

**Joint Applicants:**

- Mountain House Investors, LLC
- Amanjit Sandhu, Sukhjot Sandhu, Pinderjit Sandhu & Karnail Ranbir

**Project Site Information:**

There are three project sites which are found in Mountain House, CA and these projects require a **General Plan Amendment**, a **Master Plan Amendment**, a **Specific Plan III Amendment**, a **Zoning Reclassification**, and **3 tentative maps**. The **sites** are listed below:

**Site 1 – TM Tract 4098 (A3 Addition):** 0.7± AC site previously planned to be a Public Facility to be redesigned to Medium Density Residential. Located in the north part of Specific Plan III and found west of Central Parkway on a triangular site.

**Site 2 – TM Tract No. 4099 (B4 Addition):** a 7.0± AC site previously planned to be a Community Park to be partially redesignated to Medium Density Residential. Located in the south part of Specific Plan III and found east of Central Parkway on the southern portion of a future community park site. This site is seeking a Density Bonus.

**Site 3 – TM Tract 3618 (Neighborhood B11):** a 17.3± AC site previously planned to be a K-8 School Site to be redesignated to Medium Density Residential. Located in the middle of Specific Plan III and found east of the powerlines on a former elementary school site.

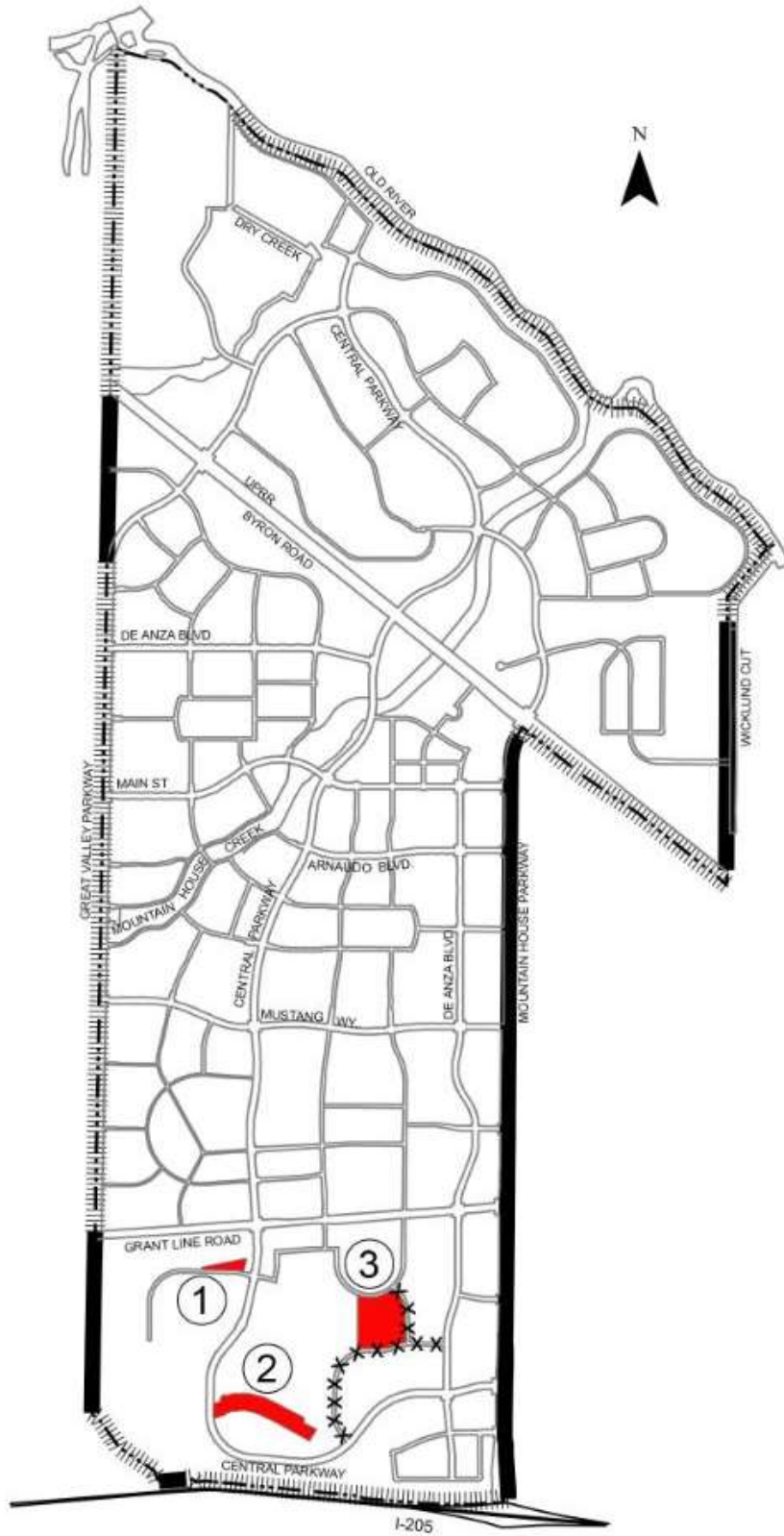
Cooperation Street and an unnamed street, which are in Mountain House, CA, require a change in classification. This change requires a Zoning Map change, a Specific Plan III Amendment and a Bicycle and Pedestrian Master Plan Amendment. The **streets** are listed below:

**Street 1 - Cooperation Street:** previously planned to be a “Residential Collector” and we are seeking to reclassify to a “Local Residential Street” in the Specific Plan.

**Street 2 – Unnamed Street to the east of Neigh B1:** previously planned to be a “Residential Collector” and we are seeking to reclassify to a “Local Residential Street” in the Specific Plan.

See next page for Location Map.

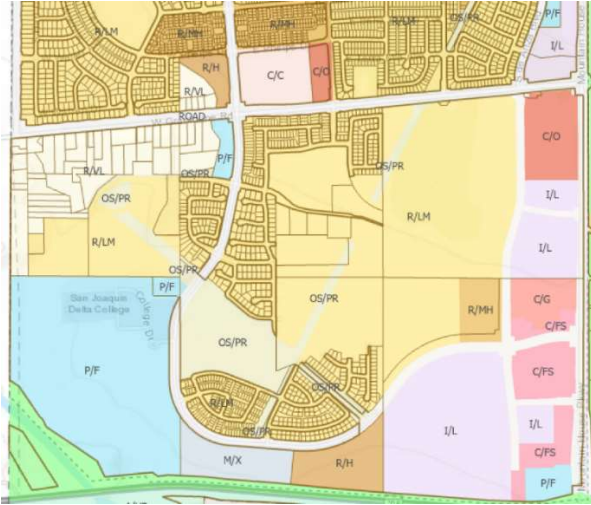
**Location Map:**



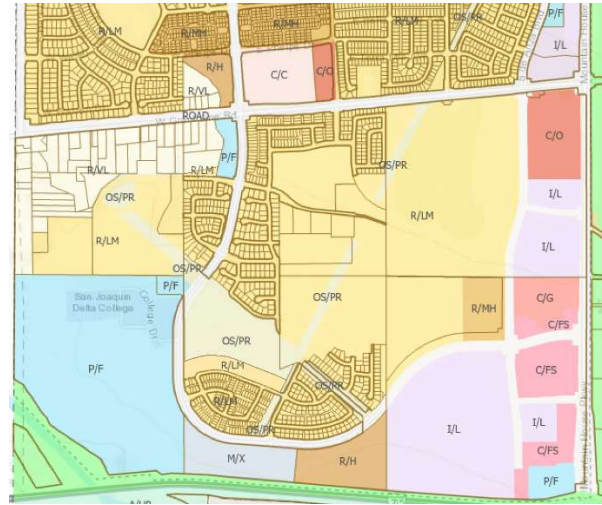
## Entitlements Sought:

### 1. San Joaquin County General Plan Amendment

- To make changes to the General Plan to allow the three sites listed in the Project Description to develop per the proposed tentative maps.
- See attached Existing and Proposed General Plan



**Existing General Plan**



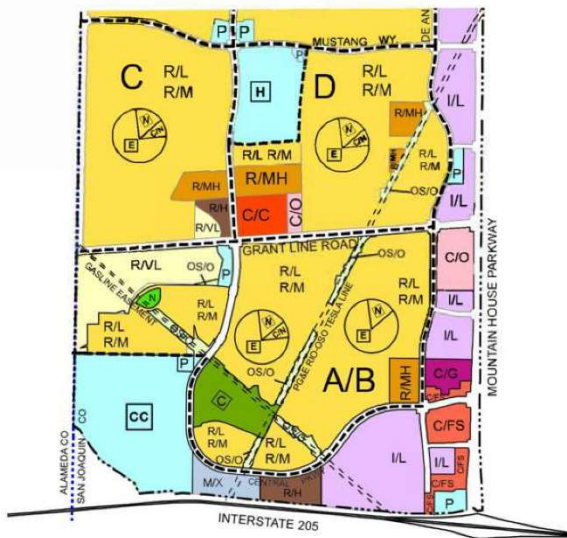
**Proposed General Plan**

**Site 1 – Tract 4098 (A3 Addition):** a 0.7± AC site  
General Plan Amendment: **OS/PR** to **R/LM**.

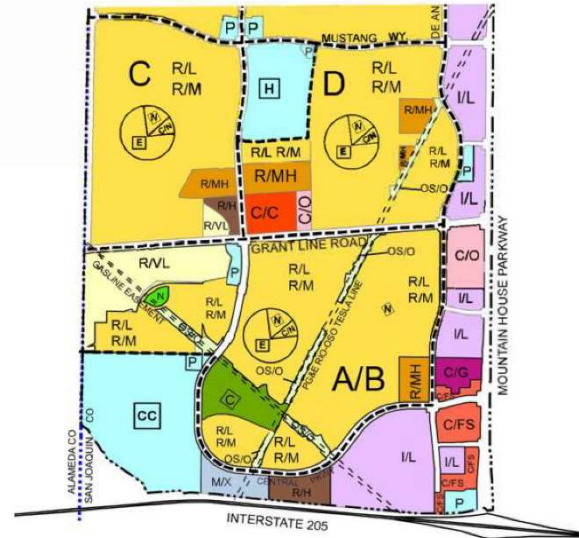
**Site 2 – Tract 4099 (B4 Addition):** a 7.0± AC site  
General Plan Amendment: **OS/PR** to **R/LM**.

## 2. Mountain House Master Plan Amendment

- Amend the Master Plan to allow the three sites listed in the Project Description to develop per the proposed tentative maps.
- See attached lists of Figure and Table changes along with attached proposed/existing figure exhibits and Tables with highlighted track changes.
- No proposed document text amendments.



**Existing Master Plan**



**Proposed Master Plan**

**Site 1 – Tract 4098 (A3 Addition):** a 0.7± AC site

*Master Plan Amendment: OS/O to R/L-R/M*

**Site 2 – Tract 4099 (B4 Addition):** a 7.0± AC site

*Master Plan Amendment: R/L-R/M-“Community Park” to R/L-R/M*

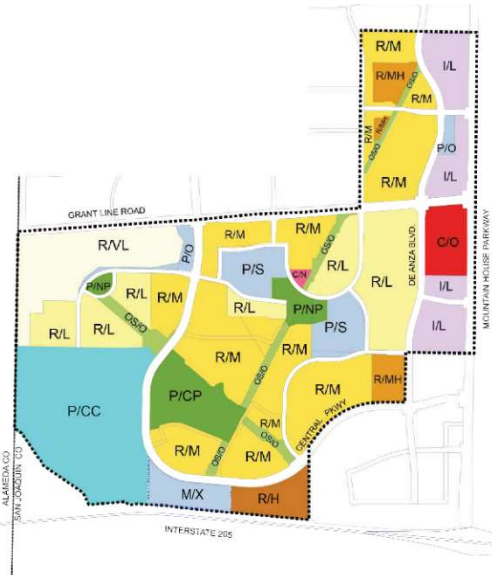
**Site 3 - Tract 3618 (Neighborhood B11):** a 17.3± AC

*Master Plan Amendment: No change to land use. Map Revision.*

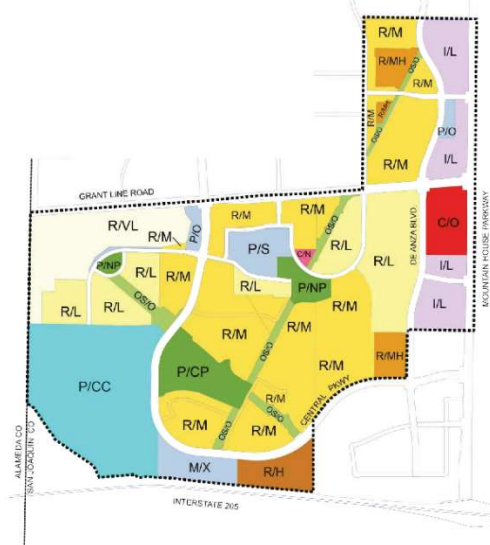
*\*Master Plan Action: Remove Neighborhood Center and K-8 Elementary School symbols*

### 3. Mountain House Specific Plan III Amendment

- Amend the Specific Plan III to allow the three sites listed in the Project Description to develop per the proposed tentative maps.
- Amend the Specific Plan III to remove the Residential Collector designation from Cooperation Street and the Unnamed Street.
- See attached lists of Figure and Table changes along with attached proposed/existing figure exhibits, Tables with highlighted track changes and document text with highlighted track changes.



**Existing Specific Plan III**



**Proposed Specific Plan III**

**Site 1 – Tract 4098 (A3 Addition):** a 0.7± AC site  
Specific Plan III Amendment: **P/O to R/M**

**Site 2 – Tract 4099 (B4 Addition):** a 7.0± AC site  
Specific Plan III Amendment: **P/CP to R/M-Small Lot**

**Site 3 - Tract 3618 (Neighborhood B11):** a 17.3± AC site  
Specific Plan III Amendment: **P/S to R/M**

**Street 1 - Cooperation Street:**

Specific Plan III Amendment: Reclassify this “**Residential Collector**” to a “**Local Residential Street**”.

**Street 2 – Unnamed Street to the east of Neigh B11:**

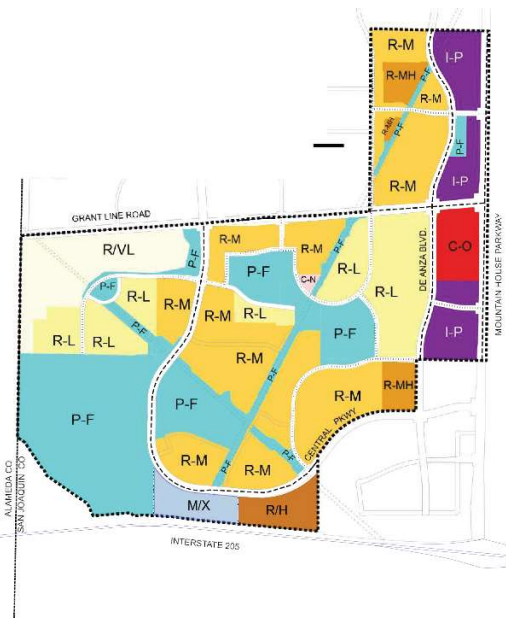
Specific Plan III Amendment: Reclassify this “**Residential Collector**” to a “**Local Residential Street**”.

\*Specific Plan III Action: Remove Cooperation Street and unnamed street from Specific Plan III Map

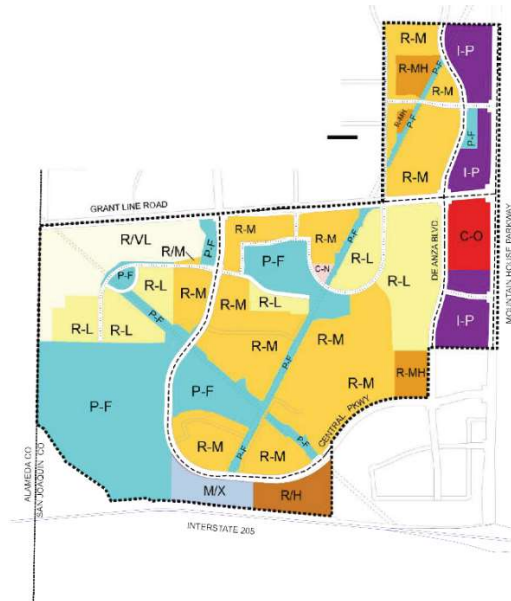


#### 4. Mountain House Zoning Reclassification

- To make changes to the Zoning Plan to allow the three sites listed in the Project Description to develop per the proposed tentative maps.
- To remove the Residential Collector designation from Cooperation Street and the Unnamed Street.
- See attached Existing and Proposed Zoning Plan



**Existing Zoning**



**Proposed Zoning**

**Site 1 – Tract 4098 (A3 Addition):** a 0.7± AC site  
Rezoning: **P-F to R-M**

**Site 2 – Tract 4099 (B4 Addition):** a 7.0± AC site  
Rezoning: **P-F to R-M** (This site is seeking a Density Bonus)

**Site 3 - Tract 3618 (Neighborhood B11):** a 17.3± AC site  
Rezoning: **P-F to R-M**

**Street 1 - Cooperation Street:** Reclassify this “**Residential Collector**” to a “**Local Residential Street**”.

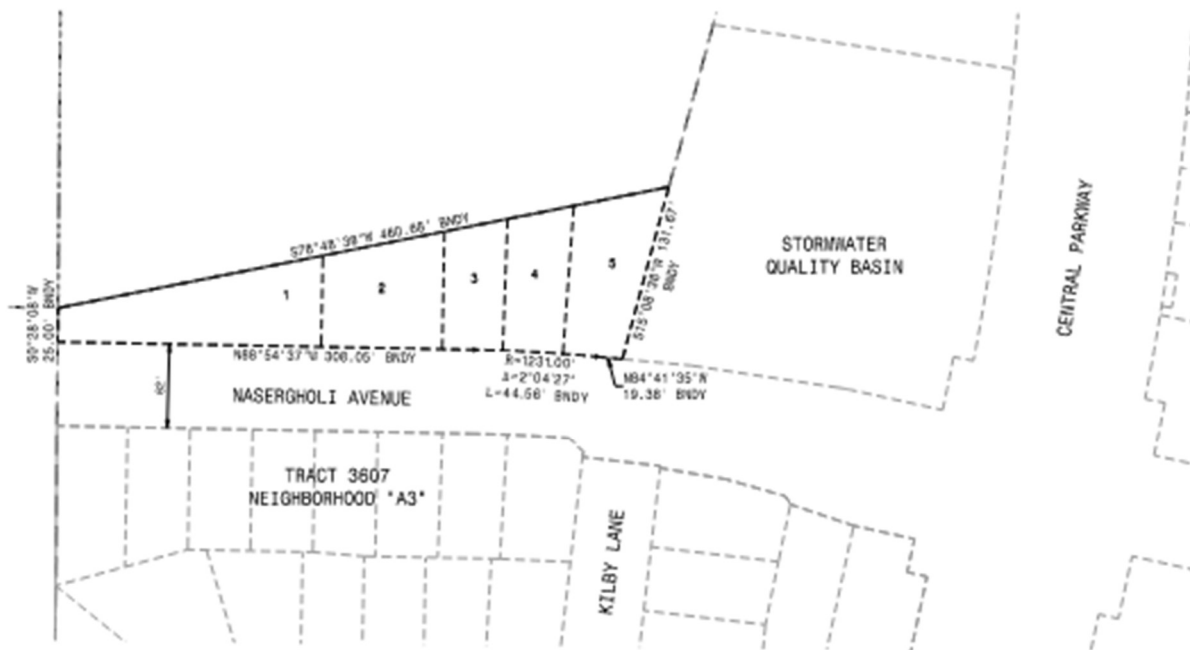
**Street 2 – Unnamed Street to the east of Neigh B11:**  
Specific Plan III Amendment: Reclassify this “**Residential Collector**” to a “**Local Residential Street**”.

\*Zoning Reclassification Action: Remove Cooperation Street and Unnamed street from Zoning Map

## 5. Tentative Maps

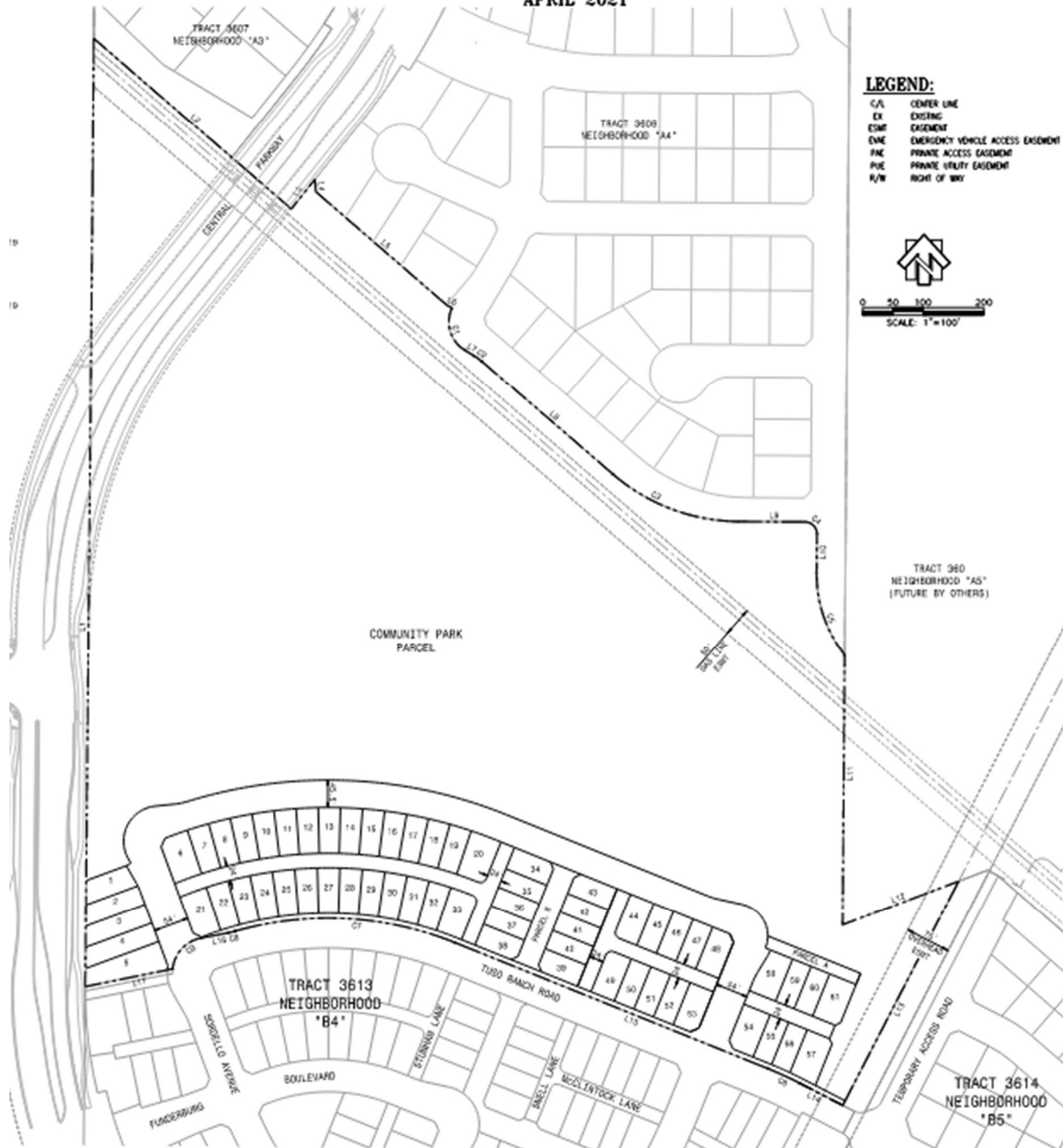
- **Site 1 – Tract 4098 (A3 Addition):** a  $0.7\pm$  AC site  
Located in the north part of Specific Plan III and found west of Central Parkway on a triangular site.

**TRACT NO. 4098  
NEIGHBORHOOD A, UNIT NO. 3 ADDITION  
TENTATIVE SUBDIVISION MAP  
MOUNTAIN HOUSE, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2021**



- **Site 2 – Tract 4099 (B4 Addition):** a  $7.0 \pm$  AC site  
Located in the south part of Specific Plan III and found east of Central Parkway on the southern portion of a future community park site. This site is seeking a Density Bonus.

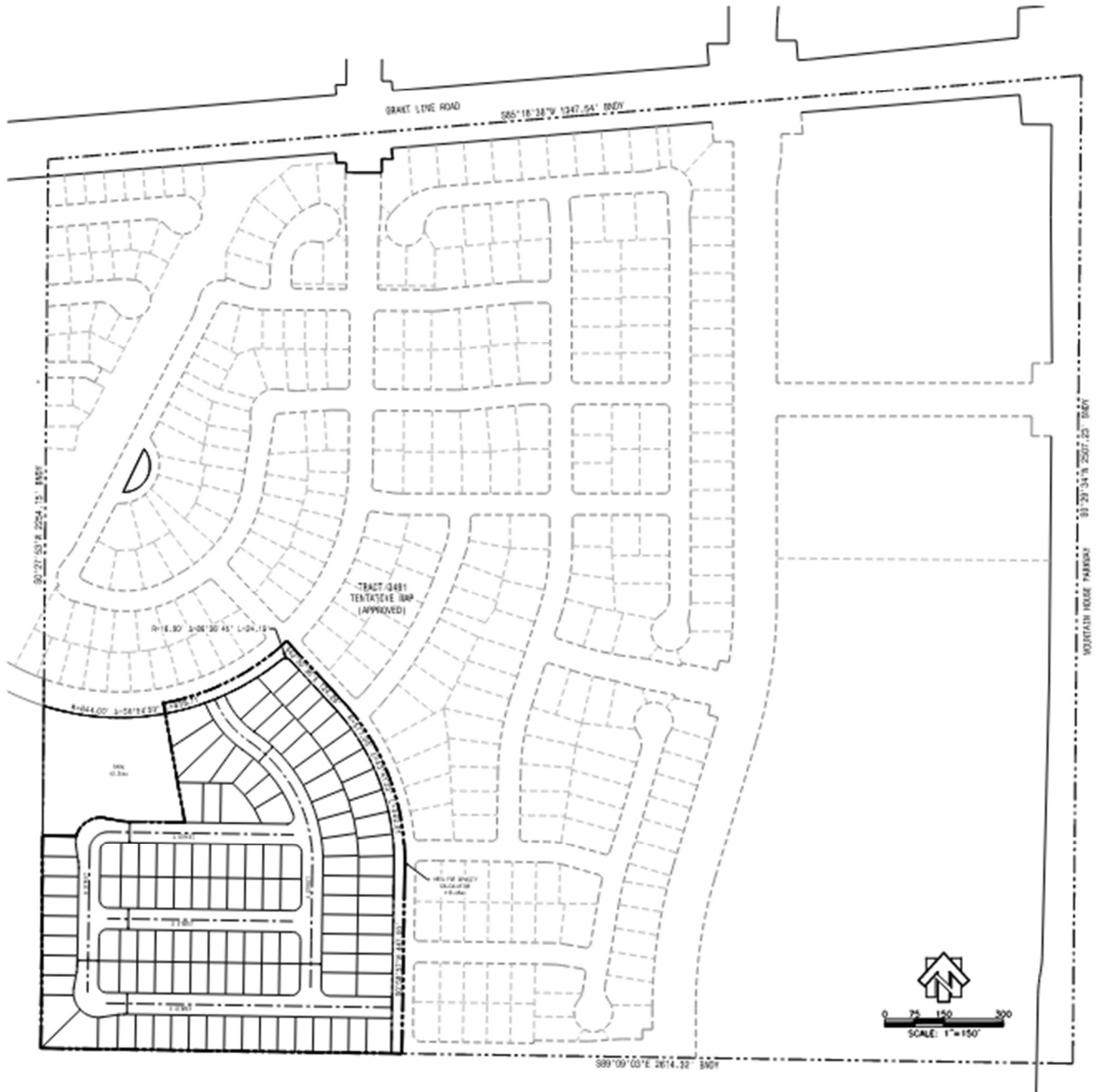
**TRACT NO. 4099  
NEIGHBORHOOD B, UNIT NO. 4 ADDITION  
TENTATIVE SUBDIVISION MAP  
MOUNTAIN HOUSE, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2021**





- **Site 3 - Tract 3618 (Neighborhood B11):** a 17.3± AC site  
Located in the middle of Specific Plan III and found east of the powerlines on a former elementary school site.

**TRACT NO. 3618  
NEIGHBORHOOD B11, COLLEGE PARK  
TENTATIVE SUBDIVISION MAP  
MOUNTAIN HOUSE, SAN JOAQUIN COUNTY, CALIFORNIA  
FEBRUARY 2023**



**Justification:****1-Changing Market Conditions:**

The changing market conditions make it favorable to Plan for more Residential Housing. The amendments are proposed because of these current changes in the market. There was a recent study done to support this with on-going research into the exact balance to strike between housing and jobs within the plan area.

Mountain House Community Services District (MHCSD) conducted a study titled the "Mountain House Land Use Revolution: Impact on Development & Jobs/Housing Balance" and the proposed amendments are in line with the data that is being generated.

E-commerce and the recent rise of working-from-home has helped to change this balance of jobs and housing. The wants and needs of the current population are in line with these proposed amendments to convert other existing land uses into land uses available for additional housing opportunities.

This condition applies to all the proposed amendments.

**2-Lands designated for Public Facilities no Longer needed for Future Development:**

- **Site 1 – Tract 4098 (A3 Addition):** a 0.7± AC site

MHCSD determined that this small undersized Public Facility site was no longer needed for the future development of the Mountain House Community and the site became available for residential development potential.

- **Site 3 - Tract 3618 (Neighborhood B11):** a 17.3± AC site

Lammersville School District (LUSD) determined that they do not need the second K-8 School Site which was designated in this area of the Mountain House Community. The whole site became available for residential development potential. The proposed land use change takes place over the portion of the site designated for a school but retains the park site. This change was written into the Mountain House Specific Plan III to be allowed in the event of a determination of this kind by the School District.

**3-Community Park Oversized:**

- **Site 2 – Tract 4099 (B4 Addition):** a 7.0± AC site.

MHCSD determined that the Community Park was oversized, and a portion of the site became available for residential development potential. The proposed land use change occurs only in the southern portion of the Community Park Site and is a continuation to the neighborhood to the South of the site which created continuity.

By reducing the size of this park, residents are still served by the remainder of the community park.

**4-Neighborhood configuration no longer supports a Residential Collector:**

- **Street 1 - Cooperation Street:**

Cooperation Street is proposed to be downgraded from a "Residential Collector" to a "Local Residential Street" because the anticipated traffic conditions for the proposed land uses and tentative maps does not warrant the larger street section.

The bicycle amenity, a Class III lane, is removed from the former location of the street with this proposal.

- **Street 2 – Unnamed Street to the east of Neigh B11:**

The Unnamed Street is proposed to be downgraded from a "Residential Collector" to a "Local Residential Street" because the anticipated traffic conditions for the proposed land uses and tentative maps does not warrant the larger street section.

The bicycle amenity, a Class III lane, is removed from the former location of the street with this proposal.

### **Findings to Support the Proposed Amendments:**

#### **9-803.4M - APPROVAL.**

Prior to approving an application for a General Plan Amendment, the Planning Commission and the Board of Supervisors shall determine that all the following are true:

(a)The internal consistency of the General Plan is maintained in the adoption of the General Plan Amendment;(b) The General Plan Amendment shall not adversely affect the jobs/housing program and housing affordability;(c)The General Plan Amendment shall not adversely affect the Public Financing Plan; and(d)All applicable provisions of the Mountain House Development Agreement have been met.

#### **9-804.4M - APPROVAL.**

Prior to approving an application for a Master Plan Amendment, the Planning Commission and the Board of Supervisors shall determine that the following are true:

(a)The Master Plan Amendment is consistent with the General Plan and the Public Financing Plan;(b) The Master Plan Amendment shall not adversely affect the jobs/housing program and housing affordability; and(c)All applicable provisions of the Mountain House Development Agreement have been met.

#### **9-806.4M - APPROVAL.**

Prior to approving an application for a Specific Plan or Specific Plan Amendment, the Planning Commission and the Board of Supervisors shall determine that the following are true:

(a)The Specific Plan or Specific Plan Amendment is consistent with the General Plan the Master Plan and the Public Financing Plan;(b) The Specific Plan or Specific Plan Amendment shall not adversely affect the jobs/housing program and housing affordability; and(c)All applicable provisions of the Mountain House Development Agreement have been met.

#### **9-812.4M - APPROVAL.**

Prior to approving an application for a Zone Reclassification, the Planning Commission and the Board of Supervisors shall determine that all of the following are true:

(a)The zone district is consistent with the General Plan, the Master Plan, any applicable Specific Plan and the Public Financing Plan;(b) The zone district is reasonable and beneficial at the time;(c) The zone district shall not adversely affect the jobs/housing program and housing affordability; and(d)All applicable provisions of the Mountain House Development Agreement have been met.