECT SITE SITES SOUTH EAST CORNER TO STATE HIGHWAY 99.
13. EXISTING TREES TO BE REMOVED NORTH OF THE EXISTING TREES ARE OAK TREES.
14. TRASH BIN TO BE SET INSIDE PROPOSED BUILDING.
15. PROPOSED FENCE TRUCK BAY & VEHICLE STORAGE AREA TO BE LANDSCAPED WITH PERMETRER LANDSCAPING AND ALL MAJOR CIRCULATION DRIVE LANES SHALL BE ALL WEATHER SURFACE.
16. ALL UNPAVED AREAS SHALL BE LANDSCAPED.
17. THE INTENT IS TO MAXIMIZE PERMETRER LANDSCAPING WHEREVER POSSIBLE.
18. PROPOSED LEACH LINES ARE 100' LONG WITH PITS, THERE IS 12' SEPARATION BETWEEN LEACH LINES.
19. THE OAK TREE IS SET FOR 40% REPLACEMENT AND MAINTAINS THE 5' SETBACK FROM THE PROPERTY LINE.



- ### LEGEND
- TYP. TYPICAL
 - P/L PROPERTY LINE
 - SEPTIC LEACH LINES
 - PROPOSED TRUCK BAY
 - PROPOSED FENCE LINE
 - BIO-RETENTION SWALE/TYND
 - SEE RETAIL NOTE 18
 - SEPTIC SITE REPLACEMENT AREA
 - EX. ASPHALT CONCRETE
 - PROPOSED LANDSCAPE
 - PROPOSED ELECTRODER
 - EX. TREE



VICINITY MAP
1:200
N.T.S.

1530
S:\2017\16001 (over permit)\Site Plan.dwg Apr 25, 2017

Analysis

Background

On May 18, 2017, the Planning Commission approved Use Permit application No. PA-1600194 for a truck parking facility for sixty-three (63) trucks and 12,400 square feet of buildings in two (2) phases over five (5) years (Truck Sales and Services – Parking).

On July 20, 2017, the applicant applied for Grading Building Permit application No. BP-1702694 for sixty-three (63) truck parking spaces and related improvements.

On November 21, 2018 the applicant submitted a one-year Time Extension application to allow additional time to comply with all conditions of approval required for issuance of BP-1702694. The project was set to expire on November 27, 2018. Pursuant to Development Title Section 9-881.4(a), upon receipt of an application for Time Extension submitted prior to the expiration of an approved development application, an automatic extension of the expiration date shall be granted by the Director for a period of not to exceed sixty (60) days, or until the application for the Time Extension is approved, conditionally approved, or denied, whichever occurs first. As a result, on December 24, 2018, the grading permit for the truck parking spaces was issued and is currently in progress. No additional building permits have been submitted.

Revised Conditions of Approval

The Environmental Health Department (EHD) and Airport Land Use Commission (ALUC) submitted updated comments on the project. EHD updated the language pertaining to the required fees and for reporting hazardous materials/waste to the California Environmental Reporting System (CERS). ALUC also added a condition related to ensuring that safe flight conditions are maintained to be consistent with changes to the Airport Land Use Compatibility Plan that was updated in February 2018 with new policies on wildlife attractants and hazards to flight. These conditions have been added as recommended Conditions of Approval. The proposed Time Extension does not change any other previously approved Conditions of Approval. If this Time Extension application is approved, the new expiration date for Phase 1 will be November 27, 2019, and the new expiration date for Phase 2 will be November 27, 2023.

Neighborhood Opposition

The Community Development Department received three (3) letters in opposition from property owners west of the project site, one (1) of which previously spoke in opposition to the project at the Planning Commission hearing when the project was originally approved. The letters cite concerns related to traffic, noise, air quality and hazardous materials. Potential environmental impacts were analyzed during the original Use Permit process, and the project was determined not to have a significant impact on the environment. The specific concerns raised by the opposition are addressed below.

- Traffic: A Technical Memorandum required by the Department of Public Works determined that the truck parking operation would not result in significant traffic impacts or an appreciable safety impact. No changes to the site plan or other mitigation measures were required.
- Noise: Pursuant to the Background Report for the 2035 General Plan, the project site is located within the 65 dB noise contour for State Route 99 Highway, which extends 594 feet from the side of the roadway, and encompasses the opposition's residences. Although the Residential use type is a noise sensitive land use pursuant to Development Title Section 9-1025.9, the impact from the proposed truck parking operation is expected to be less than significant. In addition, the location of the proposed storm pond provides a buffer between the truck parking area and the nearby residences.

The proposed project would also be subject to the Development Title standards related to stationary noise. As a result, noise impacts from the proposed project are expected to be less than significant.

- Air Quality: An Air Quality/Greenhouse Gas Report required by the San Joaquin Valley Air Pollution Control District to assess the potential air quality and greenhouse gas emissions determined that the project would not present a significant health risk to nearby residents, and that no Health Risk Assessment would need to be conducted.
- Hazardous Materials: The applicant is subject to EHD requirements regarding sewage disposal, and both EHD and the State of California pertaining to hazardous materials/waste. As recommended revised Conditions of Approval, the applicant would continue to be required to abide by these requirements.

The subject application is a request for a one-year Time Extension, and will not change the proposed use or impacts.

Recommendations

Action

It is recommended that the Planning Commission:

1. **Approve the Negative Declaration; and**
2. **Approve a one-year Time Extension for previously approved Use Permit application No. PA-1600194 with the previously approved Findings and Revised Conditions of Approval contained in the Staff Report.**

Previously Approved Findings

- 1) The proposed use is consistent with the goals, policies, standards, and maps of the General Plan, any applicable Master Plan, Specific Plan, and Special Purpose Plan, and any other applicable plan adopted by the County.
 - **This finding can be made because truck parking operations are consistent with the Truck Terminal (I/T) General Plan designation and in turn may be conditionally permitted with a Use Permit application in the I-T zone. The proposed truck parking operation is consistent with the goals, policies, standards and maps of the General Plan, and there are no Master Plans, Specific Plans, Special Purpose Plans, or any other applicable plan adopted by the County in the vicinity.**
- 2) Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because the proposed services and improvements related to the project are adequate. The project will be served by a private septic system, an individual well, and on-site storm drainage. The amount of storm drainage runoff generated by the construction of any new buildings will be contained on-site.**

In addition, a Technical Memorandum required by the Department of Public Works determined that the truck parking operation would not result in significant traffic impacts or an appreciable safety impact. No changes to the site plan or other mitigation measures were required.

Additionally, the applicant is able to modify the truck parking space dimensions from twenty-five (25) feet in length and fifteen (15) feet in width to fifty (50) feet in length and twelve (12) feet in width pursuant to Development Title Section 9-1015.9 because the requested modification is sufficient for the model of trucks proposed by the applicant.

- 3) The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the 3.59-acre parcel is of adequate size and shape to accommodate the proposed uses.**
- 4) Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare or be injurious to the property or improvements of adjacent properties.

- **This finding can be made because the Initial Study prepared for the project found no potentially significant environmental impacts. In addition, an Air Quality/Greenhouse Gas Report required by the San Joaquin Valley Air Pollution Control District to assess the potential air quality and greenhouse gas emissions determined that the project would not present a significant health risk to nearby residents and that no Health Risk Assessment would need to be conducted.**
- 5) The use is compatible with adjoining land uses.
- **This finding can be made because the proposed use will not interfere with nor alter the current land uses on adjacent properties. The surrounding land uses are agricultural with scattered residences to the north, south, east, and west. State Route 99 and industrial properties with truck uses are also located to the east. The proposed use may be conditionally permitted in the I-T zone subject to an approved Use Permit application. The nearest residence is located approximately 90 feet southwest of the project site.**

Revised Conditions of Approval

A One-year Time Extension for Use Permit Application No. PA-1600194 was approved by the Planning Commission on . The effective date of approval is. This approval will expire on, which is 12 months from the previous expiry date, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: Megan Aguirre, (209) 468-3144)
 - a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-884)
 - b. **APPROVED USE:** This approval is for a truck parking facility for Peterbuilt Truck or similar trucks to be built in two phases over 5 years as shown on the revised Site Plan dated April 25, 2017. Phase One, with building permits to be issued within 18 months from the effective date of approval, includes the construction of a 1,400 square foot office and parking for 63 trucks with double trailers. Phase Two, with building permits to be issued within 5 years from the effective date of approval, includes the construction of a 7,000 square foot shop and a 4,000 square foot office addition. (Use Type: Truck Sales & Services - Parking)
 - c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-1245.2)
 - d. **AGRICULTURAL MITIGATION:** Agricultural mitigation is required for the 3.59 acres of APN No. 013-190-05. The mitigation instrument to provide agricultural mitigation land shall be required prior to the issuance of the Grading or Building permit. (Development Title Section 9-1080)
 - e. **PARKING:** Off-street parking shall be provided and comply with the following:
 - (1) All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with base material of appropriate depth and asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-1015.5[e])
 - (2) A minimum of one (1) parking space shall be provided for Phase One and a minimum of eleven (11) additional parking spaces shall be provided for Phase Two for a total of twelve (12) parking spaces at full buildout. (One [1] space is required for every 1,000 square feet of building area.) (Development Title Section 9-1015.3)

- (3) Each automobile parking stall shall be an unobstructed rectangle, minimum nine (9) feet wide and twenty (20) feet long. (Development Title Section 9-1015.5[b])
 - (4) Parking spaces for persons with disability shall be provided as required by Chapters 11A and 11B of the California Building Code.
- **Truck Parking**
 - (5) All parking spaces and all major circulation drive lanes shall be surfaced and permanently maintained with a minimum of two (2) inches of asphalt concrete over an appropriate base. Bumper guards shall be provided when necessary to protect adjacent structures or properties. All other areas that are used for vehicular traffic shall be surfaced and permanently maintained with a chip seal. Aggregate base may be used for trailer storage areas.
 - (6) A minimum of sixty-three (63) truck parking spaces shall be provided for Phase One. No additional truck parking spaces are required for Phase Two.
 - (7) Spaces shall be a minimum of fifty (50) feet in length and twelve (12) feet in width and shall have a minimum height clearance of fourteen (14) feet. (Development Title Section 9-1015.9)
 - (8) Spaces shall be provided and maintained on the same lot as the commercial or industrial use. (Development Title Section 9-1015.6[c][2])
 - (9) Spaces shall not interfere with vehicular circulation or parking, or with pedestrian circulation. (Development Title Section 9-1015.6[c][3])
- f. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
- (1) Access driveways shall have a width of no less than twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. (Development Title Section 9-1015.5[h][1])
 - (2) Driveway width at the ultimate right-of-way shall be forty (40) feet maximum. The design of the driveway shall allow trucks to enter and exit the property without entering into the opposing lane of traffic (Development Title Section 9-505.7)
 - (3) Access gates shall be recessed from the property line a minimum of sixty-five (65) feet. (Development Title Section 9-505.7[d])
 - (4) Adequate maneuvering and parking areas of automobiles and trucks shall be located on the site of the truck terminal. (Development Title Section 9-505.7[e])
 - (5) Aisles between truck parking areas shall be a minimum of fifty-five (55) feet wide. (Development Title Section 9-1015.6[d][2])
- g. **LIGHTING:** Lighting shall be provided and comply with the following;
- (1) If the parking area is to be used at night, parking lot and security lighting shall be installed. (Development Title Section 9-1015.5[g])
 - (2) Any lighting shall be designed to confine direct rays to the premises. No spillover beyond the

property lines shall be permitted except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-1015.5[g][4])

h. **LANDSCAPING:** Landscaping shall be provided and comply with the following:

- (1) This project will be required to comply with the Model Water Efficient Landscape Ordinance Requirement per California Code of Regulations, Title 23, Division 2, Chapter 2.7.
- (2) A minimum ten (10) foot wide landscaped strip, respecting the ultimate right-of-way width of E. Peltier Road, N. State Route 99 W. Frontage Road, and the State Route 99 southbound off-ramp shall be installed across the frontage of the project site. (Development Title Sections 9-1020.7 and 9-1020.9)
- (3) All areas not used for buildings, parking, driveways, walkways, approved outdoor storage areas, or other permanent facilities shall be landscaped. (Development Title Section 9-1020.8[a])
- (4) Areas of the property which are not part of the project shall be barricaded from traffic and kept mowed and dust free.

i. **SCREENING:** Screening shall be provided and comply with the following:

- (1) All storage materials and related activities, including storage areas for trash, shall be enclosed by a screen six (6) to seven (8) feet in height. Items stored within one hundred (100) feet of a dedicated street or residential zone shall not be stacked higher than two (2) feet above the adjacent screen. (Development Title Section 9-1022.4[e][2][A])
- (2) All loose materials shall be contained in bins. (Development Title Section 9-505.6[d])
- (3) Truck parts or inoperable trucks that are stored on the property of the truck terminal must be directly related to the operation of the truck terminal and shall be contained within a specified area that is fenced to provide an effective visual barrier. (Development Title Section 9-505.6[e])
- (4) Any construction materials and all equipment used for the transfer and/or storage of construction materials shall be contained in a specified area that is fenced to provide an effective visual barrier. (Development Title Section 9-505.6[f])

j. **SIGNS:** Sign details shall be consistent with Chapter 9-1710 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of five (5) feet from any future right-of-way line, including any corner cut-off (snipe). (Development Title Section 9-1710.2[g])

k. **BUILDING CODE REQUIREMENTS:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:

- (1) A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with The 2016 California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire Codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents.
- (2) A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design

Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties insufficient detail to identify how grade changes will conform to the requirements of the code.

- (3) The required plans must be complete at the time of submittal for a building permit. Plans must address building design and construction, fire and life safety requirements, accessibility and show compliance with the current California codes and San Joaquin County ordinances. A complete set of plans must include fire sprinkler plans, truss design submittals, metal building shop drawings, structural plans and calculations, plumbing, electrical and mechanical drawings and energy report.
- (4) A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for foundations. All recommendations of the Soils Report shall be incorporated into the construction drawings.
- (5) For each proposed new building, provide the following information on the plans:
 - (A) Description of proposed use
 - (B) Existing and proposed occupancy Groups
 - (C) Type of construction
 - (D) Sprinklers (Yes or No)
 - (E) Number of stories
 - (F) Building height
 - (G) Allowable floor area
 - (H) Proposed floor area
 - (I) Occupant load based on the CBC
 - (J) Occupant load based on the CPC
- (6) If tire storage is to be provided in a building, an automatic fire sprinkler system will be required.
- (7) Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. §11B-206.2.1
- (8) At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. §11B-206.2.2
- (9) Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the

primary entrance to the building.

- (10) Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code
 - (11) Pursuant to Table 4-3 of the California Plumbing Code, toilet facilities shall be accessible to employees at all times, should not be more than 500 feet from where employees are regularly employed and accessible by not more than one flight of stairs. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.
 - (12) This project will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, title 22, Division 2, Chapter 2.7
- I. **CALIFORNIA FIRE CODE:** The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:
- (1) CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B.
 - (2) Fire Protection Systems required shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
 - (3) CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2 - A secondary access may be required.
 - (4) CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
 - (5) CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire district's instructions. Make application for the key box at the Woodbridge Fire District. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.
 - (6) CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided.
 - (7) CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.
- 2) DEPARTMENT OF PUBLIC WORKS (Staff contact: Alex Chetley, [209] 468-3023)
- a. An encroachment permit shall be required from Caltrans for all work within road right-of-way.
 - b. Proposed landscaping along roadway shall not obstruct sight distance from the driveway or at the intersection.
 - c. All signs visible to traffic on State facilities need to be constructed in compliance with local government and State regulations. Information regarding the State's regulation of outdoor advertising may be found online at <http://www.dot.ca.gov/hq/oda>
 - d. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity

shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-1135)

- e. The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- f. The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- g. A copy of the Final Site Plan shall be submitted prior to release of building permit.
- h. Permit Registration Documents (PRD's) shall be filed with the State Water Resources Control Board (SWRCB) to comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification (WDID) Number issued by SWRCB shall be submitted to the Department of Public Works for the file. Contact SWRCB at (916) 341-5537 for further information. Coverage under the SWRCB General Construction Permit Order 2009-0009-DWQ shall be maintained throughout the duration of all phases of the project.

Informational Notes:

- (1) For industrial discharges, owner shall verify with the State Water Resource Control Board (SWRCB) to determine if an Industrial Storm Water Permit will be required.
 - (2) A Solid Waste Diversion Plan for all applicable projects must be submitted to the Building Division of the Community Development Department prior to issuance of the building permit. Contact the Solid Waste Division (468-3066) for information.
 - (3) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.
- 3) ENVIRONMENTAL HEALTH DEPARTMENT: (Staff contact: Mike Escotte Jeffrey Wong, [209] 468-3443 [209] 468-0335)
- a. A soil suitability/nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of building permit(s). (San Joaquin County Development Title, Section 9-1105.2(d)). A review fee of \$695 must be paid at time of submittal to the Environmental Health Department. The fee will be based on the current schedule at the time of payment.
- The sewage disposal system shall comply with the onsite sewage wastewater treatment standards of San Joaquin County prior to approval. A percolation test that meets absorption rates of the manual of septic tank practice or conducted in accordance with E.P.A. Design Manual for Onsite Wastewater Treatment and Disposal Systems is required for each parcel. A permit fee of \$439 per percolation hole is required. The fee will be based on the current schedule at the time of payment.

- b. Submit to the Environmental Health Department revised site plans showing the maximum number of persons the sewage disposal system is being designed for. In addition, show on revised plans that the leach field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This leach field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-1110.4(c)(5)).

In addition, the revised site plan shall incorporate the 100% designed sewage disposal replacement area.

- c. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability / Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
- d. Construction of an individual domestic water well under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-1115.3).
- e. Install an approved back-flow prevention device on the water supply system(s) (California Code of Regulation, Title 17, Section 7603).
- f. If floor drains are required, they must be plumbed through a sand/oil separator and discharged to an above ground system approved by the Environmental Health Department. A registered engineer must design this system. The material collected in the above ground holding system must be analyzed for hazardous constituents prior to disposal. Specific test requirements may be obtained from the Environmental Health Department. ~~A \$278 plan check fee is required at the time of submittal. The fee will be based on the current schedule at the time of payment.~~
- g. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report to the California Environmental Reporting System (CERS) ~~which can be found at cers.calepa.ca.gov/ for the following:~~ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases).

- (1) Any amount of ~~but not limited to the following hazardous waste (e.g., hazardous material spills, used oil, waste solvent, waste gasoline, many waste paints/tints, some sandblast wastes, used oil-contaminated absorbent/debris, waste antifreeze, used batteries, or other universal waste, etc.)~~ – Hazardous Waste Program (Health & Safety Code of Regulations (HSC) Sections 25404 & 25180 et sec.)

~~(A) Every business that generates hazardous waste is required to obtain either a permanent Federal EPA ID Number (415) 495-8895 or a California ID Number (800) 648-6942.~~

~~(2)(B) Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)~~

~~(3)(C) Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et. sec.)~~

~~(4)(D)~~ Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)

- If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
- Additionally, an EHD UST permit to operate is required once the approved UST system is installed.

~~(5)(E)~~ Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)

- Spill Prevention, Countermeasures and Control (SPCC) Plan requirement

~~(6)(F)~~ Threshold quantities of regulated substances stored onsite – California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)

- Risk Management Plan requirement for covered processes

~~h. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin. Additionally, an EHD permit to operate the UST is required once the UST system is installed.~~

~~i. If 1,320 gallons or more of petroleum is to be stored aboveground then a Spill Prevention, Countermeasures and Control (SPCC) Plan is required. If any amount of petroleum is to be stored in a below grade vault, an SPCC plan is required.~~

5) SAN JOAQUIN COUNCIL OF GOVERNMENTS (Staff contact: Laurel Boyd, [209] 235-0600)

- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). This can be up to a 90-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package.

6) AIRPORT LAND USE COMMISSION (Staff contact: Travis Yokoyama Joel G. Campos, [209] 235-0454 [209] 235-1090)

- a. New land uses that may cause visual, electronic, or increased bird strike hazards to aircraft in flight shall not be permitted within any airport's influence area. Specific characteristics to be avoided include:

(1) Glare or distracting lights which could be mistaken for airport lights. Reflective materials are not permitted to be used in structures or signs (excluding traffic directing signs).

(2) Sources of dust, steam, or smoke which may impair pilot visibility.

(3) Sources of electrical interference with aircraft communications or navigation. No transmissions which would interfere with aircraft radio communications or navigational signals are permitted.

- (4) Any proposed use, especially landfills and certain agricultural uses, that creates an increased attraction for large flocks of birds.
 - b. Occupied structures must be soundproofed to reduce interior noise to 45 decibel (dB) according to State guidelines.
 - c. Within the airport's influence area, ALUC review is required for any proposed object taller than 100 feet above ground level (AGL).
 - d. Regardless of location within San Joaquin County, ALUC review is required in addition to Federal Aviation Administration (FAA) notification in accordance with Code of Federal Regulations, Part 77, (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>) for any proposal for construction or alteration under the following conditions:
 - (1) If requested by the FAA.
 - (2) Any construction or alteration that is more than 200 ft. AGL at its site.
 - (3) Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:
 - (4) 100 to 1 for a horizontal distance of 20,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway more than 3,200 ft.
 - (5) 50 to 1 for a horizontal distance of 10,000 ft. of a public use or military airport from any point on the runway of each airport with its longest runway no more than 3,200 ft.
 - (6) 25 to 1 for a horizontal distance of 5,000 ft. of the nearest take off and landing area of a public use heliport
 - (7) Any highway, railroad or other traverse way whose prescribed adjusted height would exceed the above noted standards
 - (8) Any construction or alteration located on a public use airport or heliport regardless of height or location.
 - e. The applicant shall review FAA Advisory Circular No. 150/5200-33B 2-3. Water Management Facilities to ensure safe flight conditions are maintained.
- 7) SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (Staff contact: Michael Corder, [559] 230-5818)
- a. The proposed project is subject to District Rule 9510 and the applicant is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees.
 - b. The proposed project may require District permits. Prior to the start of construction the project proponent should contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required.
 - c. The proposed project may be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving, and Maintenance Operations).

NEGATIVE DECLARATION

TO: X Office of Planning & Research
 P. O. Box 3044
 Sacramento, California 95812-3044

X County Clerk, County of San Joaquin

FROM: San Joaquin County Community Development Department
 1810 East Hazelton Avenue
 Stockton, California 95205

PROJECT TITLE: A one-year Time Extension application No. PA-1600194 (UP, TE)

PROPONENT: Rigoberto Gama

PROJECT LOCATION: The project site is on the southeast corner of State Route 99 West Frontage Road and East Peltier Road, Acampo. (APN/Address: 013-190-05/22420 North State Route 99 West Frontage Road, Acampo) (Supervisorial District 4)

PROJECT DESCRIPTION: A one-year Time Extension application for a Use Permit application for a truck parking facility to be built in two (2) phases over five (5) years. Phase 1 consists of the construction of a 1,400 square foot office and parking for sixty-three (63) trucks with double trailers. Phase 2 consists of the construction of a 7,000 square foot shop and the construction of a 4,000 square foot office addition. This parcel is not under a Williamson Act contract.

The Property is zoned I-T (Truck Terminal) and the General Plan designation is I/T (Truck Terminal).

Based on the attached Initial Study, it has been found that the project will not have a significant effect on the environment.

Date: *December 5, 2018*

Contact Person: Megan Aguirre

Phone: (209) 468-3144

SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

INITIAL STUDY

FILE NO: PA-1600194

PROJECT/APPLICANT: Gama/Dillon & Murphy

PROJECT DESCRIPTION: A one-year Time Extension application for a previously approved Use Permit application for a truck parking facility to be built in 2 phases over 5 years. Phase 1 includes the construction of a 1,400 square foot office, a 7,000 square foot shop and office building, and parking for 63 trucks with double trailers. Phase 2 includes the construction of a 4,000 square foot office addition. (Use Type: Truck Sales and Services – Parking) The parcel is located on the southeast corner of N. State Route 99 W. Frontage Road and E. Peltier Road, northeast of Acampo.

RECOMMENDED ENVIRONMENTAL DETERMINATION:

The proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.

 X

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A Negative Declaration will be prepared.

The proposed project may have a significant effect on the environment, an Environmental Impact Report is required.

ASSESSOR PARCEL NO: 013-190-05 ACRES: 3.59

GENERAL PLAN: I/T ZONING: I-T

CURRENT SITE CONDITIONS (topography, uses): Relatively flat, vacant land.

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): A truck parking facility with a 5,400 square foot office, 7,000 square foot shop, and parking for a maximum of 63 trucks with double trailers.

SURROUNDING LAND USES:

North: Agricultural with scattered residences

South: Agricultural with scattered residences

East: Agricultural with scattered residences/State Route 99/Industrial

West: Agricultural with scattered residences

GENERAL CONSIDERATIONS:

- 1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?
 Yes No Nature of concern(s): _____
- 2. Will the project require approval or permits by agencies other than the County?
 Yes No Agency name(s): _____
- 3. Is the project within the Sphere of Influence, or within two miles, of any city?
 Yes No City: _____

ENVIRONMENTAL IMPACTS:

"Yes" may only be checked in situations where there is substantial evidence to indicate that there may be a significant adverse impact on the environment if there is no change in the project description. (CEQA Guidelines, Sec. 15064)

See the "Discussion" section at the end of the Initial Study for explanation of any impacts checked "Yes", or any "No" answer marked with an asterisk (*).

Sources: The following sources of information have been used in determining environmental impacts:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc. Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Copies of these reports can be found by contacting the Community Development Department.

Additional standard sources which should be specifically cited below include on-site visits by staff (note date); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (note report title, date, and consultant).

1. Water:

- a. Is any portion of the project subject to flood hazard?
Flood zone: _____ **X** Yes No
- b. Will the project result in reduction of surface or ground water quality or quantity? Yes No
- c. Will the project result in increases to surface, channel or stream volumes, or alterations to drainage patterns and streams? Yes No

d. Will the project result in erosion of or sedimentation to a channel, river, or body of water?

Yes No

Other sources used: _____

2. Earth:

a. Will the project result in or be subject to potentially hazardous geologic or soils conditions on or immediately adjoining the site (slides, springs, erosion, liquefaction, earthquake faults; steep slopes, septic tank limitations)?

Yes No

b. Will the project involve substantial grading which could result in secondary impacts (consider amount, steepness, and visibility of proposed slopes; consider effect of grading on trees and creek channels)?

Yes No

c. Will there be conversion of prime farmland (over 40 acres and not shown for development in the General Plan)?

Yes No

Other sources used: **San Joaquin County Soil Survey**

3. Plant/Animal Life:

a. Will there be a reduction or disturbance to any habitat for plants and animals (including removal or disturbance of trees, riparian areas; or migration routes)?

Yes No

b. Will the project impact any rare, endangered, threatened, or recreational species located on or near the site? (Check the Natural Diversity Data Base)

Yes No

Other sources used: **Natural Diversity Database**

4. Air/Climate:

a. Will the project make a significant contribution to the deterioration of existing air quality, including creation of objectionable odors; will future project residents be subjected to significant pollution levels?

Yes No

b. Will the project result in any impact to current climatic conditions? (Consider the introduction of water features, loss of wetland, etc.)

Yes No

Other sources used: _____

5. Noise:

a. Will the project expose people to high noise or vibration levels (over 65db/Ldn for residential uses or 75db/Ldn for industrial uses at the property line)? (Check 2010 projected noise contours.)

Yes No

b. Will the project result in increased noise or vibration levels?

Yes No

Other sources used: _____

6. Energy/Natural Resources:

- a. Will the project use substantial amounts of fuel or energy, require a substantial increase in demand upon existing sources, or require the development of new sources of energy? Yes No
- b. Will the project affect the potential use, extraction, conservation, or depletion of a natural resource (other than agricultural land)? Yes No

Other sources used: _____

7. Hazards:

- a. Will the project create a risk of explosion; release, generate or store any hazardous substances; or cause other dangers to public health and safety? Yes No
- b. Are there any known hazardous substances located within 500 feet of the boundaries of this project, if in an existing or proposed residential area (this could include possible groundwater contamination)? Yes No
- c. Will the project result in interference with, or need, for emergency plans? Yes No

Other sources used: _____

8. Utilities and Public Service:

- a. **Will the project require alteration of, addition to, or the need for new utility systems (water, sewer, drainage, solid waste), including a sphere of Influence or district boundary change? Yes No
- b. **Will the project result in the need for or the expansion of the following services: fire and police protection, schools, parks and recreation, libraries, roads, flood control, solid waste or other public works facilities, public transit, or governmental services? Yes No
- c. Will the project adversely impact existing recreational/park opportunities or require new park/recreation opportunities? Yes No

Note: ** "Yes" answers to these two questions and 9 (b) below will require additional discussion, but do not necessarily indicate a potentially significant impact.

Other sources used: _____

9. Transportation/Circulation:

- a. Will the project generate significant traffic volumes and/or make a significant contribution to an existing circulation problem (consider existing LOS on nearby arterials and highways, road design, access, parking, accident potential)? Yes No

- b. ****Will the project cause special transportation considerations (consider water-borne, rail, air, pedestrian, and bicycle traffic, and public transportation systems and parking facilities)?** Yes No
- c. Will the project result in a significant increase in commuting to and from the local community? Yes No
- d. Will the project be impacted by or interfere with an airport flight path? Yes No
- e. Will the project restrict access to the surrounding area? Yes No

Other sources used (note traffic studies): _____

10. Cultural Resources:

- a. Will the proposal result in an alteration of a significant archeological, or historical site, structure, or building? Yes No

Other sources used: _____

11. Housing:

- a. Will the proposal adversely affect the existing housing stock or create a demand for additional housing (more than 50 units)? Yes No

Other sources used: _____

12. Aesthetics:

- a. Will the project obstruct any public scenic vista or view, create an aesthetically offensive site open to public view, or produce new light or glare? Yes No

Other sources used: _____

13. Land Use:

- a. Is this project a growth-inducing action: Will it encourage additional requests for related uses, or will it set a significant land use precedent in the area? Yes No
- b. Will the project conflict with existing or planned land uses; is the project in conflict with any adopted plans? Yes No
- c. Will the project disrupt a natural or recreation area, impact access to waterways, or allow trespass onto surrounding land? Yes No

14. Cumulative:

- a. Will the project create any impacts which may not be significant for the project alone, but may be significant when combined with

other anticipated development of similar type and or location?

Yes No

Other sources used: _____

15. **Other Impacts:** Identify any other impact(s) not noted above which may be significant, and cite source(s). **NONE KNOWN.**

16. **Mandatory Findings of Significance:**

(A "Yes" answer to any of the following questions requires preparation of an EIR.)

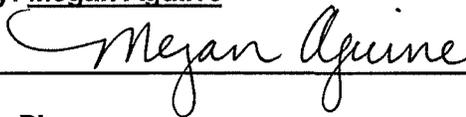
- a. Does the project have the potential to degrade the quality of the environment or curtail the diversity in the environment? Yes No
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? Yes No
- c. Does the project have impacts which are individually limited but cumulatively considerable? Yes No
- d. Does the project have environmental impacts which will cause substantial, adverse effects on human beings, either directly or indirectly? Yes No

17. **DISCUSSION OF ANY ENVIRONMENTAL IMPACTS NOTED ABOVE.**

(Discuss any questions answered "Yes" above, as well as any "No" answers marked with an asterisk (*). Discuss any changes to the project which could mitigate the identified impacts. Discuss any proposed mitigation monitoring program submitted by the project applicant. Use additional attached pages if necessary.)

This application is for a time extension of an approved project. All previously approved Conditions of Approval are still in effect. The time extension is not expected to cause any significant impacts to the environment.

Prepared by: Megan Aguirre



Title: Senior Planner

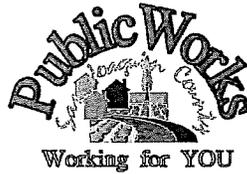
Date: December 5, 2018



SAN JOAQUIN

COUNTY

Greatness grows here.



Department of Public Works

Kris Balaji, Director of Public Works

Fritz Buchman, Deputy Director/Development

Michael Selling, Deputy Director/Engineering

Jim Stone, Deputy Director/Operations

Kristi Rhea, Manager of Strategic Initiatives

December 3, 2018

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Megan Aguirre

FROM: Alex Chetley, Engineering Services Manager
Development Services Division

RECEIVED

DEC - 3 2018

**San Joaquin County
Community Development**

SUBJECT: PA-1600194; A one-year Time Extension application for a Use Permit for a truck parking facility to be built in two (2) phases over five (5) years. Phase One consists of the construction of a 1,400 square foot office building and parking for ninety (90) trucks with double-trailers. Phase Two consists of the construction of a 7,000 square foot shop and a 4,000 square foot office addition; located on the southeast corner of State Route 99 West Frontage Road & East Peltier Road, Acampo. (Supervisory District 4)

PROPERTY OWNER: Rigoberto Gama

APPLICANT: Dillon & Murphy

ADDRESS: 22420 North State Route 99
West Frontage Road, Acampo

APN: 013-190-05

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Peltier Road has an existing and planned right-of-way width per Caltrans

State Route 99 West Frontage Road has an existing and planned right-of-way width per Caltrans.

RECOMMENDATIONS:

- 1. None. All previous conditions apply.

Informational Notes:

- (i.) For industrial discharges, owner shall verify with the State Water Resource Control Board (SWRCB) to determine if an Industrial Storm Water Permit will be required.
- (ii.) A Solid Waste Diversion Plan for all applicable projects must be submitted to the Building Division of the Community Development Department prior to issuance of the building permit. Contact the Solid Waste Division (468-3066) for information.
- (iii.) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.

AC:CH

Zimbra**maguirre@sjgov.org**

PA-1600194 Time Extension

From : Fung, Nicholas@DOT <nicholas.fung@dot.ca.gov> Mon, Dec 10, 2018 04:16 PM
Subject : PA-1600194 Time Extension
To : Megan Aguirre <meaguirre@sjgov.org>
Cc : Dumas, Thomas A@DOT <tom.dumas@dot.ca.gov>, Swearingen, Joshua B@DOT <joshua.swearingen@dot.ca.gov>, Magsayo, Nelson@DOT <nelson.magsayo@dot.ca.gov>, Valdez, Joseph A@DOT <joseph.a.valdez@dot.ca.gov>, Diwata, Eduardo D@DOT <eduardo.diwata@dot.ca.gov>

Hi Megan. We have received the application for a proposed time extension for PA-1600194. The project is a proposed truck parking facility at 22420 North SR 99 West Frontage Road, Stockton. Post mile is 10-SJ-99-PM 034.524.

The project was issued an Encroachment Permit on 9/14/17 and a time extension rider lasting to 12/31/18. If the applicant wishes to apply for another time extension for their Encroachment Permit, they should contact our Encroachment Permit office.

Thanks!

Nicholas Fung
Caltrans District 10
Metropolitan Planning
(209) 948-7190

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

December 18, 2018

Meagan Aguirre, Project Manager
San Joaquin County, Community Development Department
Development Services Division
1810 East Hazelton Avenue
Stockton, California 95205

Dear Ms. Aguirre:

This is in response to your request for comments regarding Application Referral Application Number PA 1600194 (UP, TE), One-year Time Extension application for Use Permit (APN/Address: 013-190-05/22420 North State Route 99 West Frontage Road, Acampo) (Supervisory District 4).

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of San Joaquin (Community Number 060299), Maps revised October 20, 2016. Please note that the County of San Joaquin, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Megan Aguirre, Project Manager

Page 2

December 18, 2018

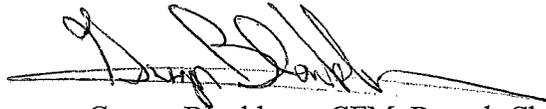
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The San Joaquin County floodplain manager can be reached by calling John Maguire, Engineering Services Manager, at (209) 953-7617.

If you have any questions or concerns, please do not hesitate to call Brian Trushinski of the Mitigation staff at (510) 627-7183.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

John Maguire, Engineering Services Manager, San Joaquin County

Ray Lee, WREA, State of California, Department of Water Resources, North Central Region
Office

Brian Trushinski, NFIP Planner, DHS/FEMA Region IX

Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX



December 4, 2018

Megan Aguirre
San Joaquin County
1810 East Hazelton Ave
Stockton, CA 95205

Ref: Gas and Electric Transmission and Distribution

Dear Ms. Aguirre,

Thank you for submitting PA-1600194 (UP, TE) plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)



Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. **Streets and Roads:** Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Yvonne Ojeda
22401 N. Hwy 99
Acampo ca 95220

To Megan Aguirre

This is concerning the project # PA-1600194(UP,TE). We live across the street from this project and I would like to voice my concerns . I have lived here for 28 years and in that time i have seen the traffic increase spacifically in the last two years the increase has spilled over onto the off ramp and has also increased the traffic in front of our home if you add the truck stop the traffic and the noise will be unbearable , it will disrupt our lives. It is already hard to back out of our driveway if you add the trucks it will be inpossible with the back up of the traffic to leave our home . There are ten people that will be affected by what you decide.

Yvonne Ojeda
Ruben Ojeda
Act as
Christina Ojeda
Ruben Ojeda Jr.
for us

To Megan Aguirre,

I am writing you because I am concerned about the project PA-1600194 (UP,TE) . Our property is located across the street from the proposed project . We are concerned because the property is located in a leaching area and any solvents or cleaning materials that are spilled in this area will likely end up in the our fields.We have been growing grapes on this property since 1978 and we don't want this land to stop producing .I think this will have an environmental effect on this property.

My daughter and her family live across the street from this project not only the fumes from the trucks but also the noise , back up traffic are going to be a big problem.

22355 n. hwy 99
Acampo,California 95220
(209)333-1572

Sincerely

Mr.& Mrs. O. Jimenez

December 14, 2018

Dear Mrs. Megan Aguirre,

My name is Yvette Chavez. I am writing this letter to you regarding the project PA-1600194 (UR,TE).

My parents own 3 properties one of them being directly across from the proposed project site. We are deeply concerned for numerous reasons. One of those concerns being that this property is in a leaching area and any solvents, cleaning materials or other hazardous waste that are spilled in this area will most likely end up seeping into our fields. This happend in the 90s with victor meat company not 2 miles from here. This hazardous materials seeped under the freeway and affected the homes on the other side.

My parents have been productive farmers growing grapes here since 1978 and we are deeply concerned. If this does happen our vineyards will be directly affected and could cause them to stop producing.

Another concern is the traffic. My sister and her family live directly across the street, the proposed entrance for this truck terminal this will definitely affect there coming in and out of her driveway. Also this will cause more noise pollution traffic and accidents due to more traffic. We are sure of this because it's already an issue that we have to deal with with the existing traffic do to the freeway entrance also being rto there

I hope you take all this into consideration when making a decision and Dony this proposal.

Thank you for you time.

Sincerely,

Yvette Chavez

209-682-1120

ADRIANA BARRERA

deal with the existing traffic do to the freeway

STAFF REPORT - MOUNTAIN HOUSE

Text Amendment Major Subdivision

Application Information

Owner: **Shea Mountain House LLC**
Applicant: **Shea Mountain House LLC**
File Number: **PA-1800152 & PA-1800153**

Location: **Located within the Specific Plan II Planning area, bounded by Andalusia Way and a 3.8-acre private lot on the west, De Anza Boulevard on the south, Central Parkway on the east, and Byron Road on the north.**

General Plan:	R/MH	Community:	Mountain House
Zoning:	R-MH	APN:	256-510-01
Project Size:	11.41 acres	Parcel Size:	11.41 acres
Water Supply:	MHCSD	Sewage Disposal:	MHCSD
Storm Drainage:	MCCSD	100-Year Flood:	No
Williamson Act:	No	Supervisorial District:	5
Staff:	John Funderburg	CEQA Determination:	Mitigated Negative Declaration

Project Description

This project is comprised of two separate applications: 1) A Major Subdivision Application (PA-1800152); and 2) a Mountain House Development Title Text Amendment Application (PA-1800153).

The Major Subdivision Application (*Tract 3964 - Bergamo*) proposes the development of an 11.4-acre R-MH parcel in Neighborhood H that would divide the parcel into 137 residential lots, ranging in size from 2,000 square feet to 3,876 square feet (average lot size of 2,395 square feet), and 23 common area lots. The R-MH residential development would also feature the following:

- Three or four bedrooms for primary dwellings without an attached second unit, and two bedrooms for primary dwellings with an attached second unit;
- Livable area for primary dwellings *without* a second unit of 1,661 square feet to 1,943 square feet;
- Livable areas for primary dwellings *with* an attached second unit of 1,539 square feet (primary dwelling) and 798 square feet (attached second unit);
- Two-car garage for each primary dwelling, and one-car garage for each attached second unit;
- Enclosed rear and side yards;
- Use of the Craftsman, Mission, Italianate, Tuscan, and Traditional architectural themes (to facilitate diversity in colors, materials, roof lines, and streetscapes);

- Internal circulation featuring: a) primary streets 'A' Drive, 'K' Drive, and 'C' Drive serving as the main circulation loop through the project, with connector streets and alleys generally running north and south off main circulation loop and parallel to project boundaries; b) curb-to-curb street width of 22 feet, or 30 feet where parallel street parking is provided (i.e, along 'A' Drive and 'C' Drive); c) sidewalks on both sides of the main circulation loop, and a sidewalk on only one side of the connector streets and alleys; and d) two access points to Andalusia Way (public street): one from 'A' Drive, and one from 'C' Drive; and
- A homeowner's association for the maintenance of common area lots (e.g., internal [private] streets, landscaping, guest parking areas).

Refer to Figures 1 through 10 concerning the above.

The R-MH parcel is bounded by Andalusia Way and by a 3.8-acre private lot on the west, De Anza Boulevard on the south, Central Parkway on the east, and Byron Road on the north.

The Mountain House Development Title Text Amendment, the second of these applications, is necessary to allow the above R-MH proposal to proceed as a single-family detached residential development. The Text Amendment would add new subsection 9-310.5M(a)(6), to read as follows:

- "For single-family homes with common automobile or pedestrian access in the R-MH zone, the rear setback for lots backing onto a public street may be reduced to five (5) feet, provided that minimum building separations as specified in Table 9-310.3M are maintained."

In addition, the existing Subsection 9-310.5M(a)(6) would be renumbered as Subsection 9-310.5M(a)(7), and revised as follows:

- "For lots located within the R-M zone and the R-MH zone [*underlining denotes added text*] and within a tract for which a Model Home Master Plan has been approved, the minimum building separation for all lots shall be twenty percent (20%) of the smallest lot width within the tract, but in no case shall be less than six (6) feet".

Recommendation

Approval.

Referrals and Replies

The application referrals were mailed on August 10, 2018, with responses due by September 10, 2018.

AGENCY	RESPONSE DATE (through January 17, 2019)
SJ Building Inspection SJ Fire Prevention Bureau SJ County Code Enforcement SJ Environmental Health SJ County Plan Check SJ Public Works SJ County Sheriff	August 30, 2018 September 6, 2018
SJ Council of Governments US Army Corp of Engineers SJ County Surveyor SJ County Assessor Mountain House CSD PG&E	October 17, 2018 September 11, 2018
C.R.W.Q.C.B. French Camp Fire District Kathy Perez C.V.F.P.B.	September 20, 2018
Fish & Wildlife Region-3 SJ Co Dept of Parks and Rec. Union Pacific Railroad Delta Keeper Sierra Club	October 1, 2018
Lammersville School District Alameda County Planning Contra Costa County Planning City of Tracy Supervisor District-5	August 20, 2018
Caltrans CHP SJV Air Pollution Control District SJ Resources Conservation Delta Stewardship Council Delta Protection Commission Department of Water Resources Department of Conservation - Mine and Rec	July 11, 2018
BBID Public Utilities Commission AT&T Trinkle & Boys Bureau of Reclamation US Fish & Wildlife New Jerusalem Airport Byron Airport ALUC	August 20, 2018

Delta Keeper
Haley Flying
MH Development Agreement List
Housing & Community Development
Mosquito & Vector Control
State Lands Commission
Agricultural Commissioner
Precissi Flying
Sierra Club
Trimark Communities LLC
Gerry N. Kamilos, LLC
Joe Machado
Joann Kimbrough
Richard Luck
Eric Bose, Trimark Communities, LLC
Duane Grimsman, Sterling Pacific Assets
Gerry N. Kamilos, LLC
Invest West
Transamerica Minerals Company
Adams Broadwell & Joseph
Remy Thomas & Moose, LLP
EOG Resources, Inc
Herum-Crabtree-Brown
Placemakers
Peter MacDonald
Robert & Judy Burick
Fred Pakzad
Roy Cunha
Clyde Martin
C & R Landers

A legal ad for the public hearing was published in the **Stockton Record** on January 28, 2019.

139 public hearing notices were mailed on January 25, 2019.

Figure No. 2: Conceptual Site Plan

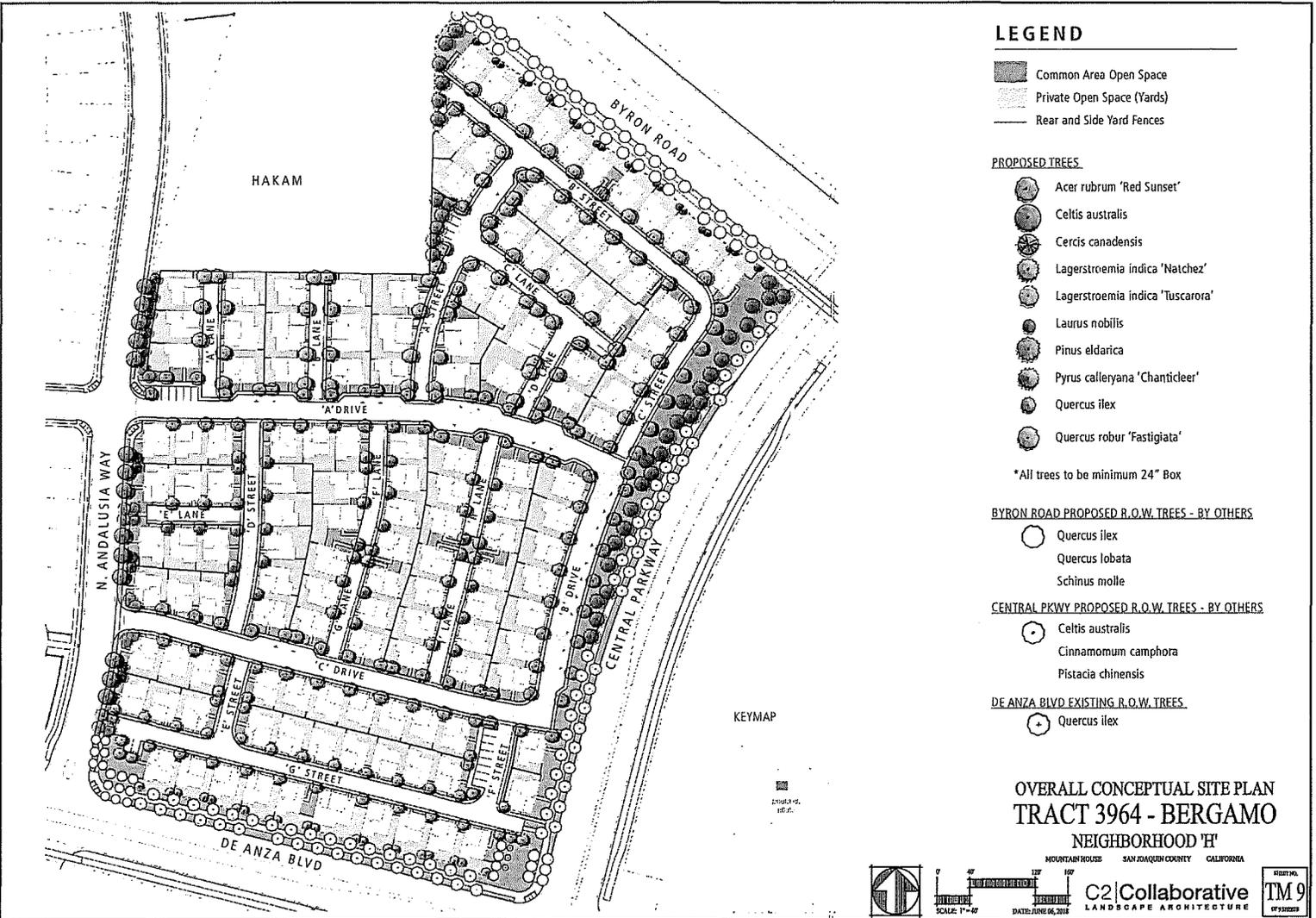


Figure No. 3: Preliminary Parking Plan

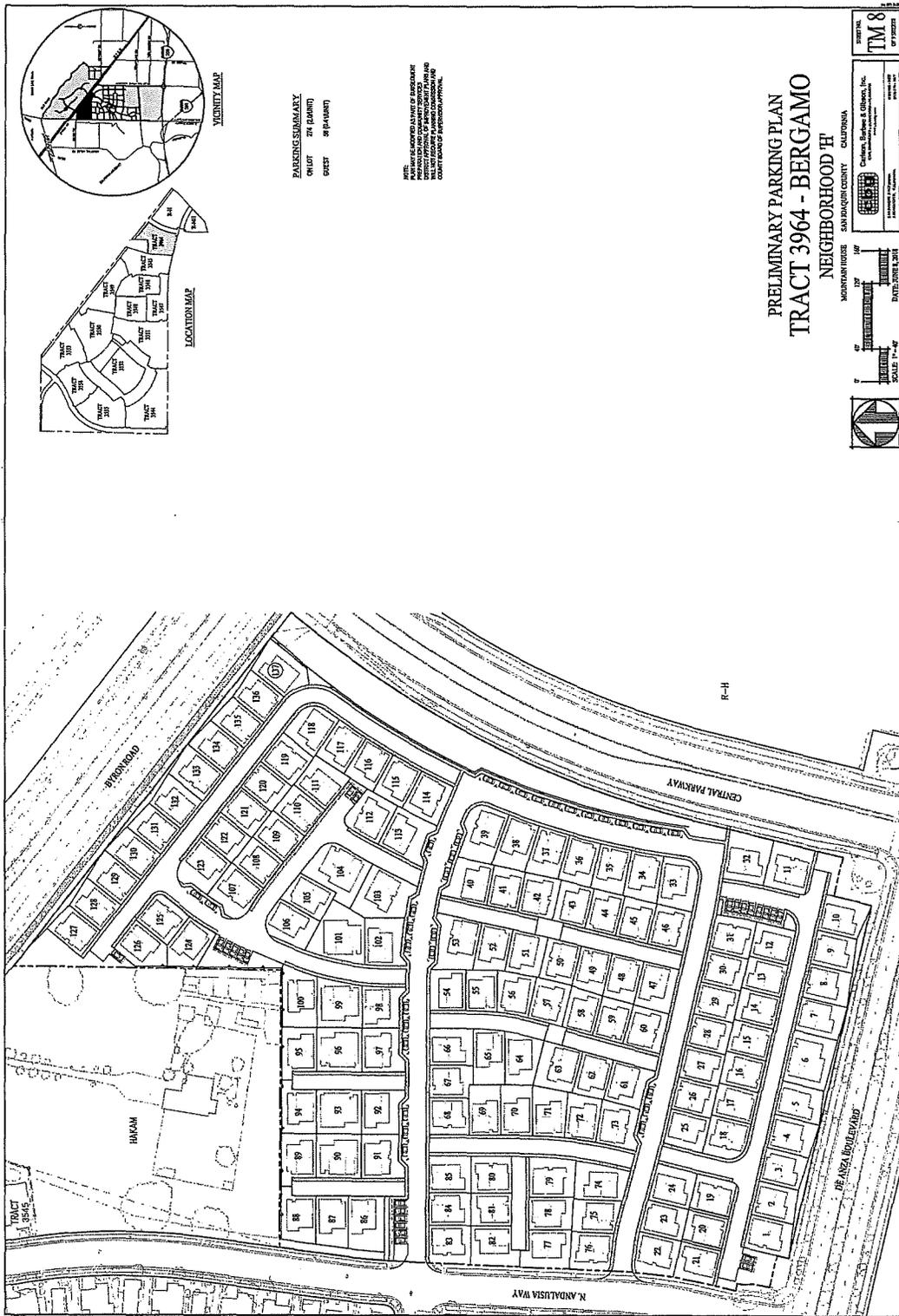


Figure No. 6: Preliminary Community Edge Map

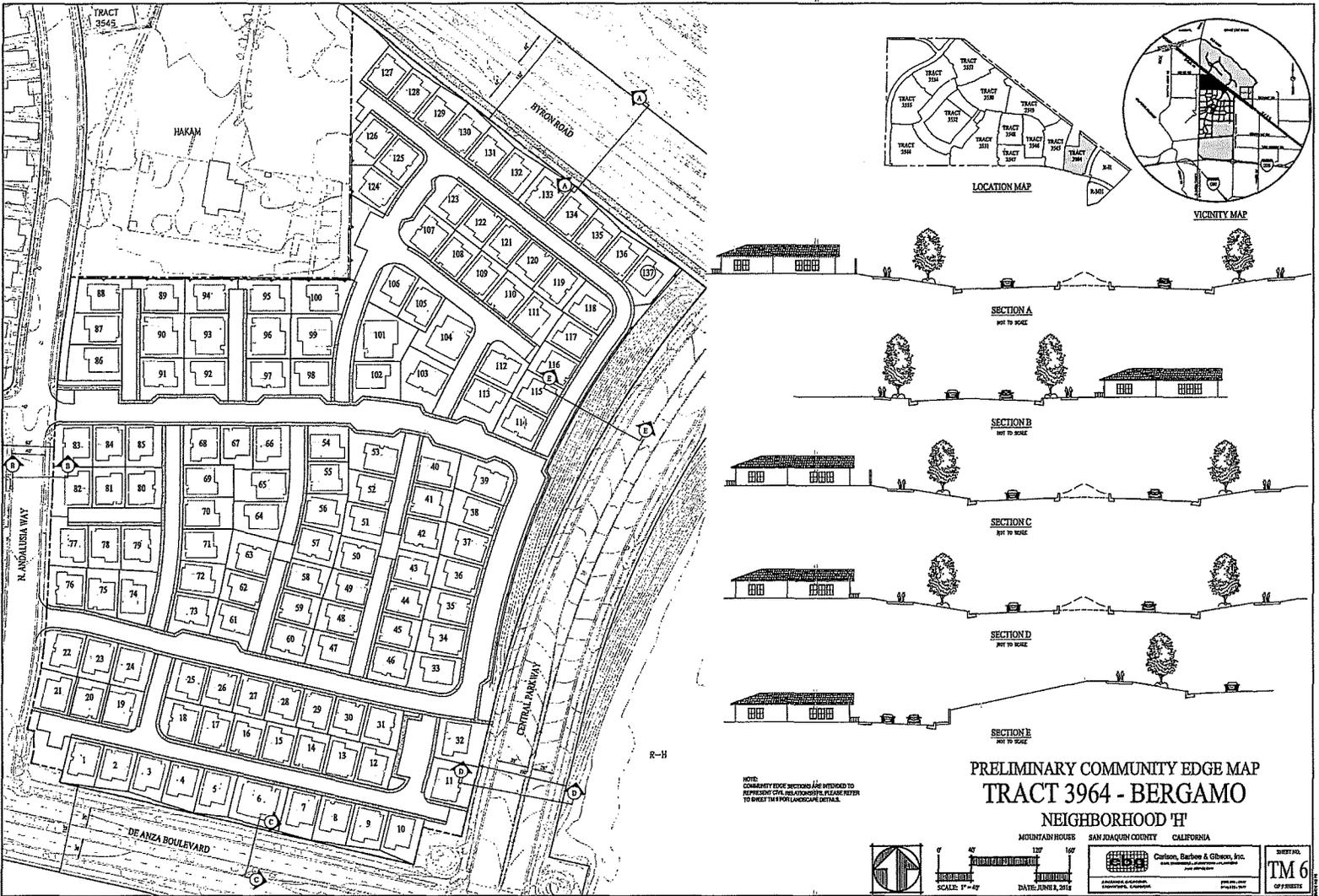


Figure No. 7: Preliminary Grading Plan

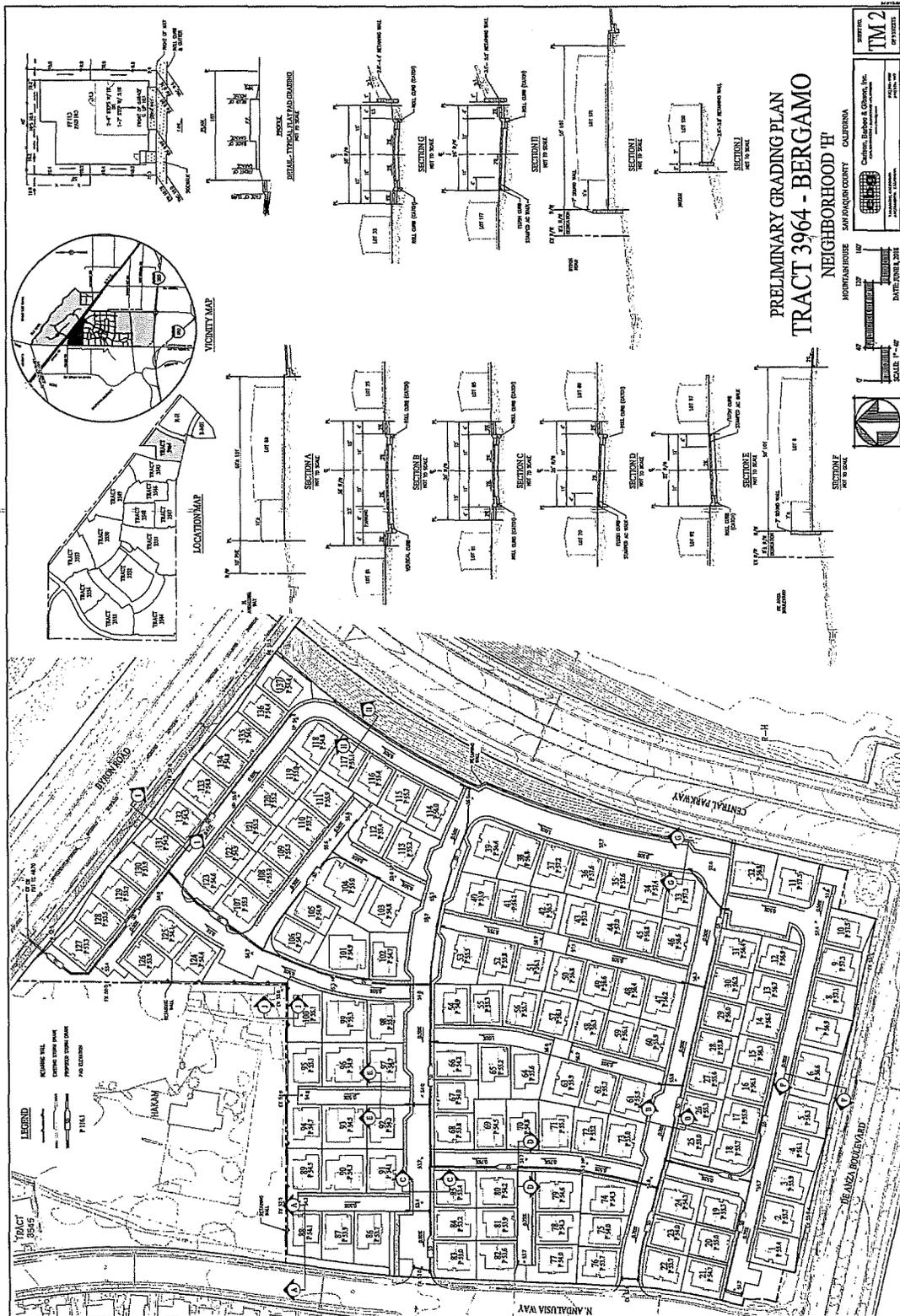
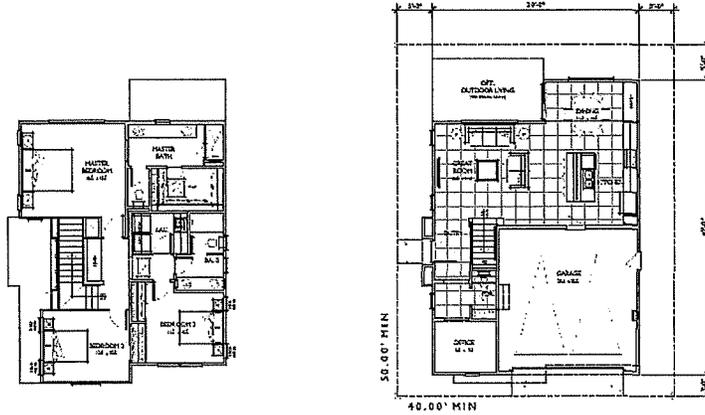


Figure No. 10: Typical House Plan

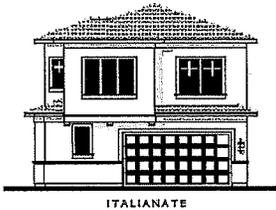
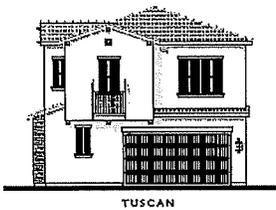
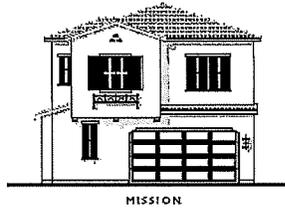


PLAN I
QUESTA SITE 40 x 50
 Mountain House, CA
 147-17241

PLAN I
 1441 SQ. FT.
 2-BEDROOMS-2-BATHS
 2-CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1071.00 SQ. FT.
2ND FLOOR	721.00 SQ. FT.
TOTAL	1492.00 SQ. FT.
2 - CAR GARAGE	421.00 SQ. FT.
(NOTED)	50

04-14-12
 SHEA
 14400 CALIFORNIA ST. #100
 SAN JOAQUIN, CA 95238
 (209) 922-1234



PLAN I
Front Elevations
QUESTA SITE 40 x 50
 Mountain House, CA
 147-17241

04-14-12
 SHEA
 14400 CALIFORNIA ST. #100
 SAN JOAQUIN, CA 95238
 (209) 922-1234

Analysis

Background

On February 8, 2005, the Board of Supervisors approved the Specific Plan II project. Specific Plan II consisted of the proposed adoption of the second Specific Plan for Mountain House (PA-0300362) and associated and required approvals of Neighborhoods C, D, H, I, J, and K.

On July 7, 2005, the Planning Commission approved Major Subdivision Application No. PA-0400566 for Neighborhood H, including an unsubdivided 11.4-acre R-MH parcel. The Major Subdivision application that is part of the current project (PA-1800152) proposes to subdivide this 11.4 acre R-MH (Residential, Medium-High Density) parcel into 137 residential lots and 23 common area lots.

This Major Subdivision application in Neighborhood H represents the first R-MH development in Neighborhood H. It also represents the first R-MH development in Mountain House comprised entirely of detached single-family homes on individual lots. The allowable Master Plan density range for Residential, Medium-High Density is 12.0 to 14.0 units per acre. The proposed R-MH development will develop at 12.01 units per acre and, therefore, is consistent with the Master Plan allowable density range.

Since the proposed R-MH development would consist exclusively of single-family detached homes, it would be required to conform to the applicable provisions of the Trimark Communities, LLC Single Family Residential Design Manual, as amended. These provisions include, but are not limited to, standards for site planning and landscape design, architectural styles, front and rear articulation, roof forms, porches, garage treatments, entry court gates, exterior lighting, and patio structures/gazebos.

Text Amendment

The proposed Mountain House Development Title Text Amendment would add language concerning rear setbacks and building separation for single-family homes in the R-MH zone. A new Subsection 9-310.5M (a)(6) would be added, and the existing Subsection 9-310.5M(a)(6) would be renumbered and revised as Subsection 9-310.5M(a)(7), to read as follows:

- Subsection 9-310.5M(a)(6): "For single-family homes with common automobile or pedestrian access in the R-MH zone, the rear setback for lots backing onto a public street may be reduced to five (5) feet, provided the minimum building separations as specified in Table 9-310.3M are maintained."
- Subsection 9-310.5M(a)(7): "For lots located within the R-M zone and the R-MH zone and within a tract for which a Model Home Master Plan has been approved, the minimum building separation for all lots shall be twenty percent (20%) of the smallest lot width within the tract, but in no case shall be less than six (6) feet."

Without these revisions, the placement of single-family detached residential dwelling units on individual lots, as proposed by Shea Homes for this residential development, would be limited. It should also be noted here that Shea Homes is proposing a new housing type, one that offers greater housing opportunities and the prospect of affordable housing for workers in Mountain House. In addition, Shea Homes will construct seven homes within the development with an attached, accessory second unit dwelling. Owners of these homes can rent the second unit dwellings for additional income, thereby providing more affordable housing options in the community.

Approval of the proposed Text Amendment would not alter or affect other, existing requirements concerning the placement of single-family homes as these homes would still be required to comply with current Building Code Requirements.

Public Land Equity Program

Under the Public Land Equity Program (PLEP), each Tentative Map is required to dedicate its fair share of public lands to the Mountain House community equal to 21.2% of the mapped area. The actual land dedication for the proposed Tentative Map is less than that requirement leaving a PLEP deficit of approximately 2.34 acres. The subdivider must correct this deficit by one of several methods: dedicating additional land, transferring fee title ownership of private land, and/or submitting land vouchers to the MHCSD to meet said Public Land Deficit.

The subdivider, Shea Homes LLC, has stated that it will obtain a PLEP credit voucher from Mountain House Developers to satisfy the PLEP requirement.

Noise

Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section 9-1025.9(d) states that the Review Authority shall require the preparation of an acoustical study in instances where it has been determined that a project may expose existing or proposed noise sensitive land uses to noise levels exceeding the noise standards specified in Table 9-1025.9. An Environmental Noise Analysis was prepared by Illingworth and Rodkin on May 2, 2018 and it was determined that the exterior noise levels at the backyards of residences nearest to Central Parkway would exceed the 65 dBA Ldn threshold for San Joaquin County. If approved the following conditions shall apply:

NOISE WALL: A six-foot noise wall made of concrete or masonry block is required along the southern boundary and an eight-foot noise wall made of concrete or masonry block along the northern boundary of the project site shall be included in the improvement plans (Figure 8., Location of Proposed Sound Walls, Env. Noise Analysis May 2, 2018) (Development Title Section 9-1150.10)

Interior noise levels within new residential units are required to be maintained at or below 45 dBA Ldn. Attaining the necessary noise reduction from exterior to interior spaces is readily achievable with proper wall construction techniques, the selections of proper windows and doors, and the incorporation of forced-air mechanical ventilation systems. The mentioned noise insulation features would adequately reduce interior noise levels in all units to 45 dBA Ldn or less, satisfying the interior noise thresholds of 45 dBA for San Joaquin County.

Residences located in Lots 1 through 10 would require windows and doors with a minimum STC rating of 28. Standard construction materials with the incorporation of adequate forced-air mechanical ventilation satisfactory to the local building official, would be sufficient for residences on Lots 11, 32, 118 through 123, 125, and 126. The remaining units on the property would meet the 45 dBA Ldn interior noise threshold with standards construction materials and would not require forced-air mechanical ventilation.

The above recommendations will be incorporated into the final design of the proposed residences. Therefore, any exposure to noise sources or excessive noise levels will be reduced to less than significant with the above conditions for a noise wall and incorporation of sound rated construction materials.

Affordable Housing Opportunities

One of the primary objectives of the Master Plan is to ensure that homes are available and affordable to employees working in Mountain House (Master Plan Objective 3.9.3 (a)). This objective is supported by

policies requiring a mix of residential housing types, the availability of affordable housing for households at every income level, and reliance on market forces to determine the number, rents, and sales prices of dwelling units within the community. [Master Plan Section 3.4.1, Policy (e); Section 2.5, Goal (a) and Objective (d); and Section 3.9.3 Policies (a) and (d)].

The R-MH development would help meet the above objective and policies. The proposed development would be developed primarily with detached, single-family homes at price points that are close to those for townhomes or condominiums. Shea Homes has developed five house plans that will differentiate the proposed development from other R-MH zoned areas in Mountain House. The various plans should provide an affordable alternative to larger detached homes located in nearby R-M zoned areas.

Thus, based on the above, the proposed residential development would appear to further Master Plan and Specific Plan II policies concerning housing diversity and the provision of affordable housing for households at every income level.

Guest Parking/Off-Street Parking Areas

Although there is no requirement for guest parking spaces in the Mountain House Development Title in the R-MH zone, the developer has included several areas on the project site for adequate off-street and guest parking. Pursuant to Development Title Section 9-310.5M(d)(2), the minimum setback for off-street parking areas in the (R-MH) Medium-High Density Residential zones shall be fifteen (15) feet from any adjacent street. The proposed off-street parking areas meet this Development Title requirement. The proposed residential development would provide 56 guest parking spots.

Consistency with Existing Approvals

The project was reviewed for consistency with the General Plan, Mountain House Master Plan, and Specific Plan II documents. The project, including the proposed tentative map, was found to be consistent with these plans because:

- It is supportive of, and consistent with, the policies in these documents regarding the compatibility of adjacent residential land uses;
- It conforms to the applicable provisions of the Trimark Communities, LLC Single Family Residential Design Manual, as amended, including provisions concerning standards for site planning and landscape design, architectural styles, front and rear articulation, roof forms, porches, garage treatments, entry court gates, exterior lighting, and patio structures/gazebos;
- No changes in jobs are expected that would adversely affect the number of jobs projected or the jobs/housing ratios anticipated for the community;
- The number of lots proposed under the tentative map, and approved land use plan are consistent with overall density and land use plan described within Master Plan Section 3.2.6, Description of Planned Land Uses; and it does not increase the demand for public services.

Recommendations

Action

It is recommended that the Planning Commission:

1. **Approve the Mitigated Negative Declaration;**
2. **Forward Major Subdivision Application No. PA-1800152 to the Board of Supervisors with a recommendation for approval, with the Findings and Conditions of Approval contained in the staff report; and**
3. **Forward Text Amendment Application No. PA-1800153 to the Board of Supervisors with a recommendation for approval, based on the ability to make the required Bases for Mountain House Development Title Text Amendment contained in the staff report.**

Findings

1. The proposed subdivision is consistent with the General Plan, the Master Plan, any applicable Specific Plan, any applicable Special Purpose Plan, the Public Financing Plan, and any other adopted plan adopted by the County.
 - **This finding can be made since the analysis conducted by the Community Development Department (CDD) has shown that the proposed subdivision is consistent with all applicable adopted plans.**
 - **With respect to the General Plan, the consistency review found that the proposed subdivision meets General Plan requirements for orderly and compact development (e.g., compatible siting of land uses). The project is consistent with General Plan policies since: 1) the infrastructure planned meets the requirements and standards of the County and the Mountain House Community Services District (MHCS D); 2) all necessary on-site and off-site easements and dedications for the maintenance of the water, sewer, and storm systems shown on the proposed Tentative Map will be provided; 3) the waste management requirements of the County and the MHCS D will be met; and 4) parking improvements adequate to serve the proposed project will be constructed.**
 - **With respect to the Master Plan and Specific Plan II, the consistency review found that the proposed subdivision addresses the affordable housing objectives expressed in these plans by meeting Master Plan /Specific Plan II requirements for housing diversity and density of development (within the Minimum and Maximum density range for the residential land uses proposed for development, per Master Plan Section 3.3). To meet Master Plan/Specific Plan II requirements regarding noise, future residents of the subdivision will be protected from excessive outdoor and indoor noise levels along Byron Road and De Anza Boulevard, via), landscaping, wall treatments, construction requirements for homes (e.g., mechanical ventilation to allow windows to remain closed), and by notices to residents via a note on the deed of affected properties in instances where exterior noise levels up to an Ldn of 65 dB may be reached. Additionally, the Tentative Map would be required to fully mitigate the impacts to Lammersville Unified School District by complying with the applicable provisions of the School Facilities Mitigation Agreement. To ensure that public improvements are developed to acceptable standards, said improvements would be conditioned to comply**

with all Community Approvals, including the applicable provisions of the MHCS D's Parks, Recreation and Leisure Plan and the MHCS D Design Manual.

- **With respect to other adopted plans—those adopted by the MHCS D, the consistency review conducted by the MHCS D has determined that the proposed subdivision, as conditioned by the MHCS D, is consistent with MHCS D adopted plans and programs.**
2. The design or improvement of the proposed subdivision is consistent with the General Plan, the Master Plan, any applicable Specific Plan and any applicable Special Purpose Plan.
 - **This finding can be made since the analysis conducted by CDD has found that the design or improvements of the proposed subdivisions, as shown on the Tentative Maps and as described in the project application, meets the requirements of the General Plan, Master Plan, and Specific Plan II. The design of the proposed subdivisions provides additional housing opportunities for future residents. It meets the residential density requirements of adopted plans. It incorporates a coordinated system of automobile roadway improvements that provide efficient access within the project and to public destinations (e.g., K-8 school and Neighborhood Park). It creates distinctive and livable residential environments. In addition, all landscape, hardscape and street elements within the proposed subdivisions would be designed and constructed in accordance with the adopted MHCS D Design Manual and community approvals regarding specific themes and material variation.**
 3. The site is physically suitable for the type of development proposed.
 - **This finding can be made since the analysis conducted by CDD has found that the site is physically suitable to accommodate the residential uses proposed. This analysis is based on the improvements proposed and the use of BMPs (Best Management Practices) for storm drainage improvement.**
 4. The site is physically suitable for the proposed density of development.
 - **This finding can be made since the analysis conducted by CDD has found that the area proposed for development is adequate in size to accommodate the density of development proposed, consistent with the Master Plan and Specific Plan II.**
 5. Neither the design of the subdivision nor any proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
 - **This finding can be made because the applicant will participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMS CP). The proposed subdivisions would also be subject to the Mountain House community monitoring and mitigation monitoring programs. In addition, the project incorporates all pertinent mitigation measures identified in the Mountain House Master Plan Master EIR, and the Initial Study did not find any additional potentially significant impacts.**
 6. The design of the subdivision or type of improvement is not likely to cause significant public health problems.
 - **This finding can be made since CDD has concluded (based on the Initial Study) that the design of the subdivisions, as conditioned, would either have no impact or less than significant impact on the health of future residents.**

7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
 - **This finding can be made because there are no public easements within the subdivision. Additionally, as a Condition of Approval, all roads for the project shall be private and must meet the minimum 20' width Fire Road standards and be designed and constructed per the MHCSD acceptable standards and specifications.**

8. Any land or improvement to be dedicated to a public agency is consistent with the General Plan, the Master Plan, any applicable Specific Plan, any applicable Special Purpose Plan, and any other applicable plan adopted by the County.
 - **This finding can be made since the lands or improvements to be dedicated to the MHCSD are consistent with the Public Land Equity Program and/or required to meet the MHCSD Design Manual, both of which are implementation measures for the General Plan, Master Plan, and Specific Plan II.**

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as required by Government Code 66473.1.
 - **This finding can be made because the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as required by the Government Code.**

10. All applicable provisions of the Mountain House Development Agreement have been met.
 - **This finding can be made since the consistency analysis that has been conducted has found that the proposed subdivision is consistent with the provisions of the Master Development Agreement (i.e. the Mountain House Development Agreement) and the Specific Plan II Development Agreement, both of which requires consistency with adopted community plans.**

Bases for Mountain House Development Title Text Amendment

Prior to approving an application for a Mountain House Development Title Text Amendment, the Planning Commission and the Board of Supervisors must make three determinations:

1. The Mountain House Development Title Text Amendment is consistent with the General Plan, the Master Plan and the Public Financing Plan.
 - **This determination can be made because the proposed amendment is supportive of General Plan, Master Plan, and Public Financing Plan policies concerning housing affordability and diversity. The presence of such a significant number of small lots would contribute to overall housing affordability, since there is a presumption that homes built on these lots would be more affordable than homes built on larger lots. Thus, the proposed Text Amendment and residential development project would appear to further Master Plan**

and Specific Plan II policies concerning housing diversity and the provision of affordable housing for households at every income level.

2. The Mountain House Development Title Amendment shall not adversely affect the jobs/housing program and housing affordability.

- This determination can be made because the jobs/housing program and housing affordability does not change the jobs/housing program or the affordable housing program. Specific Plan II includes the following implementation measures:

Jobs/Housing Program. All implementing projects shall comply with the Mountain House Jobs/Housing Program contained in Master Specific Plan Section 3.4.1. Lands controlled by Shea Homes shall comply with the applicable provisions of the Master Plan Development Agreement and the Specific Plan II Development Agreement.

Affordable Housing Program. All implementing projects shall comply with the Mountain House Affordable Housing Program contained in Master Specific Plan Section 3.9.3, and the Affordable Housing Ordinance and Technical Report adopted May 26, 1998. Lands controlled by Shea Homes shall comply with the applicable provisions of the Master Plan Development Agreement and the Specific Plan II Development Agreement.

3. All applicable provisions of the Mountain House Development Agreement have been met.

- This determination can be made because the Mountain House Development Agreement (i.e., the *Amended and Restated Master Plan Development Agreement By and Between County of San Joaquin and Trimark Communities*, and the *Amendment to Specific Plan II Addendum to Development Agreement By and Between County of San Joaquin and Trimark Communities, LLC and Susequent Development Agreement By and Between County of San Joaquin and Trimark Communities, LLC Relative to the Development of a Portion of the Mountain House Community (Specific Plan II)*), both of which are applicable to Trimark's successors in interest – Shea Homes) vests the Jobs/Housing Program, the Affordable Housing Program, and the lot and structure standards of the Mountain House Development Title, and the changes affecting these documents by the proposed amendment are mutually agreeable to the parties to said Agreement

CONDITIONS OF APPROVAL
[as approved by the Board of Supervisors on 2019]

PA-1800152
SHEA HOMES, LLC
MOUNTAIN HOUSE NEIGHBORHOOD H – Parcel S

Major Subdivision Application No. PA-1800152 was approved by the Board of Supervisors on , which is also the effective date of approval. This tentative map approval will expire on , which is ten (10) years from the effective date of approval, unless (1) all Conditions of Approval have been complied with and (2) a Final Map has been filed with and accepted by the County Surveyor.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be complied with prior to approval of the Final Map. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified and other ordinance requirements may apply.

I. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: John Funderburg, 468-3160)

GENERAL

1. Tentative Map Compliance: The Final Map shall be in substantial compliance with the Tentative Map dated June 14, 2018, and all Conditions of Approval.
 - a. The project shall comply with applicable policies of the Mountain House Master Plan and all other applicable Community Approvals.
 - b. Minor modifications to street and lot configurations may be allowed by the Community Development Director without requiring a new subdivision map-application or a revision to approved actions application.

Timing: Prior to Final Map approval and any other Development Approvals subsequent to the Tentative Map.

2. Subsequent Approvals: All subsequent discretionary and ministerial approvals shall be subject to Design Consistency Review and shall be consistent with the conditions of approval for the Tentative Map. The Final Map shall be recorded containing the following note:

"All subsequent discretionary and ministerial approvals within the boundaries of this subdivision map shall be subject to Design Consistency Review and shall be consistent with the conditions of approval adopted for the Tentative Map."

Timing: Prior to Final Map approval and prior to issuance of development permits.

3. Consistency: The Final Map, improvement plans and all subsequent development and building applications within the boundaries of the Tentative Map shall be reviewed by the San Joaquin County Community Development Department and found consistent with the approved Tentative Map, including all conditions of approval, the Mountain House Master Plan, Specific Plan II, Development Title, and all other applicable Community Approvals.

Timing: Prior to approvals and prior to issuance of development permits.

FEES

4. General. Development within the project shall be subject to the payment of all applicable and lawfully enacted County fees, subject to the provisions of the Master Plan Development Agreement (i.e., the Amended and Restated Master Plan Development Agreement By and Between County of San Joaquin and Trimark Communities Relative to the Development of Certain Property Within the Mountain House Community {"Development Agreement"}) and the Specific Plan II Development Agreement (Specific Plan II Addendum to Development Agreement By and Between County of San Joaquin and Trimark Communities, LLC and Subsequent Development Agreement By and Between County of San Joaquin and Trimark Communities, LLC Relative to the Development of a Portion of the Mountain House Community (Specific Plan II) {"SPII Development Agreement"}). [Development Agreement Section 2.5.3]
5. Specific. The applicant for all subsequent development within Neighborhood C shall pay the Affordable Housing Impact Fee in effect at the time of building permit approval. [Development Agreement Section 2.5.3; SPII Development Agreement, Exhibit B-1 (C); and Mountain House Development Title Chapter 9-1270M]
6. Final Map Digital File: A digital file of the Final Map shall be submitted to the Community Development Department. The digital file format shall be consistent with requirements of the County Assessor and Community Development Department GIS division.

Timing: prior to approval of Final Map.

7. Road Names: All subdivision road names shall be submitted to the Community Development Department for approval by the Director. Said road names shall comply with the "Standards for Road Names and Road Name Changes, Public and Private" of San Joaquin County. [Development Title Section 9-1150.18]

Timing: prior to approval of Final Map.

8. Monitoring Program: The Final Map(s) shall comply with the Mountain House Master Plan and Specific Plan II San Joaquin County Mitigation Monitoring Program.
9. Monitoring Agreement: The applicant or the applicant's assignee shall fund the Community Monitoring and Mitigation Monitoring Programs. The applicant or the applicant's assignee shall also fund the County's efforts to monitor compliance with the Tentative Map conditions of approval. [General Plan Community Organization and Development Policy (19)(j)]

Timing: Ongoing.

LAND USE

10. Residential Development:

Compliance with Fire Prevention Standards. The R/MH housing units shall each be provided with a residential fire sprinkler system, or an emergency access road complying with the Fire Access Road Standards, as adopted by the Board of Supervisors by Ordinance 4178, on November 8, 2002, these shall be provided around each building structure containing R/MH housing units.

Timing: Condition shall be met prior to approval of building permits for R/MH housing units.

11. Architectural Design Theme: A consistent architectural theme shall be used throughout the residential development project, and implemented through Design Manuals. [SP11 Implementation Measure 4.6 (13)].

Timing: Improvement Plans approved by CDD and MHCS D prior to approval of Final Map for [Neighborhood H – Parcel ‘S’].

12. Pedestrian Pathways: The Final Map shall maintain, as proposed, all feasible pedestrian connections to schools and at the end of cul-de-sacs. In instances where the proposed location of a through-block connection is determined by the Community Development Director to be in conflict with the health, safety and welfare of community residents, such connection may be eliminated.

Timing: Improvement plans approved by CDD and MHCS D prior to Final Map approval.

13. Fire Access Road Standards: All streets shall comply with the San Joaquin County Fire Chiefs Association, Fire Access Road Standards as adopted by the Board of Supervisors by Ordinance 4178, on November 8, 2002.

Timing: Improvement plans approved by CDD and MHCS D prior to Final Map approval.

14. Public Area Landscaping and Architecture: The applicant shall submit a landscape theme in the landscape improvement plans for the Tentative Map. Landscaping themes shall be distinct for each neighborhood. Landscaping and architectural design of public areas shall implement the common design theme for the neighborhood and shall be consistent with the MHCS D Design Manual, Roadway Landscape Plans, and/or other applicable neighborhood design criteria. [SP11 Implementation Measure 4.6 (12)]

Timing: Improvement Plans, Building Permits.

15. Design Guidelines: All proposed single family development and all proposed commercial development shall comply with the applicable provisions of the Trimark Communities, LLC Single Family Residential Design Manual and the Commercial, Office & Industrial Design Manual, as amended. For lands controlled by Trimark Communities, LLC, compliance shall be evidenced by written approval by Trimark Communities, LLC or its Design Review Committee, in its sole discretion. For non-Trimark properties, compliance shall be determined by San Joaquin County. [Specific Plan II Implementation Measure 4.3.3 (1)]

Timing: Condition shall be met prior to issuance of building permits.

16. PLEP Requirement: For the purposes of the Public Land Equity Program (PLEP), the public land dedication requirement for the Tentative Map is 2.34 acres. The subdivider shall correct said Public Land Deficit by using one or more of the following methods: 1) Dedicating Public Land which is not on the shown on the Tentative Map but which is within the Mountain House Community to the Applicable Public Agency, sufficient in acreage to meet said Public Land Deficit; 2) transferring fee title ownership of Private Land which is not needed for public facilities or services but which is within the Mountain House Community to MHCS D, sufficient in acreage to meet said Public Land Deficit; and/or 3) submitting land vouchers to the MHCS D, sufficient in acreage to meet said Public Land Deficit. (Mountain House Development Title, Chapter 9-1245M regarding the Public Land Equity Program, and Chapter 9-110M regarding definitions for “Public Land Deficit”, “Applicable Public Agency”, “Private Land”, and “land voucher”.) If the PLEP, which includes the PLEP Technical Report, is revised prior to the approval of the first Final Map, the subdivider shall comply with the methods for correcting any Public Land Deficit that are specified in said revised PLEP.

Timing: Condition shall be satisfied prior to approval of the first Final Map or as required by the Applicable Public Agency.

17. Right To Farm Recordation And Notification: The deed of each parcel and of each condominium unit shall include the following recording notification, as specified by San Joaquin County Ordinance 4217 which added Section 6-9004 et. seq. to Chapter 1 of Division 9 of the San Joaquin County Ordinance Code regarding the Right to Farm Notice: "All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities, such as noise, odors, insects, dust or fumes. San Joaquin County has determined that such inconveniences or discomforts shall not be considered to be a nuisance."

Timing: Prior to approval of Final Map.

NOISE

18. Outdoor Noise Levels: Best available noise reduction measures shall be implemented by the applicant to reduce noise levels in primary outdoor use areas (backyards) of new residential development to an Ldn of 60 dB.

Timing: Inclusion of note on the Final map approved by CDD prior to Final Map approval, and inclusion of note on deed prior to issuance of building permits.

19. Interior Noise Levels: Interior noise levels for housing proposed to be located in areas exposed to an exterior noise level of an Ldn above 60 dB shall be maintained at or below an Ldn of 45 dB. [SPII Implementation Measure 11.2.1 (4)]

Timing: Compliance verified prior to the issuance of building permits.

20. **NOISE WALL:** A six-foot noise wall made of concrete or masonry block is required along the southern boundary and an eight-foot noise wall made of concrete or masonry block along the northern boundary of the project site shall be included in the improvement plans (Figure 8., Location of Proposed Sound Walls, Env. Noise Analysis May 2, 2018) (Development Title Section 9-1150.10)

Timing: Improvement plans approved by CDD and MHCS D prior to Final map approval.

21. Construction Noise: The following measure shall be implemented during construction:

Construction shall be restricted to the hours of 6:00 AM to 8:00 PM on weekdays. Extended hours which may include Saturdays and Sundays may be allowed through prior notice to adjacent residents and landowners, and prior approval of the MHCS D for infrastructure construction and CDD for building permits.

All internal combustion engines shall be equipped with exhaust mufflers that are in good condition and appropriate for the equipment.

Timing: Inclusion of the above measures as notes on Improvement Plans approved by CDD and MHCS D prior to Final Map approval.

GEOLOGY AND SOILS

22. Seismic Safety: The applicant shall comply with the applicable provisions of the MHCSD Emergency Preparedness Plan.

Timing: Inclusion of a note on Improvement Plans approved by CDD and MHCSD prior to approval of Final Maps. [SP II Implementation Measure 6.8.3 (1)]

23. Geotechnical Investigation Recommendations: The applicant shall follow the recommendations of the Geotechnical Engineering Study, Neighborhood H, Parcel 'S' Mountain House, California, prepared in July 24, 2017 by ENGEIO Inc.

Timing: Inclusion of a note on Improvement Plans approved by CDD and MHCSD prior to approval of Final Maps, and the incorporation of all recommendations of the geotechnical engineering study into site preparation and construction of each dwelling prior to approval of building permits. [SP II Implementation Measure 6.8.3 (2); San Joaquin County Development Title, Chapter 9-905]

HAZARDS

24. Hazardous Waste: Handling, use and storage of hazardous chemicals or materials including, but not limited to, asbestos shall be carried out in compliance with all applicable safety standards and coordinated County programs. Applicable standards shall be made part of the construction specifications for contractors.

Timing: Inclusion of note on Improvement Plans approved by CDD and MHCSD prior to approval of Final Maps. [SP II Implementation Measure 6.7 (1)]

25. Pre-Construction Safeguards. Prior to any construction, appropriate plans, operating procedures and safeguards shall be undertaken to insure safety in the area of fuel lines and pipelines, consistent with the MHCSD Emergency Preparedness Plan (see Emergency Pipelines Safety Plan). [SP II Implementation Measure 6.8.1 (1)]

BIOLOGICAL RESOURCES

26. Participation in HCP: The Tentative Map shall comply with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJCMSCP), including all required take avoidance and pre-construction survey requirements [SP II Implementation Measure 7.3.1 (1)]

Timing: Prior to approval of Final Map.

27. Endangered Species Act: In carrying out the operations of the Tentative Map, the applicant shall take no action that violates the California Endangered Species Act or the Federal Endangered Species Act. Compliance with said laws shall be the sole responsibility of the applicant and the applicant agrees to indemnify, defend and hold the County harmless from and against any claim or action by affected State agencies, or affected Federal agencies or other third party, as to the project's compliance with said laws. [SP II Implementation Measure 7.3.1 (2)]

Timing: Improvement plans prior to Final Maps and ongoing.

AIR QUALITY

28. Residential Emissions: Construction plans for residential dwellings shall incorporate the following items:

Natural gas lines outlets shall be provided to backyards to encourage usage of natural gas barbecues.

220 volt electrical outlets for recharging electric automobiles shall be provided in each garage. Electrical outlets shall be located on the outside of single family homes to accommodate electric lawn maintenance equipment and electric barbecues.

No wood burning fire places, unless otherwise provided by the San Joaquin Valley Air Pollution Control District ("SJVAPCD"). If fireplaces are designed to be natural gas heating appliances of a zero clearance design, there is no limitation on the number of fireplaces per unit.

Low nitrogen oxide (NOx) emitting and/or high efficiency water heaters shall be required for all dwelling units.

Timing: prior to issuance of building permits. [SPII Implementation Measure 10.5 (1)]

CULTURAL RESOURCES

29. Unknown Pre-Historic/Historic-Period Resources: If, during the course of any grading activity or construction, subsurface concentrations of prehistoric or historic-period materials are encountered, the San Joaquin County Community Development Department (CDD) shall be contacted immediately. All work in the vicinity of the find shall be halted until an archaeologist can evaluate the materials and make recommendations for further action.

Timing: At the time of the find until permission to proceed is granted by CDD.

30. Unknown Human Remains: The applicant shall comply with the County's Development Title (Chapter 9-1053M) regarding the uncovering of human remains or of a human prehistoric burial site during the course of any grading or construction. If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If Human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of the Guidelines for California Environmental Quality Act.

Timing: At the time of the find until permission to proceed is granted by CDD.

II. COUNTY COUNSEL

1. HOLD HARMLESS PROVISION: Pursuant to Section 66474.9 of the Government Code, the subdivider shall defend, indemnify, and hold harmless the local agency or its agents, officers, and employees from any claim, action, or proceeding against the local agency or its agents, officers, or employees to attack, set aside, void, or annul an approval of the local agency, advisory agency, appeal board, or legislative body concerning a subdivision, which action is brought within the time provided for in Section 66499.37 of the Government Code.

III. MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT (Staff Contact: Anthony Docto, (209) 831-2300)

- 1) All new frontage improvements, traffic signage, striping, curb markings/painting, and pavement markings shall be constructed as per MHCSD current standards.
- 2) Applicant shall be responsible for repair and/or improvements for any facilities damaged by Applicant and/or its construction parties, its operations, to meet MHCSD current standards.
- 3) All catch basins within the development site shall include MHCSD approved filters/inserts or an alternative on-site solution that meets MHCSD requirements for treatment and include an MHCSD approved long term maintenance plan.
- 4) The Applicant shall be the responsible, in perpetuity, for the ongoing costs to upkeep, maintain, and ensure functionality of said approved catch basin filters/inserts as approved by the MHCSD. The applicant will be required to sign a storm water management plan with the MHCSD.
- 5) All catch basins adjacent to and within the development area shall include a filter/insert per the MHCSD storm water management plan.
- 6) All water lines shall include water meters, backflow prevention devices and fully comply with MHCSD standards and ordinances to protect the public water system.
- 7) All water lines must include a valve to isolate and shut off the line in case of a leak or failure.
- 8) All on-site utility facilities shall be privately owned and maintained in accordance with MHCSD ordinances and standards.
- 9) Utility easements shall be provided to MHCSD on all utility lines and facilities for MHCSD inspections.
- 10) Applicant shall modify and/or reconstruct any existing infrastructure improvements, such as curb, gutter, sidewalks, landscaping, pavement markings, signage, lighting, etc., to control access in and out, as well as parking, of the proposed development area onto arterial roads and/or local roads, as approved by MHCSD. Such determinations shall be made during the Improvement Plan review process and/or the Encroachment permit review process and/or prior to the building permit issuance.
- 11) Applicant shall coordinate with the master developer (MHD) and ensure the Central Parkway bridge embankment is landscaped and improved.
- 12) Please clarify what type of fencing or wall will be built between the proposed subdivision and the SFR (haram residence) adjacent property.
- 13) Please confirm that the proposed development will have an Homeowners Association (HOA) to cover and maintain all proposed improvements.
- 14) Provide on-site civil improvement plans:
 - i) Show details of connection points.
 - ii) Any unused stubs need to be capped at the property line.

- 15) Provide cut sheets for proposed equipment (such as backflow prevention devices, double check valves, etc.) used at points of connections.
- 16) Provide details for on-site storm water management plan.
- 17) Applicant shall complete all unfinished and perimeter landscaping to the ultimate design and per the MHCSD standards and guidelines.
- 18) Please confirm with the county that the on-site landscaping and architecture is being reviewed for consistency with the applicable Design Manual, standards and guidelines.

IV. DEPARTMENT OF PUBLIC WORKS (Staff Contact: Alex Chetley, (209) 468-3000)

1. The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of the building permit application. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)

Informational Notes:

- i) A Solid Waste Diversion Plan for all applicable projects must be submitted to the Building Division of the Community Development Department prior to issuance of the building permit. Contact the Solid Waste Division (468-3066) for information.
- ii) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.

V. ENVIRONMENTAL HEALTH DISTRICT (Staff Contact: Naseem Ahmed, (209) 468-3436)

1. A qualified environmental professional shall prepare a surface and subsurface contamination report, identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include evaluation of non-point source of hazardous materials, including agricultural chemical residues, as well as potential point sources, such as fuel storage tanks, septic systems, or chemical storage areas. If the report indicates there is contamination, corrective action shall be taken, as recommended in the report and concurred with by Environmental Health prior to recordation of final map. San Joaquin County Development Title, Section 9-905.12(a)(c) and Section 9-905.12M(a).

The fee will be based on the current schedule at the time of payment.

VI. FRENCH CAMP MCKINLEY FIRE DISTRICT (Staff Contact: John Gish, (209) 982-0721)

1. The applicant shall submit plans for fire and sprinkler plan check with the fire district.
2. The project must conform to the appropriate edition of the California Fire Code (currently the 2016 edition) and all related standards.

3. Permits shall be obtained from the fire code official. Permit(s) and fees, shall be paid prior to issuance of any and/or all permits. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. (Permits are to be renewed on an annual basis).
4. Approved automatic sprinkler systems shall be provided as required in 2016 California Fire Code §903.2. Tenant/Occupant/Owner shall have the responsibility to ensure that the correct fire suppression system is added/modified/tested and accepted by the (AHJ) Fire District. Fire suppression system plans shall be modified under separate fire permit and shall be submitted by a licensed fire contractor, to the (AHJ) Fire District for review and approval prior to modification. Deferred submittal accepted.

*Note: Based on the proposed project notes for the occupancy, an automatic fire sprinkler removed through future consultations and reviews.

5. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
6. The applicant shall pay applicable Fire Department Development Fees for all new buildings prior to issuance of permits.
7. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to commencing construction beyond the foundation stage, or as soon as combustible material arrives on the site. CFC 3312.1
8. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. CFC 3310.1
9. The Fire Department Fire Access Roads shall meet the requirements established by the San Joaquin County Fire Chiefs Association.
10. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box is required to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. CFC 506.1

VII. SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (Georgia Stewart, (559) 230-5937)

1. Significance Impact for Annual Criteria Pollutants Emissions - The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

2. District Rule 9510 (Indirect Source Review) - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The Project is subject to District Rule 9510 if it equals or exceeds 50 residential dwelling units and has or will receive a project-level discretionary approval from a public agency. If subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency. In this case, if not already done, please immediately submit an AIA application to the District to comply with District Rule 9510.
3. In the case the Project is subject to Rule 9510 an AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.
4. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.
5. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 - Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.html
6. Other District Rules and Regulations - The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (209) 557-6446 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
7. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/airmeasures.aspx>.
8. Cleaner Off-Road Construction Equipment - This measure is to utilize off- road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier II emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier II and above engine standards.
9. Improve Walkability Design - This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented

environments.

10. Improve Destination Accessibility - This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
11. Increase Transit Accessibility - This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD).

The project description should include, at a minimum, the following design features:

- A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
- A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
- Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
- Neighborhood designed for walking and cycling

VIII. LAMMERSVILLE UNIFIED SCHOOL DISTRICT (Kirk Nicholas, 209-836-7400)

1. The developer shall enter into full mitigation agreements with the Lammersville Unified School District (LUSD). [Master Plan Implementation Measure 5.1.3 (j); Specific Plan II Implementation Measure 5.2.1]

Timing: Condition shall be met prior to approval of the Final Map.

VIII. PACIFIC GAS AND ELECTRIC (John Spigott, 925-328-5122)

1. The project applicant shall submit a copy of the final map improvement plans to PGEPlanReview@pge.com for review to ensure there will be no conflict with PG&E's facilities or easement rights in the future.

Timing: Condition shall be met prior to approval of the Final Map.

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

ORDINANCE NO.

AN ORDINANCE AMENDING APPENDIX 1 (MOUNTAIN HOUSE DEVELOPMENT TITLE), TITLE 9 OF THE ORDINANCE CODE OF THE COUNTY OF SAN JOAQUIN, RELATIVE TO SECTION 9-310.5M, CONCERNING SETBACKS AND BUILDING SEPARATION IN MOUNTAIN HOUSE.

The Board of Supervisors of the County of San Joaquin ordains as follows:

Section 1. Section 9-310.5M, Chapter 9-310M, Appendix 1, Title 9 of the Ordinance Code of the County of San Joaquin, is hereby amended by adding new Subsection (a)(6), renumbering existing Subsection (a)(6) to Subsection (a)(7) and revising said Subsection, and renumbering existing Subsection (a)(7) to Subsection (a)(8), to read as follows:

Subsection (a)(6): For single family homes with common automobile or pedestrian access in the R-MH zone, the rear setback for lots backing onto a public street may be reduced to five (5) feet, provided that minimum building separations as specified in Table 9-310.3M are maintained.

~~Subsection (a)(6)~~ Subsection (a)(7): For lots located within the R-M zone and the R-MH zone and within a tract for which a Model Home Master Plan has been approved, the minimum building separation for all lots shall be twenty percent (20%) of the smallest lot width within the tract, but in no case shall be less than six (6) feet.

~~Subsection (a)(7)~~ Subsection (a)(8): For lots zoned R-L less than one hundred (100) feet in depth, the minimum front and rear setback shall be fifteen (15) feet.

Section 2. This Ordinance shall take effect and be in full force thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published once (1) in the Stockton Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this ___ of _____ to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

MIGUEL A. VILLAPUDUA
Board of Supervisors
County of San Joaquin
State of California

ATTEST: MIMI DUZENSKI
Clerk of the Board of Supervisors
County of San Joaquin
State of California

BY: _____

NEGATIVE DECLARATION

TO: Office of Planning & Research
P. O. Box 3044
Sacramento, California 95812-3044

County Clerk, County of San Joaquin

FROM: San Joaquin County Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

PROJECT TITLE: Major Subdivision Application No. PA-1800152, -53 (SU,TA)

PROPONENT: Shea Mountain House LLC

PROJECT LOCATION: The project site is bounded by Andalusia Way and a 3.8-acre private lot on the west, De anza Boulevard on the south, Central Parkway on the east, and Byron Road on the north, Neighborhood "H".
(APN/Address:256-510-01/Cassano-Kamilos College Park, Mountain House) (Supervisorial District 5)

PROJECT DESCRIPTION This project is composed of two applications a Major Subdivision Application to subdivide an 11.4-acre R-MH parcel that would be divided into 137 residential lots that would range in size from 2,000 square feet to 3,876 square feet (average lot size of 2,395 square feet), and 23 common area lots. A Text Amendment Application to amend the Mountain House Development Title. The Text Amendment would amend the following sections:

- 1) Adds new Section 9-310.5M(a)(6), to read as follows: "For single family homes with common automobile or pedestrian access in the R-MH zone, the rear setback for lots backing onto a public street may be reduced to five (5) feet, provided that minimum building separations as specified in Table 9-310.3M are maintained";
- 2) Renumbers existing Section 9-310.5M(a)(6) as Section 9-310.5M(a)(7), and revises said section as follows: "For lots located within the R-M zone and the R-MH zone [underlining denotes added text] and within a tract for which a Model Home Master Plan has been approved, the minimum building separation for all lots shall be twenty percent (20%) of the smallest lot width within the tract, but in no case shall be less than six (6) feet".

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

Based on the attached Initial Study, it has been found that the project will not have a significant effect on the environment.

Date: *December 27, 2018*

Contact Person: John Funderburg

Phone: (209) 468-3160

INITIAL STUDY/NEGATIVE DECLARATION

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

LEAD AGENCY: San Joaquin County Community Development Department

PROJECT APPLICANT: Shea Homes LP

PROJECT TITLE/FILE NUMBERS: PA-1800152 (SU)/PA-1800153 (SU)

PROJECT DESCRIPTION: This project is comprised of two separate applications: The first a Major Subdivision--Neighborhood H (Tract 3964 - Bergamo) which proposes the development of an 11.4-acre R-MH parcel (Parcel 'S' of original Tract 3544 of Neighborhood H) that would: 1) be divided into 137 residential lots, which would range in size from 2,000 square feet to 3,876 square feet (average lot size of 2,395 square feet), and 23 common area lots; 2) enables the construction of 137 single family detached homes.

The second a Mountain House Development Title Text Amendment which adds new Section 9-310.5M(a)(6), to read as follows: "For single family homes with common automobile or pedestrian access in the R-MH zone, the rear setback for lots backing onto a public street may be reduced to five (5) feet, provided that minimum building separations as specified in Table 9-310.3M are maintained"; 2) rennumbers existing Section 9-310.5M(a)(6) as Section 9-310.5M(a)(7), and revises said section as follows: "For lots located within the R-M zone and the R-MH zone [underlining denotes added text] and within a tract for which a Model Home Master Plan has been approved, the minimum building separation for all lots shall be twenty percent (20%) of the smallest lot width within the tract, but in no case shall be less than six (6) feet"; and 3) rennumbers existing Section 9-310.5M(a)(7) as Section 9-310.5M(a)(8), without any additional language changes.]

The project is bounded by Andalusia Way and a 3.8-acre private lot on the west, De Anza Boulevard on the south, Central Parkway on the east, and Byron Road on the north.

ASSESSOR PARCEL NO.: 256-510-01

ACRES: Neighborhood H (11.41 acres)

MASTER PLAN: R/MH (Medium- High Density Residential)

ZONING: R-MH (Medium- High Density Residential)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
137 Single-Family residential units

SURROUNDING LAND USES:

NORTH: Residential

SOUTH: Residential

EAST: Residential

WEST: Residential

REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc.

Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff (note date); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (note report title, date, and consultant). Copies of these reports can be found by contacting the Community Development Department.

GENERAL CONSIDERATIONS:

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?
 Yes No Nature of concern(s): _____

2. Will the project require approval or permits by agencies other than the County?
 Yes No Agency name(s): _____

3. Is the project within the Sphere of Influence, or within two miles, of any city?
 Yes No City: City of Tracy

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

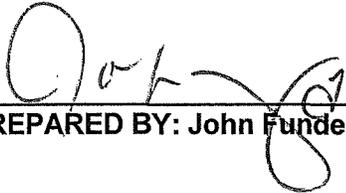
The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gases Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



PREPARED BY: John Funderburg

TITLE: Principal Planner

DATE: December 27, 2018

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) The proposed Major Subdivision application would facilitate the development of a 11.4 acre R-MH (Medium-High Density Residential) parcel and will not affect the existing visual character or quality of the site and its surroundings. The proposed visual and residential land use improvements for the project site are subject to Design Review and existing community approvals to ensure the aesthetics, character, and quality envisioned for the community are maintained. Also, no significant new light and glare impacts would result from the project. Therefore, any impacts on the existing visual character or surrounding residential development will be less than significant.

The proposed visual characteristics of the proposed single-family and second unit dwellings would remain the same as required under Mountain House Development Title Section 9-830.5M. Therefore, the proposed text amendment request will have no impact on existing aesthetics or degrade the existing visual character of the Mountain House Community.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agriculture use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Discussion:

- a-e) The proposed Major Subdivision and Text Amendment applications will not affect agricultural uses, agricultural zoning within or adjacent to Mountain House nor will it effect existing Williamson Act contracts. There are no Williamson Act contracts within the project area. Therefore, the proposed application request(s) will have no impact on agriculture and forestry resources.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-e) The proposed Major Subdivision application would facilitate the development of a 11.4 acre R-MH (Medium-High Density Residential) parcel. The project site is within the San Joaquin Valley Air Basin, which has been classified as "non-attainment" for ozone and fine particulate matter - dust (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. In a letter dated August 24, 2018 from the SJVAPCD based on information provided to the district, project specific emissions of criteria pollutants are not expected to exceed district significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM 10. Therefore, the District concluded that project specific criteria pollutant emissions would have no significant adverse impacts on air quality.

Also, the District maintains permit authority over stationary sources and the proposed project may be subject to District Rules and Regulations. Based on information provided to the District, the proposed project would equal or exceed 50 residential dwelling units and the District concluded that the proposed project is subject to District Rule 9510 (Indirect Source Review). The applicant (Shea Homes LLC) has indicated that they will comply with District 9510 and mitigate the project's impact on air quality through product design elements or by payment of applicable off-site mitigation fees.

Therefore, as a result of the project applicant complying with the rules and regulations of the San Joaquin Air Pollution Control District, the projects impact on air quality standards will be reduced to less than significant.

ISSUES:	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact

IV. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

a-f) Referrals have been sent to the San Joaquin Council of Governments (SJCOG) and SJCOG determined that the Major Subdivision application is subject to and may participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). If the applicant chooses to participate, then the proposed project is consistent with the SJMSCP, as amended, as reflected in the conditions of project approval for this proposal. Pursuant to the Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and

certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant. If the applicant chooses not to participate, then the applicant will be required to participate in a similar mechanism that provides the same level of mitigation.

The second application a Mountain House Development Title Text Amendment request will have no impact on Biological Resources.

b) The project site is not located in a riparian habitat as there is no river, stream or other waterway on the site, therefore, impacts will be less than significant.

c) The project will not have an effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland. Therefore, impacts will be less than significant.

f) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because the project applicant will participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a – d) The development approval for the Major Subdivision application will include conditions of approval and mitigation measures to avoid potential impacts to cultural resources. In the event human remains are encountered during any portion of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5).

The second application a Mountain House Development Title Text Amendment request will have no impact on Cultural Resources.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-e) a) The geology of San Joaquin County is composed of high organic alluvium, which is susceptible to earthquake movement. The project will have to comply with the California Building Code (CBC) which includes provisions for soils reports for grading and foundations as well as design criteria for seismic loading and other geologic hazards based on fault and seismic hazard mapping. A geotechnical report was completed July 24, 2017 and all recommendations from the geotechnical report shall be incorporated into the construction plans and included in the conditions of approval. Therefore, impacts to seismic-related (or other) landslide hazards will be less than significant. The proposed text amendment request will have no impact on Geology and Soils.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GASES EMISSIONS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-b) The San Joaquin Valley Air Pollution Control District (SJVAPCD) has published the "Guidance for Assessing and Mitigating Air Quality Impacts", that would be used to analyze air quality and greenhouse gas (GHG) impacts associated with the project. With the rules and regulations of the San Joaquin Air Pollution Control District added to the Conditions of Approval for the project, the impact of the project for greenhouse gas emissions will be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Discussion:

- a-h) The proposed Major Subdivision application would not result in, create or induce hazards and associated risks to the public. Construction activities for the project typically involve the use of toxic or hazardous materials such as paint, fuels, and solvents. Construction activities would be subject to federal, state, and local laws and requirements designed to minimize and avoid potential health and safety risks associated with hazardous materials. No significant impacts are anticipated related to the transport, use, or storage of hazardous materials during construction activities are anticipated.

The nearest airport is the Byron Airport, located approximately 5 miles northwest of the project site. The proposed structures will not exceed 50 feet in height. Project referrals have been sent to Caltrans Division of Aeronautics, Contra Costa County ALUC, SJCOG ALUC, and Byron Airport. Any comments or conditions of approval received from the agencies will be included in the final conditions of approval to ensure any impacts are reduced to less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year floodplain hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-j) The proposed Major Subdivision impacts on hydrology and water are expected to be less than significant. The project will be served by a public water system and a public sewer system. The applicant has provided a will serve letter from the Mountain House Community Services District (MHCSD) confirming that MHCSD will provide sewer, storm drainage and water services to the project site. The project would be required to comply with the National Pollutant Discharge Elimination Systems (NPDES) permit program. Also, the residential development would be required to implement additional water quality Best Management Practices (BMP's). These BMP's would be determined on a case-by-case basis and approved by the MHCSD. Therefore, project impacts related to hydrology and water quality will be less than significant.

The second application a Mountain House Development Title Text Amendment request will have no impact on Hydrology and Water Quality.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in land use/operational conflicts between existing and proposed on-site or off-site land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-d) The proposed project is subject to the 2035 San Joaquin County General Plan, Mountain House Master Plan, and Specific Plan II document. The current Master Plan designation is R/MH (Medium-High Density Residential) and the zoning is R-MH (Medium-High Density Residential). The proposed development project would do the following:

1) Provide for the development of a 11.4-acre R-MH parcel (Parcel " of Neighborhood H) that would be divided into 137 residential lots, which would range in size from 2,000 square feet to 3,876 square feet (average lot size of 2,395 square feet).

2) Provide for the construction of 137 single family attached ("duet") homes and three detached single family homes with the following characteristics/amenities: a) two-story construction, with homes ranging in size from approximately 1,600 square feet to 2,000 square feet of living area with three to four bedrooms; b) two-car garage per home; c) private back yard and side yard per home; d) homes constructed in the Mission, Prairie, and Farmhouse architectural themes (to facilitate diversity in colors, materials, roof lines and street frontage); and e) homes fronting onto the loop road and onto alleys within the project, and onto public streets generally on the perimeter of the project;

3) Provide internal circulation featuring: a) a loop street and alleys, with no parking along them and with a width of 22 feet between curbs; b) sidewalks on both sides of the loop street, and a sidewalk on one side of the alleys; and c) two access points to public streets: one to Ramsey Drive, just west of Central Parkway; and one to Phelps Drive, just east of Bancroft Drive;

4) Provide guest parking scattered throughout the project for 56 guests;

5) Provide a homeowner's association for the maintenance of common area lots (e.g., private streets, landscaping, guest parking areas; and be developed at a density of 12 dwelling units per acre.

6) Mountain House Development Title Text Amendment which adds new Section 9-310.5M(a)(6), to read as follows: "For single family homes with common automobile or pedestrian access in the R-MH zone, the rear setback for lots backing onto a public street may be reduced to five (5) feet, provided that minimum building separations as specified in Table 9-310.3M are maintained".

7) Mountain House Development Title Text Amendment renumbers existing Section 9-310.5M(a)(6) as Section 9-310.5M(a)(7), and revises said section as follows: "For lots located within the R-M zone and the R-MH zone [underlining denotes added text] and within a tract for which a Model Home Master Plan has been approved, the minimum building separation for all lots shall be twenty percent (20%) of the smallest lot width within the tract, but in no case shall be less than six (6) feet"; and renumbers existing Section 9-310.5M(a)(7) as Section 9-310.5M(a)(8), without any additional language changes.

A K-6 school and neighborhood park are located to the west of the project site and the proposed residential development would not result in any adjacent land use conflicts with the existing uses. As such, the building placement and residential architecture located across from the school and park uses, shall reflect the common theme established for the neighborhood in terms of form, detail, materials and colors. (SP II 4.6, Neighborhood Center Focus Areas, SP II Implementation Measure No. 40)

The Master Plan and Specific Plan II documents contain over 300 policies and implementation measures addressing land use and planning, and this Text Amendment, residential development project and Major Subdivision application are consistent with those goals, objectives, and implementation measures of these documents. Also, the project site is subject to Mountain House Residential Design Manual and Design Review to ensure these implementation measures are maintained. Therefore, the proposed residential development project and Major Subdivision application will have a less than significant impact on existing land uses and planning policies and plans.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Discussion:

- a, b) The residential development project and Text Amendment applications will not result in the loss of availability of a known mineral resource of a resource recovery site because the site does not contain minerals of significance or known mineral resources. San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology. Therefore, the residential development project and Text Amendment will have less than a significant impact on the availability of mineral resources or mineral resource recovery sites within San Joaquin County and the Mountain House community.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. NOISE

Would the project result in:

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|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-f) The development project may have equipment utilized in the grading of the site that will temporarily increase the area's ambient noise levels. Underlying projects when approved will be required to comply with Development Title Section 9-1025.9 (c) (3) which states that:

Noise sources associated with construction are exempt from the provisions of the Noise Ordinance provided such activities do not take place before 6:00 a.m. or after 9:00 p.m. on any day.

As such, noise generation from the proposed underlying projects will be reduced to less than significant with this added condition.

Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section 9-1025.9(d) states that the Review Authority shall require the preparation of an acoustical study in instances where it has been determined that a project may expose existing or proposed noise sensitive land uses to noise levels exceeding the noise standards specified in Table 9-1025.9.

An Environmental Noise Analysis was prepared by Illingworth and Rodkin on May 2, 2018 and it was determined that the exterior noise levels at the backyards of residences around the perimeter of the site, along the northern and southern boundaries, which would be adjacent to Byron Road and De Anza, respectively would exceed the 65 dBA L_{dn} threshold for San Joaquin County. If approved the following conditions shall apply:

NOISE WALL: A eight-foot sound wall along the northern boundary, at the backyards of residences adjacent to Byron Road (Lots 127 through 137) and a six-foot sound wall along the southern property line of the site , at the backyards of the residences adjacent to De Anza Boulevard shall be included in the improvement plans. (Development Title Section 9-1150.10)

Interior noise levels within new residential units are required to be maintained at or below 45 dBA L_{dn}. Attaining the necessary noise reduction from exterior to interior spaces is readily achievable with proper wall construction techniques, the selections of proper windows and doors, and the incorporation of forced-air mechanical ventilation systems. The mentioned noise insulation features would adequately reduce interior noise levels in all units to 45 dBA L_{dn} or less, satisfying the interior noise thresholds of 45 dBA for San Joaquin County. The above recommendations will be incorporated into the final design of the proposed residences. Therefore, any exposure to noise sources or excessive noise levels will be reduced to less than significant with the above conditions for a noise wall and incorporation of sound rated construction materials.



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-c) 137 residential units are anticipated as part of the Major Subdivision application and will serve letters have been provided to the Community Development Department to serve the 137 residential units. Mountain House was planned with a mix of residential, commercial, and industrial development land uses and to be a "self-contained community, thus to minimize growth-inducing impacts. Because the capacity of the onsite water and wastewater plants would serve no more than the projected onsite population as specified in the existing community approvals this would eliminate this potential growth-inducing impact.

a-c) The proposed Text Amendment request will have no impact or necessitate the construction of replacement housing or reduce the amount of available second-unit dwelling housing as permitted within the Mountain House Community.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) The proposed project is for a 137 family residential project and this is substantially the same residential development potential assumed under the existing approved Specific Plan II document. The applicant has provided a will serve letter from the Mountain House Community Services District (MHCSD) confirming that MHCSD will provide sewer, storm drainage and water services to the project site. Therefore, the project would result in a less than significant impact on public services and no additional mitigation measures are necessary.

The proposed Text Amendment request will have no impact on existing public services.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a-b) There is an existing Central Community park located south of the proposed residential project site. No significant impacts on existing neighborhood, community, and regional parks or other recreational parks or other recreational facilities, either at the Mountain House Community or off-site, is expected such that substantial physical deterioration of the facility would occur as result of the residential development project.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-f) Master Plan Chapter Nine, Transportation and Circulation addresses the expected traffic volumes and anticipates the need for and timing of circulation improvements required to serve the community and project area through buildout. The proposed project is within the scope of the existing Transportation Demand Management approval for the Mountain House Community; and the conditions of approval will include all applicable mitigation measures and policies of the Master Plan and Specific Plan II documents. As such, through the collection of local and regional traffic impact fees, the project would generate funds to be collected by the County Transportation Impact Mitigation Fee (TIMF) and MHTIF to pay for future roadway and transportation program responsibilities of the project. Therefore, the proposed residential project is not in conflict with any adopted policies or plans and will have a less than significant impact on existing traffic and roadway levels of service.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

a-g) The project site will be served by the Mountain House Community Services District for sewer, water and terminal storm drainage. The utility infrastructure consisting, of a water distribution system, a sanitary sewer drain system, have been constructed for the development of Neighborhood H. The utilities would be extended to the proposed project site. Therefore, the project would not result in significant impacts on utilities and service systems and no additional mitigation measures are necessary.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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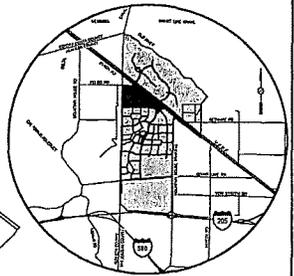
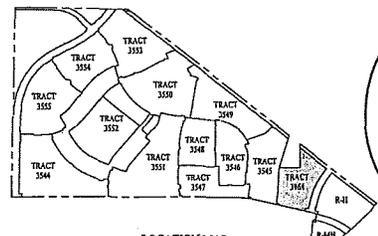
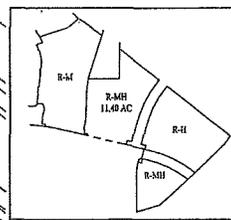
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Discussion:

- a-c) The proposed project will have no impact on a number of areas: Aesthetics, Agriculture, Cultural Resources, Geology and Soils, Mineral Resources, and Water Quality.

ATTACHED TENTATIVE MAP



ZONING MAP

LOCATION MAP

VICINITY MAP

LOT NUMBER	AREA (SQ)
1	2,214
2	2,197
3	2,188
4	2,331
5	2,217
6	2,448
7	2,275
8	2,334
9	2,281
10	2,410
11	2,291
12	2,150
13	2,000
14	2,000
15	2,000
16	2,000
17	2,000
18	2,323
19	2,214
20	2,000
21	2,151
22	2,141
23	2,444
24	2,153
25	2,000
26	2,000
27	2,000
28	2,000
29	2,000
30	2,000
31	2,323
32	2,000
33	2,000
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123	2,000
124	2,000
125	2,000
126	2,000
127	2,000
128	2,000
129	2,000
130	2,000
131	2,000
132	2,000
133	2,000
134	2,000
135	2,000
136	2,000
137	2,000

LOT NUMBER	AREA (SQ)
38	2,214
37	2,217
36	2,243
35	2,331
34	2,217
33	2,448
32	2,275
31	2,334
30	2,281
29	2,410
28	2,291
27	2,150
26	2,000
25	2,000
24	2,000
23	2,323
22	2,214
21	2,000
20	2,000
19	2,000
18	2,323
17	2,214
16	2,000
15	2,000
14	2,323
13	2,214
12	2,000
11	2,000
10	2,000
9	2,000
8	2,000
7	2,000
6	2,000
5	2,000
4	2,000
3	2,000
2	2,000
1	2,000

LOT NUMBER	AREA (SQ)
71	2,275
72	2,253
73	2,435
74	2,365
75	2,278
76	2,341
77	2,489
78	2,281
79	2,274
80	2,295
81	2,240
82	2,750
83	2,477
84	2,120
85	2,164
86	2,167
87	2,167
88	2,167
89	2,167
90	2,167
91	2,167
92	2,167
93	2,167
94	2,167
95	2,167
96	2,167
97	2,167
98	2,167
99	2,167
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103	2,167
104	2,167
105	2,167
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121	2,167
122	2,167
123	2,167
124	2,167
125	2,167
126	2,167
127	2,167
128	2,167
129	2,167
130	2,167
131	2,167
132	2,167
133	2,167
134	2,167
135	2,167
136	2,167
137	2,167

LOT NUMBER	AREA (SQ)
106	2,317
107	2,103
108	2,299
109	2,056
110	2,450
111	2,376
112	2,152
113	2,310
114	2,420
115	2,275
116	2,139
117	2,750
118	2,477
119	2,120
120	2,164
121	2,167
122	2,167
123	2,167
124	2,167
125	2,167
126	2,167
127	2,167
128	2,167
129	2,167
130	2,167
131	2,167
132	2,167
133	2,167
134	2,167
135	2,167
136	2,167
137	2,167

INDEX OF SHEETS:

- TM 1 VESTING TENTATIVE SUBDIVISION MAP
- TM 2 PRELIMINARY GRADING PLAN
- TM 3 PRELIMINARY UTILITY PLAN
- TM 4 PRELIMINARY STREET LIGHTING PLAN
- TM 5 PRELIMINARY PEDESTRIAN AND OPEN SPACE PLAN
- TM 6 PRELIMINARY COMMUNITY EDGE MAP
- TM 7 PRELIMINARY SOUNDWALL PLAN
- TM 8 PRELIMINARY PARKING PLAN
- TM 9 OVERALL CONCEPTUAL SITE PLAN

GENERAL NOTES:

1. OWNER/DEVELOPER: SUEA HOMES LP, 2620 SHILBA CENTER DRIVE, FORTMIRAGE, CA 94501 (925) 243-3600
2. ENGINEER: CARLSON, BARBE & GIBSON, INC., 2620 SHILBA CENTER DRIVE, SUITE 300, SAN JOAQUIN, CA 94530 (925) 984-9022
3. SOILS ENGINEER: SUEA DEVELOPMENT, 2620 SHILBA CENTER DRIVE, SUITE 300, SAN JOAQUIN, CA 94530 (925) 984-9000
4. TOPOGRAPHIC SOURCE: CUMMINS, INC., 3045 HANCOCK ROAD, RANCHO CORDOVA, CA 95670 (916) 331-8133
5. CONTOUR INTERVAL: 1 FOOT
6. ADJACENT PARCEL NO.: 206-210-01
7. SITE AREA: 11.49 ACRES
8. EXISTING LAND USE: VACANT
9. ZONING: MEDIUM/DENSITY RESIDENTIAL
10. MASTER PLAN DESIGNATION: MEDIUM/DENSITY RESIDENTIAL
11. NUMBER OF LOTS: 137 LOTS
12. NUMBER OF PARCELS: 23 PARCELS
13. AVERAGE LOT SIZE: 47' x 90'
14. NUMBER OF PARKING SPOTS: 214 ON LOT 56
15. UTILITIES: WATER: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT; SEWER: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT; STORM DRAIN: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT; ELECTRIC: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT; GAS: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT
16. ALL WATER, SEWER, AND STORM DRAIN WITH PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY HOME OWNER'S ASSOCIATION.
17. PROJECT MAY BE DEVELOPED IN PHASES.
18. THE PROJECT IS IN FLOOD ZONE DESIGNATION 1 (AREA OF MINIMAL HAZARD) PER FEMA 00077000G, EFFECTIVE DATE OCTOBER 18, 2006.
19. PROPOSED GRADING AS SHOWN IS PRELIMINARY, FURTHER GRADING IS SUBJECT TO FINAL DESIGN.
20. MAXIMUM CUT AND FILL SLUPE IS 3:1.
21. UTILITIES ARE TO BE USED AS A GUIDE, FINAL DESIGN IS SUBJECT TO MODIFICATIONS.

LAND USE SUMMARY

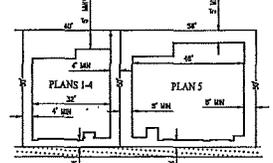
LAND USE	ACRES
RESIDENTIAL - MEDIUM/DENSITY	11.49

RESIDENTIAL DENSITY CALCULATIONS

LAND USE	# OF LOTS	ACRES	DENSITY	ALLOWABLE DENSITY
MEDIUM/DENSITY	137	11.49	11.84 DU/AC	11.84 DU/AC

RESIDENTIAL LAND USE SUMMARY

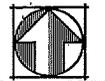
AREA (AC)	MIN. LOT SIZE	# OF LOTS	LOT SIZ	DENSITY
11.49	40' x 90'	137	137	11.84



TYPICAL LOT DIMENSIONS

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- NO VESICULAR ACCESS
- LOT NUMBER
- LOT DIMENSION



SCALE: 1" = 40'

MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA

VESTING TENTATIVE SUBDIVISION MAP
TRACT 3964 - BERGAMO
NEIGHBORHOOD 'H'

Carlson, Barbe & Gibson, Inc.
ENGINEERS - ARCHITECTS - PLANNERS

2620 SHILBA CENTER DRIVE, SUITE 300, SAN JOAQUIN, CA 94530
TEL: (925) 984-9000 FAX: (925) 984-9022

SHEET NO. TM 1 OF 9 SHEETS

DATE: JUNE 8, 2018



Mountain House Community Services District

230 S. Sterling Drive, Suite 100, Mountain House, CA 95391

Tel (209) 831-2300 • Fax (209) 831-5610

www.mountainhousecsd.org

October 17, 2018

Mr. John Funderburg
Principal Planner
San Joaquin County Community Development Department
Stockton, CA

RE: PA-1800152 Tract 3964-BERGAMO (Neighborhood H) vesting tentative subdivision map

Dear Mr. Funderburg:

Please see the MHCS D staff compiled comments below:

- a) All new frontage improvements, traffic signage, striping, curb markings/painting, and pavement markings shall be constructed as per MHCS D current standards.
- b) Applicant shall be responsible for repair and/or improvements for any facilities damaged by Applicant and/or its construction parties, its operations, to meet MHCS D current standards.
- c) All catch basins within the development site shall include MHCS D approved filters/inserts or an alternative onsite solution that meets MHCS D requirements for treatment and include an MHCS D approved long term maintenance plan.
- d) The Applicant shall be the responsible, in perpetuity, for the ongoing costs to upkeep, maintain, and ensure functionality of said approved catch basin filters/inserts as approved by the MHCS D. The applicant will be required to sign a storm water management plan with the MHCS D.
- e) All catch basins adjacent to and within the development area shall include a filter/insert per the MHCS D storm water management plan.

*"To Provide Responsive Service to Our Growing Community
That Exceeds Expectations at a Fair Value"*

- f) All water lines shall include water meters, backflow prevention devices and fully comply with MHCSD standards and ordinances to protect the public water system.
- g) All water lines must include a valve to isolate and shut off the line in case of a leak or failure.
- h) All onsite utility facilities shall be privately owned and maintained in accordance with MHCSD ordinances and standards.
- i) Utility easements shall be provided to MHCSD on all utility lines and facilities for MHCSD inspections.
- j) Applicant shall modify and/or reconstruct any existing infrastructure improvements, such as curb, gutter, sidewalks, landscaping, pavement markings, signage, lighting, etc., to control access in and out, as well as parking, of the proposed development area onto ~~arterial roads and/or local roads, as approved by MHCSD. Such determinations shall be made during the Improvement Plan review process and/or the Encroachment permit review process and/or prior to the building permit issuance.~~
- k) Applicant shall coordinate with the master developer (MHD) and ensure the Central Parkway bridge embankment is landscaped and improved.
- l) Please clarify what type of fencing or wall will be built between the proposed subdivision and the SFR (haram residence) adjacent property
- m) Please confirm that the proposed development will have an Home owners Association (HOA) to cover and maintain all proposed improvements.
- n) Provide onsite civil improvement plans:
 - i) Show details of connection points
 - ii) Any unused stubs need to be capped at the property line.
- o) Provide cut sheets for proposed equipment (such as backflow prevention devices, double check valves, etc.) used at points of connections.
- p) Provide details for on-site storm water management plan.
- q) Applicant shall complete all unfinished and perimeter landscaping to the ultimate design and per the MHCSD standards and guidelines.
- r) Please confirm with the county that the on-site landscaping and architecture is being reviewed for consistency with the applicable Design Manual, standards, and guidelines.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Docto". The signature is written in a cursive style with a large initial "A".

Anthony Docto, PE
MHCS



September 11, 2018

Mr. John Funderburg
San Joaquin County
1810 East Hazelton Avenue
Stockton, CA 95205

Re: Major Subdivision Application/Text Amendment Application, PA-1800152 (SU) & PA-1800153 (TA)
APN 256-510-01

Mr. Funderburg:

Thank you for giving us the opportunity to review the subject plans. While PG&E has no issue with the text amendment, the subdivision application will be within the same vicinity of PG&E's existing facilities that impact this property. PG&E has existing gas distribution facilities on the parcel in question that may potentially be impacted by the proposed subdivision development. As a result, when the proposed subdivision map is completed please submit the site plans to PGEPlanReview@pge.com for review to ensure there will be no conflict with PG&E's facilities or easement rights in the future.

Please contact the Building and Renovation Center (BRSC) for facility map requests at BRSCSSR@pge.com and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

If you have any questions regarding our response, please contact me at john.spigott@pge.com.

Sincerely,

John Spigott
Land Management
925-328-5122



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Environmental Health Department

Linda Turkatte, REHS, Director

Kasey Foley, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Muniappa Naidu, REHS

Michael Kith, REHS

August 30, 2018

To: San Joaquin County Community Development Department
Attention: John Funderburg

From: Naseem Ahmed; (209) 468-3436 ✓
Environmental Health Specialist

RE: **PA-1800152 (SU), SU0011895**
Neighborhood H, Mountain House

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- A. A qualified environmental professional shall prepare a surface and subsurface contamination report identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include an evaluation of nonpoint source of hazardous materials, including agricultural chemical residues, fuel tanks, septic system or chemical storage area and a site assessment prepared in accordance with ASTM standards to assess the presence of any fuel, pesticide, herbicide or chemical residue on or under the soil that is listed on the State or Federal list of toxic materials. The report shall be submitted to the Environmental Health Department at time of submittal of a tentative map (San Joaquin County Development Title, Section 9-905.12 and Section 9-905.12M).

The fee will be based on the current schedule at the time of payment.



AUG 24 2018

John Funderburg
County of San Joaquin
1810 East Hazelton Avenue
Stockton, CA 95205

Project: PA-1800152 (SU), PA-1800153 (TA)

District CEQA Reference No: 20180885

Dear Mr. Funderburg:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a Text Amendment application and a Major Subdivision for 137 residential lots (Project) located at De Anza Boulevard and Central Parkway, in Mountain House, CA. The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The Project is subject to District Rule 9510 if it equals or exceeds 50 residential dwelling units and has or will receive a project-level discretionary approval from a public agency. If subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency. In this case, if not already done, please immediately submit an AIA application to the District to comply with District Rule 9510.

Samir Sheikh

Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

In the case the Project is subject to Rule 9510 an AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbuln.htm>.
4. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
6. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.
 - a. Cleaner Off-Road Construction Equipment – This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or

cleaner than the Tier II emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier II and above engine standards.

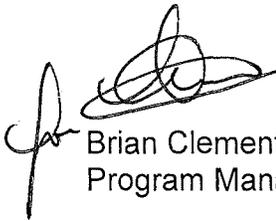
- b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
- c. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
- d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
 - A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling

The District recommends that a copy of the District's comment letter be provided to the Project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Carol Flores at (559) 230-

5935 or e-mail carol.flores@valleyair.org When calling or emailing the District, please reference District CEQA number 20180885.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: cf

Zimbra**jfunderburg@sjgov.org**

Re: Condition of Approval for School Mitigation

From : Noel Balzarini <nbalzarini@sjcoe.net> Mon, Oct 01, 2018 06:27 PM
Subject : Re: Condition of Approval for School Mitigation
To : John Funderburg <jfunderburg@sjgov.org>
Cc : Kirk Nicholas <knicholas@sjcoe.net>, Alvina Keyser <alkeyser@sjcoe.net>

Hi John,

Thank you for the call today about this email. Dr. Nicholas approves the language as the mitigation agreement has not changed.

Thanks again,
Noel

On Sep 24, 2018, at 07:55, John Funderburg <jfunderburg@sjgov.org> wrote:

Hello Kirk,

Just following up from our last discussion on the LUSD conditions for the latest subdivision project by Shea Homes for Neighborhood C and H (see attachment). In the past the LUSD used the following language below to ensure developer compliance with the school mitigation agreement for major subdivision applications.

1. The developer shall enter into full mitigation agreements with the Lammersville Unified School District (LUSD). [Master Plan Implementation Measure 5.1.3 (j); Specific Plan II Implementation Measure 5.2.1]

Timing: Condition shall be met prior to approval of the Final Map.

Does the above language suffice or do you have additional or new language that you would like to include for the projects?

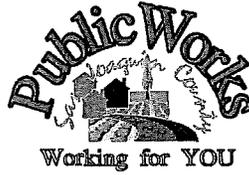
Thanks John

John Funderburg
Principal Planner
San Joaquin County
Community Development Department
209-468-3160

<PA-1800152 Major Sub Neigh H Project Referral.pdf>



SAN JOAQUIN
 COUNTY
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Department of Public Works

Kris Balaji, Director of Public Works

Fritz Buchman, Deputy Director/Development

Michael Selling, Deputy Director/Engineering

Jim Stone, Deputy Director/Operations

Kristi Rhea, Manager of Strategic Initiatives

September 6, 2018

MEMORANDUM

TO: Community Development Department
 CONTACT PERSON: John Funderburg

FROM: Alex Chetley, Engineering Services Manager
 Development Services Division

SUBJECT: PA-1800152; A Major Subdivision application to subdivide an 11.4 acre parcel into 137 residential lots, which would range in size from 2,000 to 3,876 square feet. The property is zoned R-MH (Medium-High Density Residential); bounded by Andalusia Way and a 3.8 acre private lot on the west, De Anza Boulevard to the south, Central Parkway to the east and Byron Road to the North. (Supervisorial District 5)

PROPERTY OWNER: Shea Mountain House LLC APPLICANT: Same

ADDRESS: Cassano-Kamilos College Park, Mountain House APN: 256-510-01

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

The Traffic Impact Mitigation Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

RECOMMENDATIONS:

1. None.

AC:CH

RECEIVED

SEP 10 2018

San Joaquin County
 Community Development