

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.

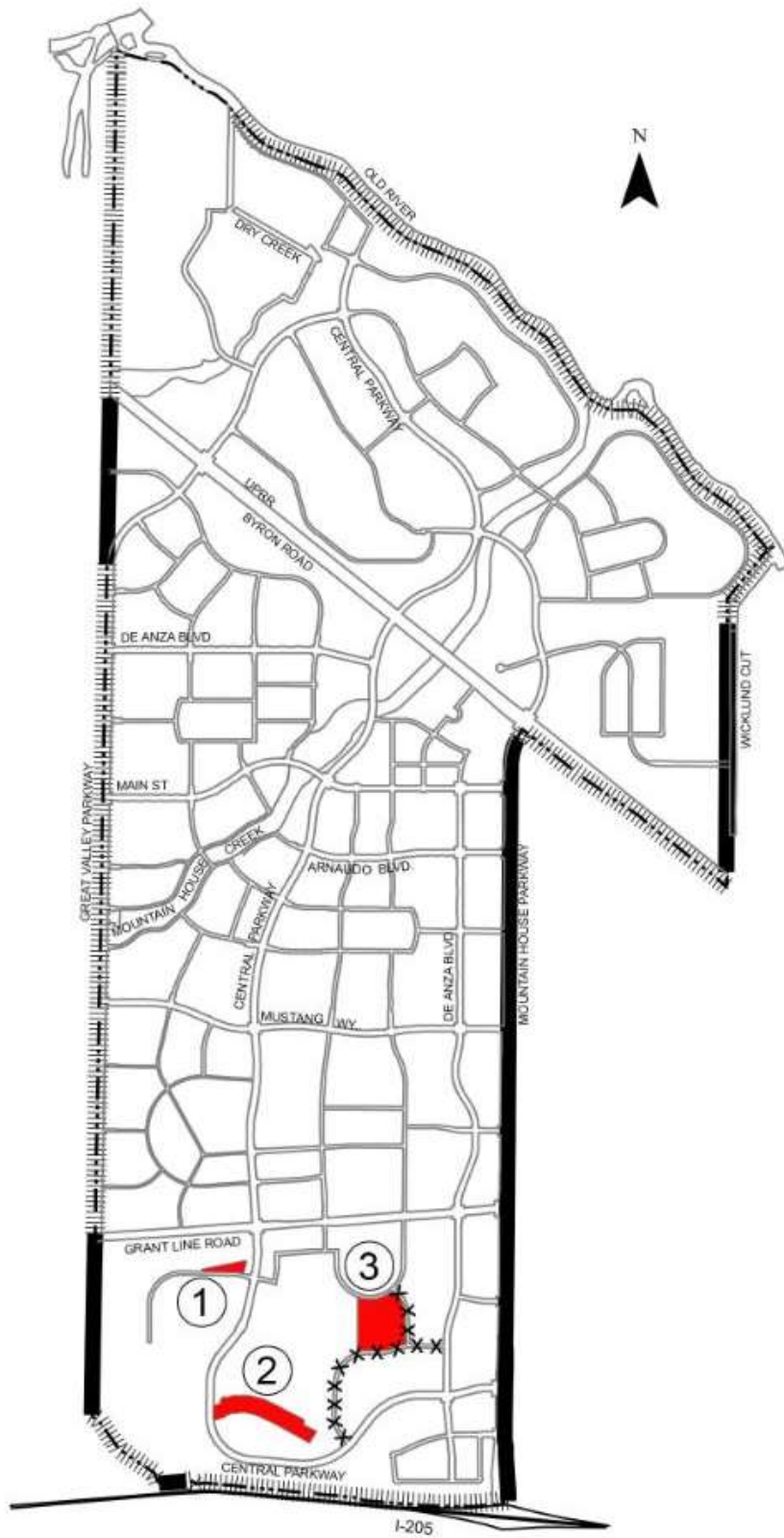
Cooperation Street and an unnamed street, which are in Mountain House, CA, require a change in classification. This change requires a Zoning Map change, a Specific Plan III Amendment and a Bicycle and Pedestrian Master Plan Amendment. The **streets** are listed below:

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.

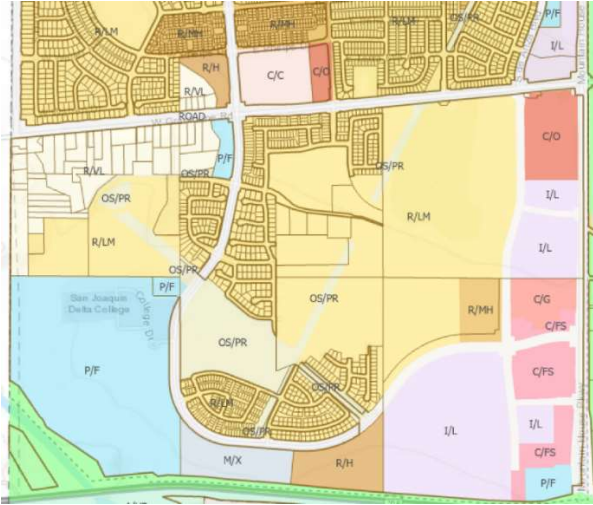
Location Map:



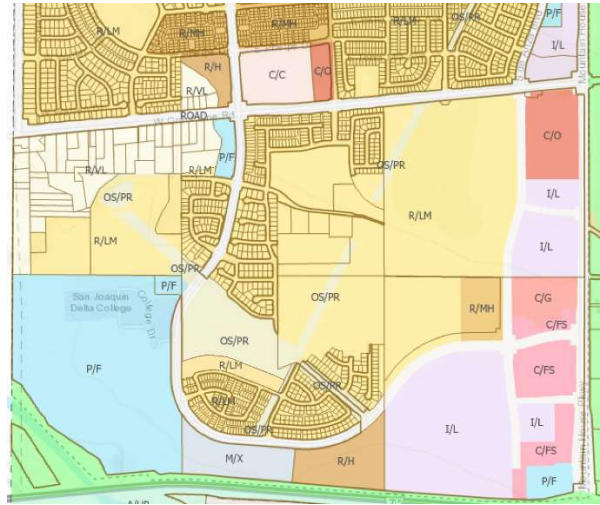
Entitlements Sought:

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



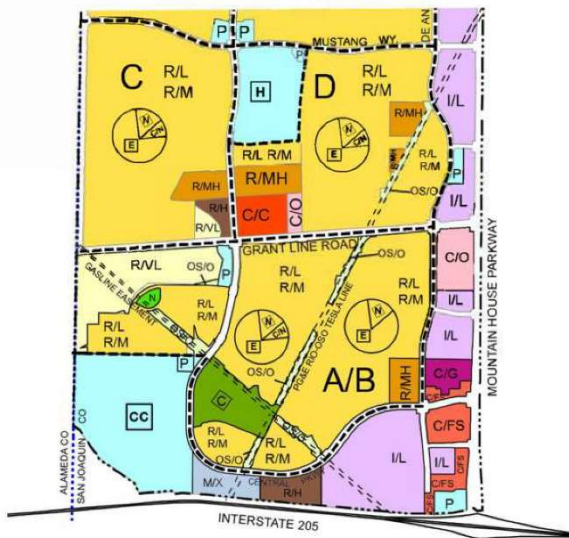
Proposed General Plan

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

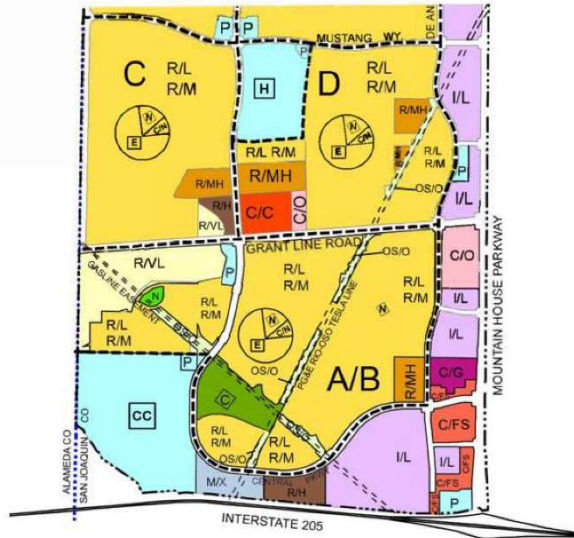
Site 2 – Tract 4099 (B4 Addition): a 7.0± AC site
General Plan Amendment: **OS/PR** to **R/LM**.

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

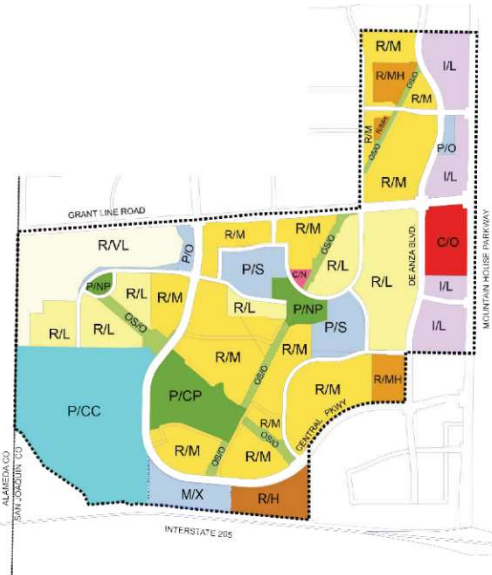
Site 3 - Tract 3618 (Neighborhood B11): a 17.3± AC

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

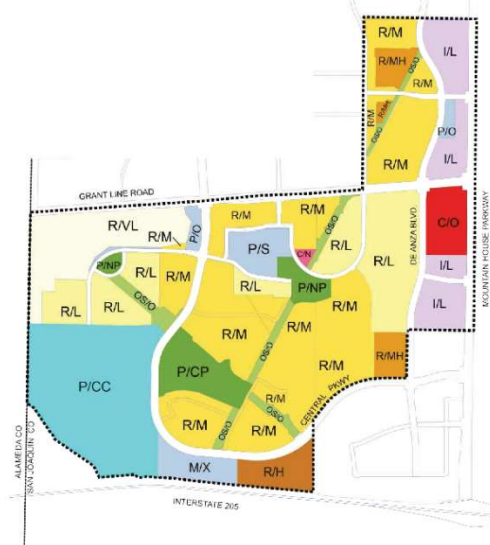
**Master Plan Action: Remove Neighborhood Center and K-8 Elementary School symbols*

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**”.

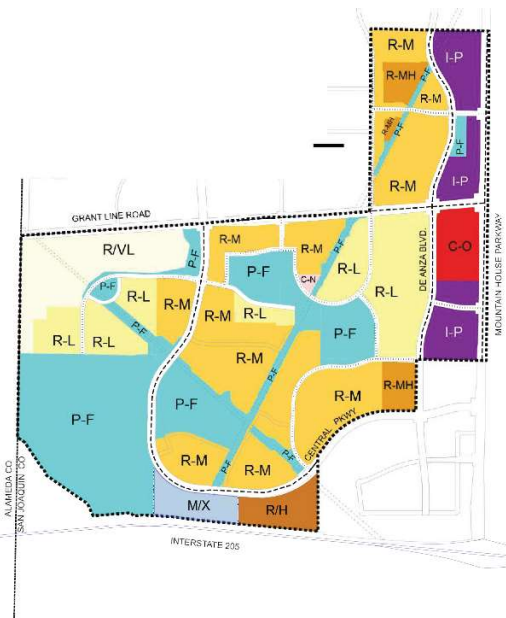
Street 2 – Unnamed Street to the east of Neigh B11:

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

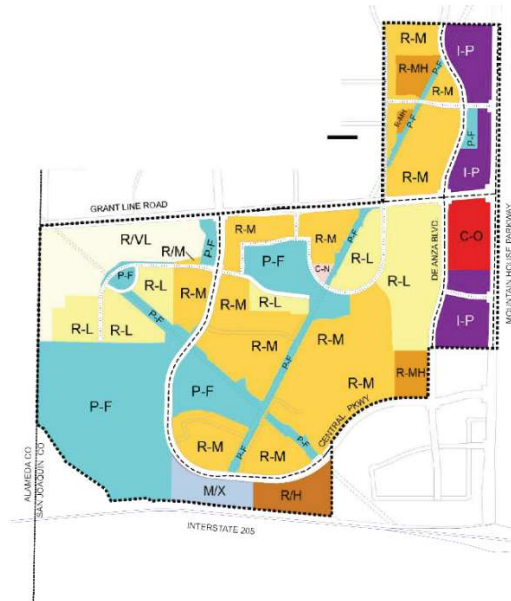
*Specific Plan III Action: Remove Cooperation Street and unnamed street from Specific Plan III Map

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**”.

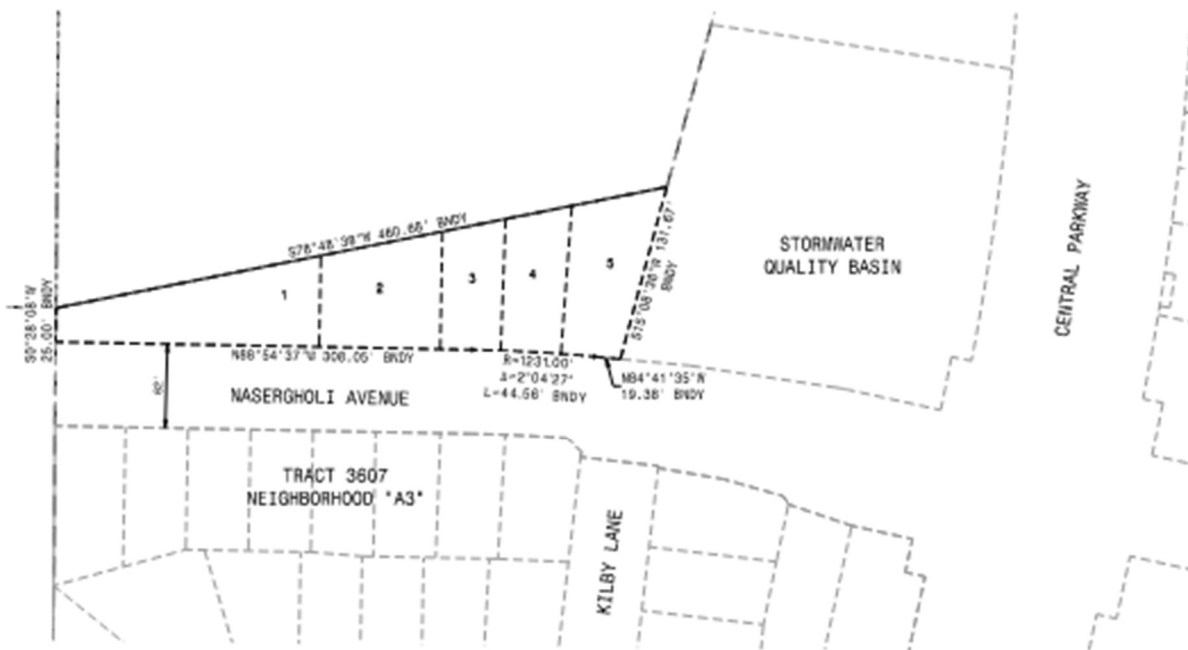
Street 2 – Unnamed Street to the east of Neigh B11:
Specific Plan III Amendment: Reclassify this “**Residential Collector**” to a “**Local Residential Street**”.

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

5. Tentative Maps

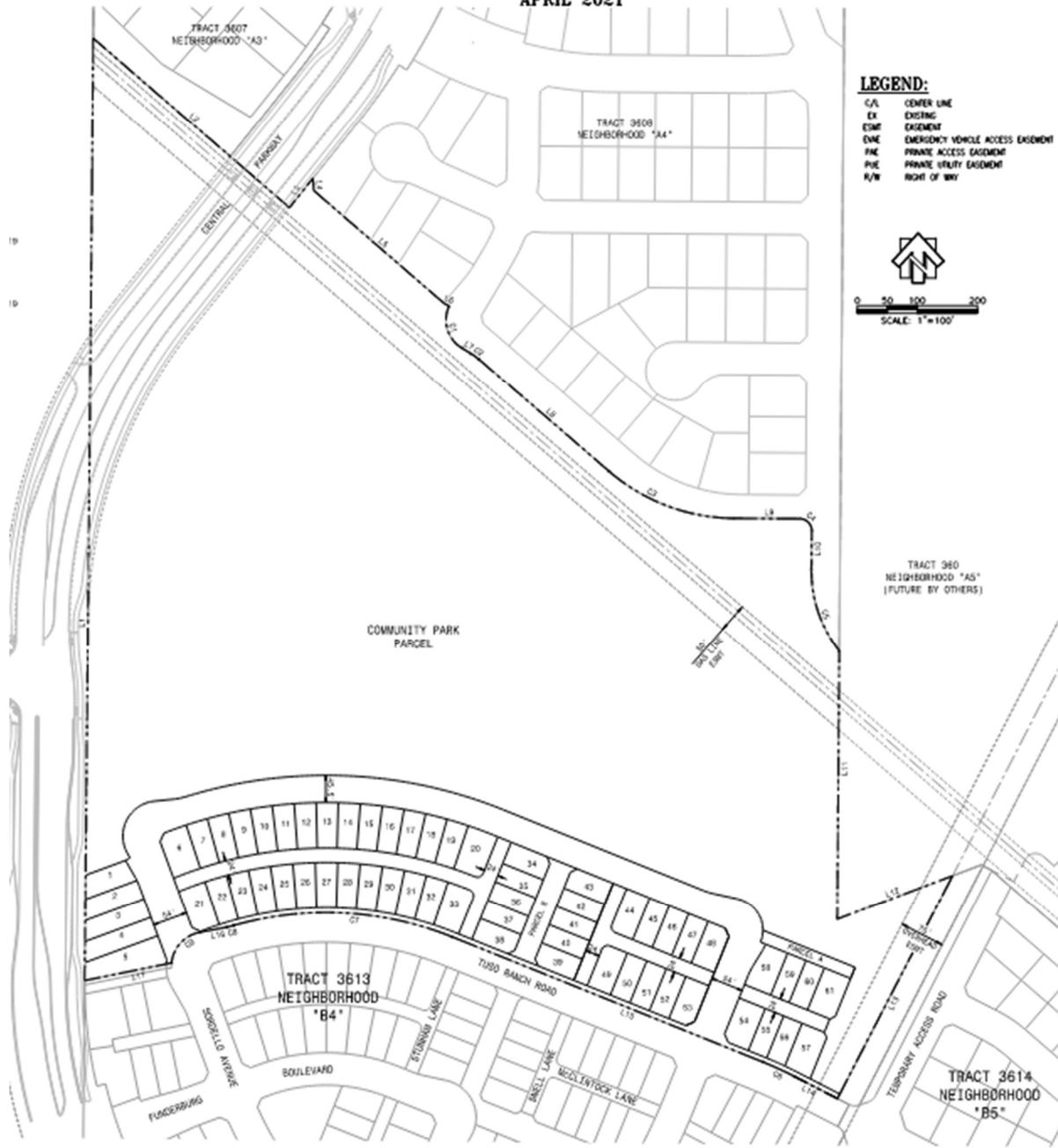
- **Site 1 – Tract 4098 (A3 Addition):** a $0.7\pm$ AC site
Located in the north part of Specific Plan III and found west of Central Parkway on a triangular site.

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



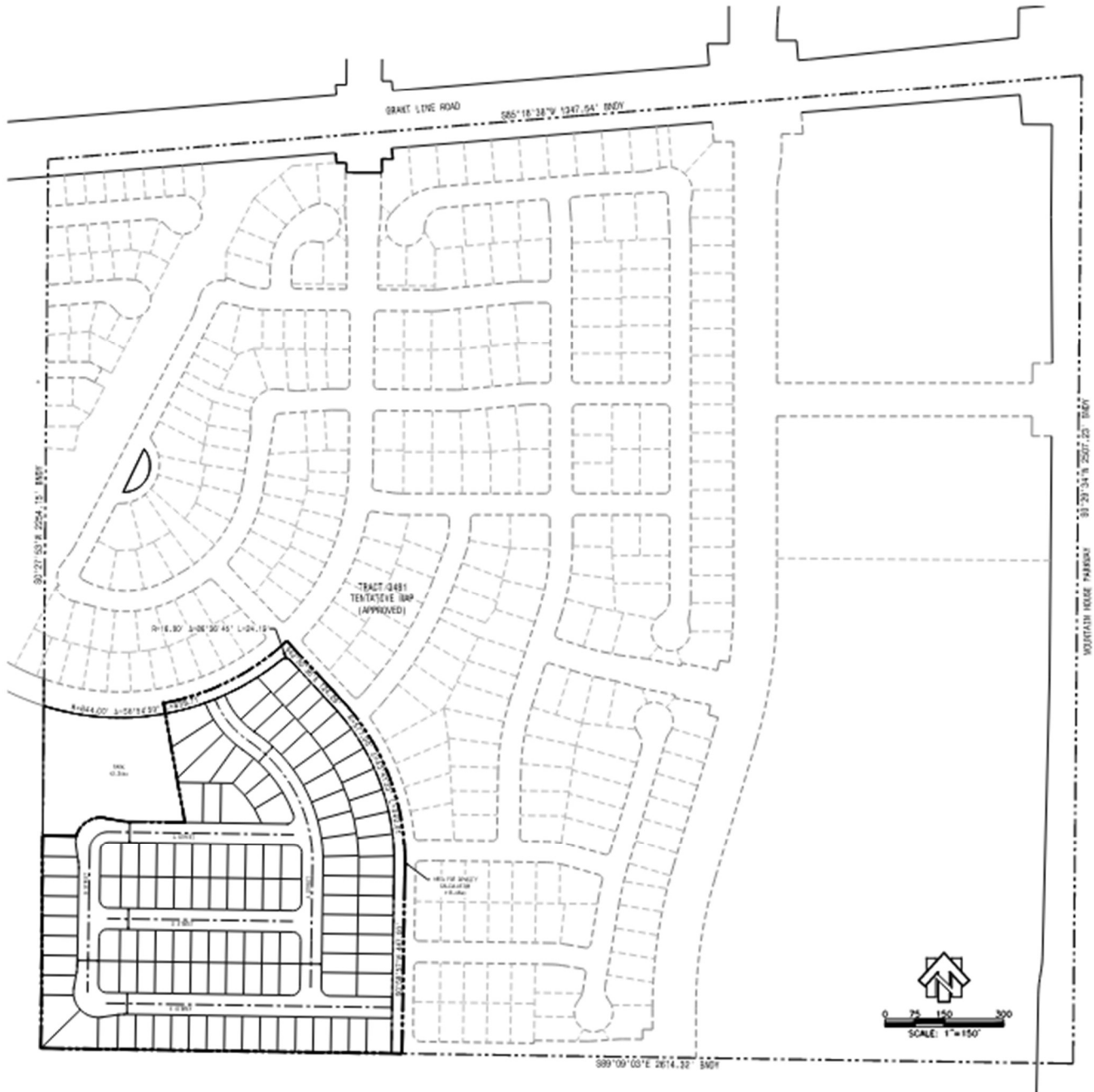
- **Site 2 – Tract 4099 (B4 Addition):** a $7.0 \pm$ AC site
Located in the south part of Specific Plan III and found east of Central Parkway on the southern portion of a future community park site. This site is seeking a Density Bonus.

**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.



MOUNTAIN HOUSE

PLAN AND DEVELOPMENT TITLE

APPLICATION/AMENDMENT

- APPLICABLE TO:
- COUNTY GENERAL PLAN
 - MOUNTAIN HOUSE
 - MASTER PLANS
 - PUBLIC FINANCING PLANS
 - SPECIFIC PLANS
 - SPECIAL PURPOSE PLANS
 - DEVELOPMENT TITLE

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
1810 EAST HAZELTON AVENUE, STOCKTON, CA 95205
TELEPHONE: (209) 468-3121

BUSINESS HOURS: 8:00 a.m. to 12:00 p.m./1:00 p.m. to 5:00 p.m.
(Monday through Friday)

FILE NUMBER: _____ - _____ - _____

APPLICATION/AMENDMENT PROCESSING STEPS	
STEP 1	<p>CHECK WITH STAFF</p> <p>Development Services Staff will explain the requirements and procedures to you. Note that an amendment to one document may require an amendment to another document so that all Mountain House plans and the Development Title are consistent with each other.</p>
STEP 2	<p>PREAPPLICATION CONFERENCE</p> <p>A Preapplication Conference will be required for new plans prior to submittal and may be required for some amendments. Staff will advise you as to which parts of the application must be submitted prior to the Preapplication Conference.</p>
STEP 3	<p>SUBMIT YOUR APPLICATION: When you apply, submit all of the following:</p> <ul style="list-style-type: none"><input type="checkbox"/> FEE The staff will let you know the current cost of filing an application. Make checks payable to the San Joaquin County Treasurer.<input type="checkbox"/> FORMS Seven (7) copies of the completed application information forms (attached), which all owners/applicants must sign.<input type="checkbox"/> MAP If a map is to be amended or added. Seven (7) copies.<input type="checkbox"/> TEXT CHANGE If text is to be amended or added. Seven (7) copies.<input type="checkbox"/> DEED If applicable, one copy of the recorded deed(s) of the property.<input type="checkbox"/> OTHER ITEMS As required by the applications form or staff.
STEP 4	<p>APPLICATION PROCESSING</p> <p>Staff will check your application. If anything is missing, you will be notified in writing. The applicant will be sent a postcard once the application has been determined complete. (<u>Your application cannot be processed until it is complete.</u>)</p> <ul style="list-style-type: none"><input type="checkbox"/> CEQA The County will decide if the proposal will have an adverse effect on the environment. If there are no potential adverse effects, the application will be processed. If there are potential adverse effects, further environmental review will be required. Projects that have the potential to adversely affect the environment will require the preparation of an EIR. This will extend the processing time.<input type="checkbox"/> REFERRALS AND ACTION Staff will refer the application to any County departments, other agencies surrounding property owners (for a map amendment) affected by your proposal. At the end of a review and comment period a staff report will be prepared and the Planning Commission will hold a public hearing. At the conclusion of the hearing the Commission will either refer the application to the Board of Supervisors with a favorable recommendation or deny the request. The Board of Supervisors will then hold a public hearing and take final action on your request. (Note: Planning Commission denials must be appealed in order to be heard by the Board of Supervisors.)<input type="checkbox"/> FINAL ACTION The Board of Supervisors' action if final. The staff will send you a notification of the final action.
STEP 5	<p>PERMITS</p> <p>Additional applications and permits may be necessary for the actual establishment of a use. The staff will make this determination when a specific use is proposed.</p> <ul style="list-style-type: none"><input type="checkbox"/> LAND USE PERMITS Subdivisions and some specific land uses will require permits, which may require an additional public hearing.<input type="checkbox"/> BUILDING PERMITS If the project involves construction, a building permit must be approved prior to commencement of work.<input type="checkbox"/> BUSINESS LICENSES If the project involves a business, a Business License must be approved prior to starting operation.<input type="checkbox"/> OTHER PERMITS Frequently other local, state, and/or federal agencies will require permits prior to new uses being established (e.g., Air Quality, Regional Water Quality Control Board, Fish & Game, Fish & Wildlife, or the Sheriff's Office). The Community Development Department will identify additional permits we are aware of that may be required.

MOUNTAIN HOUSE PLAN AND
DEVELOPMENT TITLE
APPLICATION/AMENDMENT

FILE NUMBER _____ - _____ - _____

TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION	
<u>APPLICATION</u> [CHECK ONLY ONE] [SEPARATE APPLICATION FORM NEEDED FOR EACH APPLICATION]	<input checked="" type="checkbox"/> GENERAL PLAN <input type="checkbox"/> MASTER PLAN <input type="checkbox"/> PUBLIC FINANCING PLAN <input type="checkbox"/> SPECIFIC PLAN NO _____ FOR _____ <input type="checkbox"/> SPECIAL PURPOSE PLAN FOR: _____ <input type="checkbox"/> DEVELOPMENT TITLE
OTHER APPLICATIONS BEING SUBMITTED CONCURRENTLY	
TYPE 1. Mountain House Specific Plan IIII 2. Mountain House Master Plan 3. _____ 4. _____	APPLICATION NUMBER [staff to complete] _____ _____ _____ _____
OWNER Name _____ Address _____ _____ Phone _____	APPLICANT Name _____ Address _____ _____ Phone _____
TYPE OF AMENDMENT: <input type="checkbox"/> MAP <input type="checkbox"/> TEXT <input checked="" type="checkbox"/> BOTH	
PROPOSED AMENDMENT	
TEXT AMENDMENT	
TEXT TO BE DELETED (cite document name, volume number, and page number, as applicable) N.A.	
TEXT TO BE MODIFIED (cite document name, volume number, and page number, as applicable) See attached List of Revised Tables. See attached List of Revised Figures.	
TEXT TO BE ADDED (cite document name, volume number, and page number, as applicable) N.A.	

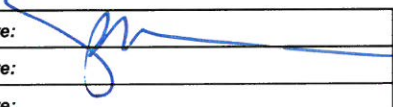
FILE NUMBER: - -

PLAN MAP AMENDMENT			
Proposed Land Uses or new Road Plan Designations (attach map)	Existing Land Use or Road Plan Designations (attach map)	Area (Ac. or Sp. Ft.)	Proposed Residential Units
R / LM	OS / PR	±7.0 AC	61 Lots
R / LM	OS / PR	±0.7	5 Lots
Other Type of Map Amendment (e.g. road realignment)(describe)			
Local Residential Street Collector Road Cooperation Street			
PROPERTY AND VICINITY DESCRIPTION			
PROPERTY INFORMATION			
Assessor Parcel Number(s)	Parcel Size	Williamson Act Contract	
1. 209-060-47-000	±7.0 AC (portion of)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
2. 209-060-510-000	±0.7	Yes <input type="checkbox"/> No <input type="checkbox"/>	
3.		Yes <input type="checkbox"/> No <input type="checkbox"/>	
4.		Yes <input type="checkbox"/> No <input type="checkbox"/>	
EXISTING LAND USES			
On-Site Uses: (include Ag Crops)			
Vacant Land			
Uses to the North:			
Residential			
Uses to the East:			
Residential			
Uses to the South:			
Residential			
Uses to the West			
Residential			
REASONS FOR PROPOSED AMENDMENT			
(Please explain the need for this amendment)			
See attached Project Narrative.			

PROPERTY SITE IMPROVEMENTS AND SERVICES				
WATER				
Public Water	Service Provider:	Annexation or Formation Required		Distance to Public Water (ft.)
Existing <input checked="" type="checkbox"/>	MHCSD	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Proposed <input type="checkbox"/>				
Private Water: Existing Well <input type="checkbox"/> New Well <input type="checkbox"/>				
Other: none				
SEWAGE DISPOSAL				
Public Sewage Disposal	Service Provider:	Annexation or Formation Required?		Distance to Public Sewer Facility (miles)
Existing <input checked="" type="checkbox"/>	MHCSD	Yes No		
Proposed <input type="checkbox"/>				
On-Site Sewage Disposal: Existing Septic System New Septic System				
Other: none				
STORM DRAINAGE				
Public Storm Drainage	Service Provider:	Annexation or Formation Required?	Detention-Retention Ponds?	Terminal Drainage to:
Existing <input checked="" type="checkbox"/>	MHCSD	Yes No	Yes No	
Proposed <input type="checkbox"/>				
Private Storm Drainage: On-site Retention Pond(s) Natural Drainage/No Change				
Other: none				
ELECTRICITY				
Service Provider:			Distance to Service:	
MID				
TELEPHONE SERVICE				
Service Provider:			Distance to Service:	
AT&T				
SCHOOL SERVICE				
District Lammersville Unified School District			Distance to School:	
Elementary:				
Evelyn Costa (under construction)				
High School:				
Mountain House				
FIRE PROTECTION SERVICE				
Service Provider:			Distance to Fire Station:	
Mountain House Fire Station 1				
EXISTING ACCESS ROADS				
Road/Street Name	R.O.W. Width Pavement Width	Curb/Gutter	Sidewalks	
		Yes No	Yes No	
		Yes No	Yes No	

See Tentative Map applications for Parcel specific information

ENVIRONMENTAL INFORMATION (USE ADDITIONAL SHEETS IF NECESSARY)
Water, Drainage and Flooding
Describe any areas subject to flooding (include flood depths and flood panel map number):
Describe the current depth of the groundwater and depth to potable water (if groundwater is to be used):
Describe any existing drainage courses or eroded areas on or near the project site (e.g., rivers, creeks or drainage ditches):
Abandoned irrigation canals
LAND, LAND USE AND BIOTA
Describe the site's topography (e.g., land forms, slopes, etc.):
Generally flat, sloping at approximately 2% northeast
Describe agricultural land that will be lost as a result of the project (type of crops, acres, quality of soil, etc.):
N/A
Describe any wildlife habitat on-site and species that are or may be present:
See CEQA document
Describe any vegetation on-site by type and extent:
See CEQA document
TRAFFIC AND TRANSPORTATION
Describe the amount and type of traffic that will be generated by the project:
See CEQA document
AIR QUALITY
Describe air pollutants that may result from the project (e.g., construction related dust, vehicle trips per day, fireplaces, incinerators, etc.):
See CEQA document
Describe any hazardous materials/wastes that will be present on-site:
See CEQA document
OTHER
Describe any items of historical or archaeological interest on-site (e.g., cemeteries or structures):
See CEQA document
Describe any on-site or off-site sources of noise or vibration (e.g., freeway noise, heavy equipment, etc.):
See CEQA document
Describe any on-site or off-site sources of light or glare (e.g., parking lot lighting, or reflective materials used):
See CEQA document
Describe any on-site or off-site source of odor (e.g., agricultural wastes):
See CEQA document
Describe any displacement of people that will be caused by the project (e.g., numbers of people, housing units):
See CEQA document

AUTHORIZATION SIGNATURES	
ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION.	
<p><u>SIGNATURE:</u></p> <p><i>I certify under penalty of perjury that I am (check one):</i></p> <p style="margin-left: 40px;"><i>Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or</i></p> <p style="margin-left: 40px;"><i>Legal agent (attach proof of the owner's consent to the application of the property's involved in this application and have been authorized to file on their behalf</i></p> <p><i>and that the foregoing application statements are true and correct.</i></p>	
Signature: 	Date: 5/24/23
Signature:	Date:
Signature:	Date:
Signature:	Date:
Signature:	Date:

F:\Mountain House\MH Application Forms\MH-Plan Title Amend Form-MASTER



APPLICATION PROCESS

STEP 1

INITIAL CONSULTATION

Applicants are encouraged to consult with Community Development Department staff prior to submittal of an application.

STEP 2

APPLICATION SUBMITTAL

FEE

A list of current fees is available at the Community Development Department (Planning Counter) and on the Community Development Department website. The following forms of payment are accepted: cash, credit card (processing fee of \$1.35 or 2.29% [whichever is greater] applies), debit card (processing fee of \$1.35 applies) and check (made payable to San Joaquin County Treasurer).

FORM

Ten (10) copies of the completed application with signatures from all owners

MAP

Ten (10) copies of the assessor page(s) with the area to be rezoned, redesignated, or amended outlined. Label the map with both "existing" and "proposed" property details.

SOIL SUITABILITY STUDY

A soil suitability study is required if an on-site wastewater treatment system is proposed. This study shall be submitted to the Environmental Health Department prior to the submittal of a Map Amendment application. A copy of the receipt from the Environmental Health Department is required at the time of submittal of a Map Amendment application.

AIRPORT LAND USE COMMISSION

One (1) copy of a receipt from the Airport Land Use Commission (ALUC), if applicable. Projects requiring ALUC review include:

- Structures (including antennae) over 200 feet in height
- All projects located within Airport Influence Areas

For current fees visit: <https://www.sjcog.org/DocumentCenter/View/5043/2019-ALUC-Fee-Schedule>

For project review guidelines visit: <https://sjcog.org/DocumentCenter/View/5041/2019-ALUC-Project-Review-Guidelines?bidId=>

DEED

One (1) copy of the recorded deed(s) for the property

SERVICES

If a connection to any public facility (water, sewer, or storm drainage) is proposed, a "will-serve" letter from the appropriate entity is required at the time of filing.

APPLICATION COMPLETE

The Community Development Department will review the application for completion. Pursuant to Government Code §65943; 14 California Code of Regulations §§ 15060(a), 1510, the Community Development Department will notify the applicant in writing within 30 days from the date of submittal whether the application is deemed complete for processing.

STEP 3

APPLICATION PROCESSING

CEQA

The Community Development Department will determine if the project is subject to the California Environmental Quality Act (CEQA), and process the applicable environmental document accordingly. Processing times may vary depending on the applicable level of environmental review.

REVIEW

Map Amendment applications are reviewed using the Public Hearing Procedure (Development Title Chapter 9-220)



STEP 4

CONDITIONS AND ADDITIONAL PERMITS

**FINAL
ACTION**

The Board of Supervisors action is final. A Map Amendment does not authorize use. Additional permits may be necessary. The types of permits vary with the type of project being proposed and its location. The Staff will work with you to identify what other permits are required, where they be obtained and when you should apply for them.

**NOTICE OF
DETERMINATION**

A Notice of Determination for approved development projects subject to CEQA shall be filed by the Community Development Department within five (5) working days of project approval. A fee, as determined by the Department of Fish and Wildlife, shall be required prior to filing. (Public Resource Code § 15075)

For current fees visit: <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>



COMMUNITY DEVELOPMENT DEPARTMENT MAP AMENDMENT

FILE NUMBER: _____

PRE-APPLICATION:

☐

Owner Information	Applicant Information
Name: Mountain House Investors, LLC	Name: Amanjit Sandu, Sukhjot Sandhu, Pinderjit Sandu & Karnail Ranbir
Mailing Address: 11249 Gold Country Blvd, Ste. 190 Gold River, CA 95670	Mailing Address: 31611 S Chrisman Road Tracy, CA 95304
Phone: 916-631-8440	Phone:
Email: DJohnson@kamilos.com	Email: siva2311@yahoo.com
Applicant Representative Information	Design Professional Information
Name:	Name: MacKay & Soms
Mailing Address:	Mailing Address: 5142 Franklin Dr. Suite B Pleasanton, CA 94588
Phone:	Phone: 925-225-0690
Email:	Email: cguenther@msce.com

Proposal (Attach additional sheets as necessary)	
Type of Map Amendment (check all that apply):	<input type="checkbox"/> General Plan Designation <input type="checkbox"/> Zone Reclassification
EXISTING	PROPOSED
General Plan Designation(s): OS/PR	General Plan Designation(s): R/LM
Zone(s): P-F	Zone(s): R/M
Reason for Request: See attached Project Narrative	
Is this application tied to another discretionary application?	Related Planning Application (PA) number(s):
	Mountain House Master Plan Amendment
	Mountain House Specific Plan III Amendment
	Mountain House Bicycle and Pedestrian Master Plan Amendment

Property Information			
Assessor Parcel Number	Property Address	Property Size	Williamson Act Contract
209-060-47-000	Mountain House	±7.0 AC (portion of)	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
209-060-650-000	Mountain House	±17.3 AC	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
209-060-510-000	Mountain House	±0.7 AC	Yes: <input type="checkbox"/> No: <input type="checkbox"/>



SAN JOAQUIN
COUNTY
Greatness grows here.

COMMUNITY DEVELOPMENT DEPARTMENT MAP AMENDMENT

FILE NUMBER: _____

LEVINE ACT

Effective January 1, 2023, California Political Reform Act of 1974, Government Code § 84308, known as the Levine Act, prohibits any San Joaquin County Board of Supervisor member from participating in any agenda item involving a discretionary land use permit or other entitlements if the Board member has received any political contributions from the owner, applicant, or agent for the owner or applicant totaling more than \$250 in the 12 months before the decision (but not before January 1, 2023) and for the 12 months following the decision. The Act also prohibits an owner, applicant, or agent for the owner or applicant from making a contribution of more than \$250 to a member of the Board of Supervisors while the item is pending and for the 12 months following the date a final decision is rendered.

I have read and understand that this application is subject to these provisions:

Initial _____

Date _____

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. INDEMNITY:

A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");

B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.

C. Except as to the County's sole negligence or willful misconduct.

2. DEFENSE:

A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.

B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.

C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.

I, further, certify under penalty of perjury that I am (check one):

- ☐ Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or
- ☐ Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

DocuSigned by:

Print Name: Karnail Sandhu	Signature:	Date: 5/31/2023
Print Name: Ranbir Sandhu	Signature:	Date: 5/31/2023
Print Name: SUKHJIT SANDHU	Signature:	Date: 5/31/2023
Print Name: Pinderjit S. Sandhu	Signature:	Date: 5/31/2023
Print Name: Amanjit S Sandhu	Signature:	Date: 5/31/2023



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FILE NUMBER: _____

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☒ Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or

☐ Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name: <u>Gerry Kamilos</u>	Signature: <u>[Signature]</u>	Date: <u>5/24/23</u>
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____



MOUNTAIN HOUSE

PLAN AND DEVELOPMENT TITLE

APPLICATION/AMENDMENT

- APPLICABLE TO:
- COUNTY GENERAL PLAN
 - MOUNTAIN HOUSE
 - MASTER PLANS
 - PUBLIC FINANCING PLANS
 - SPECIFIC PLANS
 - SPECIAL PURPOSE PLANS
 - DEVELOPMENT TITLE

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
1810 EAST HAZELTON AVENUE, STOCKTON, CA 95205
TELEPHONE: (209) 468-3121
BUSINESS HOURS: 8:00 a.m. to 12:00 p.m./1:00 p.m. to 5:00 p.m.
(Monday through Friday)

FILE NUMBER: _____ - _____ - _____

APPLICATION/AMENDMENT PROCESSING STEPS	
STEP 1	CHECK WITH STAFF <i>Development Services Staff will explain the requirements and procedures to you. Note that an amendment to one document may require an amendment to another document so that all Mountain House plans and the Development Title are consistent with each other.</i>
STEP 2	PREAPPLICATION CONFERENCE <i>A Preapplication Conference will be required for new plans prior to submittal and may be required for some amendments. Staff will advise you as to which parts of the application must be submitted prior to the Preapplication Conference.</i>
STEP 3	SUBMIT YOUR APPLICATION: When you apply, submit all of the following: <div><input type="checkbox"/> FEE <i>The staff will let you know the current cost of filing an application. Make checks payable to the San Joaquin County Treasurer.</i></div> <div><input type="checkbox"/> FORMS <i>Seven (7) copies of the completed application information forms (attached), which all owners/applicants must sign.</i></div> <div><input type="checkbox"/> MAP <i>If a map is to be amended or added. Seven (7) copies.</i></div> <div><input type="checkbox"/> TEXT CHANGE <i>If text is to be amended or added. Seven (7) copies.</i></div> <div><input type="checkbox"/> DEED <i>If applicable, one copy of the recorded deed(s) of the property.</i></div> <div><input type="checkbox"/> OTHER ITEMS <i>As required by the applications form or staff.</i></div>
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MOUNTAIN HOUSE PLAN AND
DEVELOPMENT TITLE
APPLICATION/AMENDMENT

FILE NUMBER _____ - _____ - _____

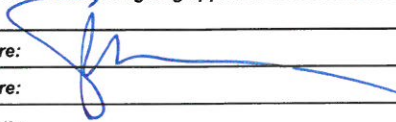
TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION	
APPLICATION [CHECK ONLY ONE] [SEPARATE APPLICATION FORM NEEDED FOR EACH APPLICATION]	<div><input type="checkbox"/> GENERAL PLAN</div> <div><input checked="" type="checkbox"/> MASTER PLAN</div> <div><input type="checkbox"/> PUBLIC FINANCING PLAN</div> <div><input type="checkbox"/> SPECIFIC PLAN NO _____ FOR _____</div> <div><input type="checkbox"/> SPECIAL PURPOSE PLAN FOR: _____</div> <div><input type="checkbox"/> DEVELOPMENT TITLE</div>
OTHER APPLICATIONS BEING SUBMITTED CONCURRENTLY	
TYPE 1. Mountain House Specific Plan IIII 2. San Joaquin General Plan 3. _____ 4. _____	APPLICATION NUMBER [staff to complete] _____ _____ _____ _____
OWNER Name _____ Address _____ _____ Phone _____	APPLICANT Name _____ Address _____ _____ Phone _____
TYPE OF AMENDMENT: <input type="checkbox"/> MAP <input type="checkbox"/> TEXT <input checked="" type="checkbox"/> BOTH	
PROPOSED AMENDMENT	
TEXT AMENDMENT	
TEXT TO BE DELETED (cite document name, volume number, and page number, as applicable) N.A.	
TEXT TO BE MODIFIED (cite document name, volume number, and page number, as applicable) See attached List of Revised Tables. See attached List of Revised Figures.	
TEXT TO BE ADDED (cite document name, volume number, and page number, as applicable) N.A.	

FILE NUMBER: - -

PLAN MAP AMENDMENT			
Proposed Land Uses or new Road Plan Designations (attach map)	Existing Land Use or Road Plan Designations (attach map)	Area (Ac. or Sp. Ft.)	Proposed Residential Units
R/M	R/L-R/M "Community Park"	±7.0 AC	61 Lots
R/M	OS/O	±0.7	5 Lots
Local Residential Street	Collector Road	Cooperation Street	
Other Type of Map Amendment (e.g. road realignment)(describe)			
PROPERTY AND VICINITY DESCRIPTION			
PROPERTY INFORMATION			
Assessor Parcel Number(s)	Parcel Size	Williamson Act Contract	
1. 209-060-47-000	±7.0 AC (portion of)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
2. 209-060-510-000	±0.7	Yes <input type="checkbox"/> No <input type="checkbox"/>	
3.		Yes <input type="checkbox"/> No <input type="checkbox"/>	
4.		Yes <input type="checkbox"/> No <input type="checkbox"/>	
EXISTING LAND USES			
On-Site Uses: (include Ag Crops)			
Vacant Land			
Uses to the North:			
Residential			
Uses to the East:			
Residential			
Uses to the South:			
Residential			
Uses to the West			
Residential			
REASONS FOR PROPOSED AMENDMENT			
(Please explain the need for this amendment)			
See attached Project Narrative.			

PROPERTY SITE IMPROVEMENTS AND SERVICES				
WATER				
Public Water	Service Provider:	Annexation or Formation Required		Distance to Public Water (ft.)
Existing <input checked="" type="checkbox"/>	MHCSD	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Proposed <input type="checkbox"/>				
Private Water: Existing Well <input type="checkbox"/> New Well <input type="checkbox"/>				
Other: none				
SEWAGE DISPOSAL				
Public Sewage Disposal	Service Provider:	Annexation or Formation Required?		Distance to Public Sewer Facility (miles)
Existing <input checked="" type="checkbox"/>	MHCSD	Yes No		
Proposed <input type="checkbox"/>				
On-Site Sewage Disposal: Existing Septic System New Septic System				
Other: none				
STORM DRAINAGE				
Public Storm Drainage	Service Provider:	Annexation or Formation Required?	Detention-Retention Ponds?	Terminal Drainage to:
Existing <input checked="" type="checkbox"/>		Yes No	Yes No	
Proposed <input type="checkbox"/>				
Private Storm Drainage: On-site Retention Pond(s) Natural Drainage/No Change				
Other: none				
ELECTRICITY				
Service Provider:			Distance to Service:	
MID				
TELEPHONE SERVICE				
Service Provider:			Distance to Service:	
AT&T				
SCHOOL SERVICE				
DistrictLammersville Unified School District			Distance to School:	
Elementary:				
Evelyn Costa (under construction)				
High School:				
Mountain House				
FIRE PROTECTION SERVICE				
Service Provider:			Distance to Fire Station:	
Mountain House Fire Station 1				
EXISTING ACCESS ROADS				
Road/Street Name	R.O.W. Width Pavement Width	Curb/Gutter	Sidewalks	
		Yes No	Yes No	
		Yes No	Yes No	

<div>ENVIRONMENTAL INFORMATION</div> <div>(USE ADDITIONAL SHEETS IF NECESSARY)</div>
<div>Water, Drainage and Flooding</div>
<div>Describe any areas subject to flooding (include flood depths and flood panel map number):</div>
<div>Describe the current depth of the groundwater and depth to potable water (if groundwater is to be used):</div>
<div>Describe any existing drainage courses or eroded areas on or near the project site (e.g., rivers, creeks or drainage ditches):</div>
<div>Abandoned irrigation canals</div>
<div>LAND, LAND USE AND BIOTA</div>
<div>Describe the site's topography (e.g., land forms, slopes, etc.):</div>
<div>Generally flat, sloping at approximately 2% northeast</div>
<div>Describe agricultural land that will be lost as a result of the project (type of crops, acres, quality of soil, etc.):</div>
<div>N/A</div>
<div>Describe any wildlife habitat on-site and species that are or may be present:</div>
<div>See CEQA document</div>
<div>Describe any vegetation on-site by type and extent:</div>
<div>See CEQA document</div>
<div>TRAFFIC AND TRANSPORTATION</div>
<div>Describe the amount and type of traffic that will be generated by the project:</div>
<div>See CEQA document</div>
<div>AIR QUALITY</div>
<div>Describe air pollutants that may result from the project (e.g., construction related dust, vehicle trips per day, fireplaces, incinerators, etc.):</div>
<div>See CEQA document</div>
<div>Describe any hazardous materials/wastes that will be present on-site:</div>
<div>See CEQA document</div>
<div>OTHER</div>
<div>Describe any items of historical or archaeological interest on-site (e.g., cemeteries or structures):</div>
<div>See CEQA document</div>
<div>Describe any on-site or off-site sources of noise or vibration (e.g., freeway noise, heavy equipment, etc.):</div>
<div>See CEQA document</div>
<div>Describe any on-site or off-site sources of light or glare (e.g., parking lot lighting, or reflective materials used):</div>
<div>See CEQA document</div>
<div>Describe any on-site or off-site source of odor (e.g., agricultural wastes):</div>
<div>See CEQA document</div>
<div>Describe any displacement of people that will be caused by the project (e.g., numbers of people, housing units):</div>
<div>See CEQA document</div>

AUTHORIZATION SIGNATURES	
ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION.	
<p><u>SIGNATURE:</u></p> <p><i>I certify under penalty of perjury that I am (check one):</i></p> <p style="margin-left: 40px;"><i>Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or</i></p> <p style="margin-left: 40px;"><i>Legal agent (attach proof of the owner's consent to the application of the property's involved in this application and have been authorized to file on their behalf</i></p> <p><i>and that the foregoing application statements are true and correct.</i></p>	
Signature: 	Date: 5/24/23
Signature:	Date:
Signature:	Date:
Signature:	Date:
Signature:	Date:

F:\Mountain House\MH Application Forms\MH-Plan Title Amnd Form-MASTER

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<div style="display: flex; justify-content: space-between;"> <div> <p><small>DocuSigned by:</small></p> <p><i>Amal Sandhu</i></p> <p><small>DocuSigned by: 68FA7EB3768C4FE...</small></p> <p><i>Amal Sandhu</i></p> <p><small>DocuSigned by: 68FA7EB3768C4FE...</small></p> <p><i>Amal Sandhu</i></p> <p><small>DocuSigned by: CD23E01325EAAAF...</small></p> <p><i>Amal Sandhu</i></p> <p><small>DocuSigned by: 65A5B4287E84E8...</small></p> </div> <div> <p>Signature:</p> <p>Signature:</p> <p>Signature:</p> <p>Signature:</p> <p>Signature:</p> </div> </div>	
<p>Date: 5/31/2023</p> <p>Date: 5/31/2023</p> <p>Date: 5/31/2023</p> <p>Date: 5/31/2023</p> <p>Date: 5/31/2023</p>	

F:\Mountain House\MH_Alti_Mountain_Estus\MH-Plan Title Amend Form-MASTER



MOUNTAIN HOUSE

PLAN AND DEVELOPMENT TITLE

APPLICATION/AMENDMENT

- APPLICABLE TO:
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MOUNTAIN HOUSE PLAN AND DEVELOPMENT TITLE APPLICATION/AMENDMENT

FILE NUMBER _____ - _____ - _____

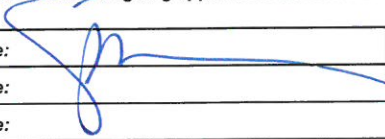
[illegible]

FILE NUMBER: - -

PLAN MAP AMENDMENT			
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R/M	P/CP	±7.0 AC	61 Lots
R/M	P/S	±17.6 AC	115 Lots
R/M	P/O	±0.7 AC	5 Lots
Other Type of Map Amendment (e.g. road realignment)(describe) Local Residential Street Collector Road Cooperation Street			
PROPERTY AND VICINITY DESCRIPTION			
PROPERTY INFORMATION			
Assessor Parcel Number(s)	Parcel Size	Williamson Act Contract	
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3. 209-060-510-000	±0.7 AC	Yes <input type="checkbox"/> No <input type="checkbox"/>	
4.		Yes <input type="checkbox"/> No <input type="checkbox"/>	
EXISTING LAND USES			
On-Site Uses: (include Ag Crops) Vacant Land			
Uses to the North: Residential			
Uses to the East: Residential			
Uses to the South: Residential			
Uses to the West Residential			
REASONS FOR PROPOSED AMENDMENT			
(Please explain the need for this amendment) See attached Project Narrative.			

PROPERTY SITE IMPROVEMENTS AND SERVICES				
WATER				
Public Water	Service Provider:	Annexation or Formation Required		Distance to Public Water (ft.)
Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/>	MHCSD	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Private Water: Existing Well <input type="checkbox"/> New Well <input type="checkbox"/>				
Other: none				
SEWAGE DISPOSAL				
Public Sewage Disposal	Service Provider:	Annexation or Formation Required?		Distance to Public Sewer Facility (miles)
Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/>	MHCSD	Yes <input type="checkbox"/> No <input type="checkbox"/>		
On-Site Sewage Disposal: Existing Septic System <input type="checkbox"/> New Septic System <input type="checkbox"/>				
Other: none				
STORM DRAINAGE				
Public Storm Drainage	Service Provider:	Annexation or Formation Required?	Detention-Retention Ponds?	Terminal Drainage to:
Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/>	MHCSD	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Private Storm Drainage: On-site Retention Pond(s) <input type="checkbox"/> Natural Drainage/No Change <input type="checkbox"/>				
Other: none				
ELECTRICITY				
Service Provider:		Distance to Service:		
MID				
TELEPHONE SERVICE				
Service Provider:		Distance to Service:		
AT&T				
SCHOOL SERVICE				
DistrictLammersville Unified School District		Distance to School:		
Elementary:				
Evelyn Costa (under construction)				
High School:				
Mountain House				
FIRE PROTECTION SERVICE				
Service Provider:		Distance to Fire Station:		
Mountain House Fire Station 1				
EXISTING ACCESS ROADS				
Road/Street Name	R.O.W. Width Pavement Width	Curb/Gutter	Sidewalks	
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	

<div>ENVIRONMENTAL INFORMATION</div> <div>(USE ADDITIONAL SHEETS IF NECESSARY)</div>
<div>Water, Drainage and Flooding</div>
<div>Describe any areas subject to flooding (include flood depths and flood panel map number):</div>
<div>Describe the current depth of the groundwater and depth to potable water (if groundwater is to be used):</div>
<div>Describe any existing drainage courses or eroded areas on or near the project site (e.g., rivers, creeks or drainage ditches):</div>
<div>Abandoned irrigation canals</div>
<div>LAND, LAND USE AND BIOTA</div>
<div>Describe the site's topography (e.g., land forms, slopes, etc.):</div>
<div>Generally flat, sloping at approximately 2% northeast</div>
<div>Describe agricultural land that will be lost as a result of the project (type of crops, acres, quality of soil, etc.):</div>
<div>N/A</div>
<div>Describe any wildlife habitat on-site and species that are or may be present:</div>
<div>See CEQA document</div>
<div>Describe any vegetation on-site by type and extent:</div>
<div>See CEQA document</div>
<div>TRAFFIC AND TRANSPORTATION</div>
<div>Describe the amount and type of traffic that will be generated by the project:</div>
<div>See CEQA document</div>
<div>AIR QUALITY</div>
<div>Describe air pollutants that may result from the project (e.g., construction related dust, vehicle trips per day, fireplaces, incinerators, etc.):</div>
<div>See CEQA document</div>
<div>Describe any hazardous materials/wastes that will be present on-site:</div>
<div>See CEQA document</div>
<div>OTHER</div>
<div>Describe any items of historical or archaeological interest on-site (e.g., cemeteries or structures):</div>
<div>See CEQA document</div>
<div>Describe any on-site or off-site sources of noise or vibration (e.g., freeway noise, heavy equipment, etc.):</div>
<div>See CEQA document</div>
<div>Describe any on-site or off-site sources of light or glare (e.g., parking lot lighting, or reflective materials used):</div>
<div>See CEQA document</div>
<div>Describe any on-site or off-site source of odor (e.g., agricultural wastes):</div>
<div>See CEQA document</div>
<div>Describe any displacement of people that will be caused by the project (e.g., numbers of people, housing units):</div>
<div>See CEQA document</div>

AUTHORIZATION SIGNATURES	
ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION.	
<p><u>SIGNATURE:</u></p> <p><i>I certify under penalty of perjury that I am (check one):</i></p> <p style="margin-left: 40px;"><i>Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or</i></p> <p style="margin-left: 40px;"><i>Legal agent (attach proof of the owner's consent to the application of the property's involved in this application and have been authorized to file on their behalf</i></p> <p><i>and that the foregoing application statements are true and correct.</i></p>	
Signature: 	Date: 5/24/23
Signature:	Date:
Signature:	Date:
Signature:	Date:
Signature:	Date:

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AUTHORIZATION SIGNATURES	
ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION.	
<p><u>SIGNATURE:</u></p> <p><i>I certify under penalty of perjury that I am (check one):</i></p> <p style="margin-left: 40px;"><i>Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or</i></p> <p style="margin-left: 40px;"><i>Legal agent (attach proof of the owner's consent to the application of the property's involved in this application and have been authorized to file on their behalf</i></p> <p style="margin-left: 40px;"><i>and that the foregoing application statements are true and correct.</i></p>	
<p><small>DocuSigned by:</small></p> <p>Signature: <i>Lawrence Sandhu</i></p>	<p>Date: 5/31/2023</p>
<p><small>DocuSigned by:</small></p> <p>Signature: <i>Rajiv Sandhu</i></p>	<p>Date: 5/31/2023</p>
<p><small>DocuSigned by:</small></p> <p>Signature: <i>Rajiv Sandhu</i></p>	<p>Date: 5/31/2023</p>
<p><small>DocuSigned by:</small></p> <p>Signature: <i>Rajiv Sandhu</i></p>	<p>Date: 5/31/2023</p>
<p><small>DocuSigned by:</small></p> <p>Signature: <i>Rajiv Sandhu</i></p>	<p>Date: 5/31/2023</p>

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**MOUNTAIN HOUSE
SUBDIVISION APPLICATION:
MAJOR AND MINOR**

APPLICATION PROCESS

STEP 1

CHECK WITH STAFF

Development Services Staff will explain the requirements and procedures to you. For a proposed major subdivision, a Pre-application conference is usually required or recommended. Check with staff to see if a Pre-application conference will be required prior to submittal of a full application.

STEP 2

SUBMIT YOUR APPLICATION

When you apply, submit all of the following:

FEE	The staff will let you know the current cost of filing an application. Make checks payable to the San Joaquin County Treasurer.
INFORMATION FORMS	Two (2) copies of the completed application information forms (Major & Minor Subdivision Application [MH], attached) which all owners must sign.
TITLE REPORT	Two (2) copies of a Preliminary Title Report of the property. Title Reports can be no more than six (6) months old.
TENTATIVE MAP	Ten (10) copies of a folded Tentative Map (see attached) with Required Information (see below) and two (2) copies of the tentative map reduced to 8½" x 11 " or 11" x 17". PDF copies of the Tentative Map submittal will also be required. Submit also an AutoCAD file of the tentative map. (The AutoCAD file shall be a dxf file, in State Plane Coordinate System Zone 3, NAD 83 datum, with feet as units. A Word document describing each layer shall also be submitted with the AutoCAD file.)
AIRPORT LAND USE COMMISSION	<p>One (1) copy of a receipt from the Airport Land Use Commission (ALUC), if applicable. Projects requiring ALUC review include:</p> <ul style="list-style-type: none">• Structures (including antennae) over 200 feet in height• All projects located within Airport Influence Areas <p>For current fees visit: https://www.sjcog.org/DocumentCenter/View/5043/2019-ALUC-Fee-Schedule</p> <p>For project review guidelines visit: https://sjcog.org/DocumentCenter/View/5041/2019-ALUC-Project-Review-Guidelines?bidId=</p>
WILL SERVE LETTERS	If your project requires connection to public facilities, you must submit a "will-serve" letter from the Mountain House Community Service District (MHCS D) and other appropriate water, sewer or drainage entities at the time of filing. This letter must include a statement from the agencies that they will serve the proposed development, and have, or will have, the capacity to provide such service.
DEVELOPMENT AGREEMENT ACKNOWLEDGEMENT	If a Development Agreement has been executed for the subject area, a letter acknowledging completion of all required plans and programs as specified in said Development Agreement is required and if applicable an assignment of the Development Agreement of record to the new developer
PLEP FORM	Two (2) copies of a completed Public Land Equity Program (PLEP) form.
HAZARDOUS MATERIALS FORM	A copy of a completed hazardous materials disclosure form attached.



**REQUIRED
INFORMATION**

If the proposed project has been part of a prior application, you may reference any relevant reports/information included with that application in order to satisfy the following requirements.

REPORTS

Submittal of individual reports may be waived by the Director if determined inapplicable to project.

SOILS REPORT

Two (2) copies of a Preliminary Soils Report prepared by a State registered civil or geotechnical engineer. This requirement may be waived by the Building Official based on specified findings.

**GEOTECHNICAL
REPORT**

Two (2) copies of a Preliminary Geotechnical Report prepared by a State registered Geotechnical engineer or State registered geologist. This requirement may be waived by the Building Official if he has enough soils data for that area. (If the Preliminary Geotechnical Report indicates the presence of geological hazards, a geotechnical investigation with findings shall be conducted.)

**SURFACE AND
SUBSURFACE
CONTAMINATION
REPORT**

Two (2) copies of a Surface and Subsurface Contamination Report prepared by a qualified environmental professional. This report may be waived by the Environmental Health Division based on specified findings.

**CULTURAL
RESOURCES
REPORT**

Two (2) copies of a Cultural Resources Report specifying the method of preserving significant architectural and/or historic cultural resources within the boundaries of the proposed subdivision.

**FARM IRRIGATION
DRAINAGE REPORT**

Two (2) copies of a Farm Irrigation Drainage Report consisting of a map of existing farm drains that traverse the proposed subdivision, identified by type, location and function; an analysis of the impacts of the proposed subdivision on the existing farm irrigation drainage system; a determination of the planned dispossession of the system, including the abandonment of specific pipes and drains; a determination of whether the farm irrigation drainage system could be integrated into the storm system for the proposed subdivision; and an estimate of the costs associated with reconstructing or rerouting irrigation waters caused by the proposed subdivision.

CANAL REPORT

Two (2) copies of a Canal Report, evaluating the safety of open canals within one half (½) mile of the boundaries of the proposed subdivision, and specifying the means to be taken to reduce the attractive nuisance of such canals to the future residents of the proposed subdivision.

TREE SURVEY

Two (2) copies of a Tree Survey, specifying the location, species, and condition of all mature trees within the proposed subdivision.

**NESTING SITE
SURVEY**

Two (2) copies of a Nesting Site Survey, consisting of a survey conducted by a qualified biologist of occupied raptor nests in trees and of burrowing owl nesting sites within the boundaries of the proposed subdivision.

**SPECIAL STATUS
SPECIES SURVEY**

Two (2) copies of a Special Status Species Survey, consisting of a survey conducted by a qualified biologist of special status species within the boundaries of the proposed subdivision.

NOISE STUDY

Two (2) copies of a Noise Study, conducted pursuant to the Mountain House Development Title, consisting of an assessment of existing and proposed noise contours, and proposed measures to control noise.

**ENVIRONMENTAL
SITE ASSESSMENT**

Two (2) copies of an Environmental Hazards Site Assessment Report, with recommendations contained therein.



ATTACHMENTS/MAPS

SUBMIT TWO (2) LARGE (TENTATIVE MAP SIZE) COPIES AND TWO (2) 11"X17" COPIES OF ALL ATTACHMENTS AND PLANS LISTED BELOW. SUBMIT ALSO, AN AUTOCAD FILE OF EACH ATTACHMENT. (The AutoCAD file shall be a dxf file, in State Plane Coordinate System Zone 3, NAD 83 datum, with feet as units. A Word document describing each layer shall also be submitted with the AutoCAD file.)

**CIRCULATION AND
ROADWAY
IMPROVEMENTS**

Circulation and Roadway Improvement Plan, shall include plan maps, elevations and typical sections for streets, alleys, bicycle paths/lanes, pedestrian sidewalks/paths, and transit improvements.

STREET LIGHTING

Street Lighting Plan, showing the location of electroliers and traffic signals with lights mounted on top.

**FENCING AND EDGE
TREATMENT**

Fencing and Edge Treatment Plan, including elevations, showing community walls, community edge treatments, and community edge buffers.

SOUNDWALL

Soundwall Plan, including elevations.

**STREET
LANDSCAPING**

Street Landscaping Plan, including elevations, showing neighborhood and community entries and implementation of the MHCSD Roadway Landscaping Plan.

**PEDESTRIAN,
BICYCLE, AND
TRANSIT
CONNECTIONS**

Pedestrian, Bicycle, and Transit Connection Plan, showing the location of sidewalks, and pedestrian connections, bicycle paths (by type of path), bus routes and transit stops.

**SECOND UNIT
DWELLINGS**

Second Unit Dwelling Plan, showing the location of all required second unit dwellings on a lot by lot basis, in accordance with Mountain House Development Title Section 9-830.5M.

**OPEN SPACE,
RECREATION,
AND TRAILS**

Open Space, Recreation, and Trails Plan, including illustrated plans for facilities to be developed as part of the proposed subdivision.

**SENSITIVE
HABITATS MAP**

Sensitive Habitats Map, showing sensitive habitats, waterways, wetlands, and riparian areas.

**CONCEPTUAL
SITE DESIGN**

Conceptual Site Design Plan, showing sidewalks, driveways, pathways, off-street parking, building footprints, setbacks, building coverage, landscaping, and internal circulation for each specific land use type.

**NEIGHBORHOOD
CENTERS**

Neighborhood Center Special Purpose Plan, if applicable, with illustrative drawings and map of the Neighborhood Center showing land use and building types (including childcare centers), sidewalks, driveways, pathways, internal circulation, off-street parking, building footprints, setbacks, building coverage, landscaping, recreational uses, activity areas, and transit stops; and including related documents, such as a School Facilities Plan, Neighborhood Park Plan, and Joint Powers Agreement for joint use of school and park facilities.

**FUEL LINE &
PIPELINE
PROTECTION**

Pipeline Relocation Plan, if applicable.



**PROJECT
DESCRIPTION**

A project description shall be submitted with the Application. The project description shall provide sufficiently detailed information, as identified on the application form, to provide for comprehensive consistency findings with the Master Plan, Specific Plan, Development Title, EIR Mitigations and Monitoring Program, and any applicable Special Purpose Plans or MHCSO plans.

**PROPOSED
LAND USE**

Information concerning acreage by land use district, and the number and density of housing units by land use type, lot area by lot number, and total number of lots.

CONSISTENCY

Description of how the proposed subdivision implements, or is consistent with, all plans and agreements relevant to it, including documentation of compliance; and identification/documentation of any proposed amendments to standard plans.

**INFRASTRUCTURE
COMPLIANCE**

Documentation concerning compliance with all required MHCSO required studies, plans, and actions relative to the provision of community facilities and services (i.e., schools, parks, fire, police, libraries), and public infrastructure, including phasing and financing components.

**MITIGATION
MEASURES**

Identification of all relevant, previously adopted mitigation measures, and conditions of approval from associated preliminary maps (including fees), and how the proposed subdivision implements or is consistent with them.

**HOUSING TYPES
AND DESIGN
DIVERSITY
COMPLIANCE**

Description of how the housing types and the design diversity for proposed subdivision demonstrate compliance with Master Plan diversity requirements for type and cost of housing; how housing cost/affordability within the proposed subdivision compares with the projected income of Mountain House employees by income group according to Table 3.9 of the Master Plan; and how the phasing and development of the proposed subdivision will attain jobs/housing balance goals and standards over time.

DESIGN THEME

Description of the neighborhood design theme and architectural styles.

**TRAFFIC/
CIRCULATION
IMPROVEMENTS**

Description of the phasing and financing of on-site and off-site traffic/circulation improvements and transit, and identification of Transportation Demand Management (TDM) programs included within the proposed subdivision and construction Truck Management Plan programs.

**ADJACENT
AGRICULTURAL
OPERATIONS**

Description of adjacent agricultural operations and proposed protection measures.

**ENERGY
EFFICIENCY**

Description of measures taken to achieve energy efficiency within the proposed subdivision, including measures taken to achieve solar access.

**COMMUNITY
EDGES**

Description of community edge treatments.

EASEMENTS

Description and location of pipelines, power lines, and railroad tracks within, in proximity to, or serving the proposed subdivision.

UTILITIES

Information on telecommunication and fiber optic facilities; natural gas provider, facilities and pipelines, and estimated energy savings; electricity provider, facilities and transmission lines, electric magnetic fields (EMF), and estimated energy savings; other provided utilities, including cable.

AIR QUALITY

Information concerning provisions for attaining air quality requirements of the Master Plan.



WATER SUPPLY	Information concerning Byron Bethany Irrigation District (BBID) annexation of all property in the proposed subdivision; water conservation measures; and water storage and distribution.
WATER TABLE MANAGEMENT	Information on water table management and continued water and drainage service for agricultural uses.
STORM DRAINAGE	Information on storm drainage facilities and phasing, storm drain master plan; flood zones; and Best Management Practices (BMP's) as per the Drainage Plan.
PUBLIC SERVICES	Information on the provision, design, phasing and timing of all public services; financing procedures for public services to serve the proposed subdivision, including medical/emergency services, school design and phasing, and MHCS D annexation of all land within the proposed subdivision.
WASTE MANAGEMENT	Information on waste management services to be provided, including information on the waste transfer station.
PARKS	Information on neighborhood park(s), community park(s), and regional park(s), including location and phasing of these and associated facilities.

STEP 3

APPLICATION DECLARED COMPLETE

Staff will check your application. If anything is missing, you will be notified in writing. The applicant will be sent a postcard once the application has been determined complete. (Your application cannot be processed until it is complete.)

STEP 4

APPLICATION PROCESSING

CEQA	The County will determine if the proposal may have an adverse effect on the environment. If no adverse effects are identified, the application will be processed. If there are potential adverse effects, further environmental review will be required. Projects that have the potential to adversely affect the environment will require the preparation of an EIR.
REFERRALS AND ACTION	Staff will refer the application to any County departments, other agencies and surrounding property owners affected by your proposal. At the end of a review and comment period a staff report will be prepared and the Planning Commission will make the required findings and take action on the application.
FINAL ACTION	The action of the Planning Commission can be appealed to the Board of Supervisors. The Planning Commission's action is final unless appealed. For further information on the length of the appeal period, contact the staff.

STEP 5

CONDITIONS AND ADDITIONAL PERMITS

CONDITIONS	The staff will send you the final action after the appeal period and if it is approved, it will list conditions by department, that must be met before you can file a final map.
FINAL MAP	A final map must be approved by the County Surveyor within 36 months of approval of the tentative map. For each approved final map, an AutoCAD file shall be submitted to the Community Development Department. (The AutoCAD file shall contain the following layers: parcel lines, survey monuments [with annotation of x, y coordinates of each monument], easements, street center lines, and an annotation layer consisting of lot number, lot square footage, and lot dimensions. The AutoCAD file shall be a dxf file, in State Plane Coordinate System Zone 3, NAD 83 datum, with feet as units. A Word document describing each layer shall also be submitted with the AutoCAD file.)



SAN JOAQUIN
—COUNTY—

Greatness grows here.

COMMUNITY DEVELOPMENT DEPARTMENT MOUNTAIN HOUSE MAJOR & MINOR SUBDIVISION

IMPROVEMENT PLANS

As a part of the Final Map, Improvement Plans are frequently required. They are engineered plans showing sewer, water, drainage, grading, frontage improvements, roads and street lighting facilities.

ENCROACHMENT PERMITS

Encroachment Permits must be acquired from the Public Works Department or MHCSO for any work performed within the public road right of way. If the project fronts on a state highway these permits are obtained from Caltrans.

BUILDING PERMITS

If the project involves construction of a structure on private property, a Building Permit must be approved prior to commencement of work.

OTHER PERMITS

Frequently, other local, state and/or federal agencies will require permits for land use projects (e.g., MHCSO, Air Pollution Control District, Fish & Game, Fish & Wildlife Service, Regional Water Quality Control Board, Caltrans or the Sheriff's Office.) The Community Development Department will identify additional permits we are aware of that may be required for your project.



TENTATIVE MAP REQUIREMENTS

SIZE	The tentative map must be drawn on 18" x 26" material (unless otherwise authorized by the Director of Community Development.)
NORTH ARROW, DATE AND SCALE	Use an engineer's scale (i.e., 1" to 20' or 1" to 40', preferred.) The direction of "north" should be pointing towards the top of the page.
TRACT NUMBER	The tract number is assigned by the County Surveyor.
VICINITY MAP	A vicinity map showing the location of the property in relation to surrounding streets.
CONTOUR LINES	Contour lines or spot elevation within and beyond the project boundaries relative to mean sea level datum (check with staff for contour interval.)
WATERCOURSES	The location of existing watercourses.
FLOODING	The area subject to flooding from a 100-year flood with elevations. Include also the area that has been subject to historical localized flooding (not shown on Federal Emergency Management Agency [FEMA] Flood Insurance Rate Maps [FIRM]), with depth of flood waters [check with MHCSO].)

EXISTING AND PROPOSED DEVELOPMENT

PROPERTY LINES	All existing and proposed lots with dimensions and square feet. Number each parcel and "remainder" and circle the last lot. A dark, solid line shall be used around the entire original parcel(s).
ADJACENT PROPERTY OWNERS	Names and Assessor parcel numbers of adjoining property owners, including those across any easements, roads, waterways, etc.
EXISTING SITE	The location of existing buildings, utility lines, septic systems, wells, and other structures. Indicate any structure(s) to be removed.
STREETS AND EASEMENTS	Location and names of all streets and easements within or bordering on the project including, right of way width and grades (check with MHCSO Engineering staff regarding design criteria.) Include: <ul style="list-style-type: none">• Cross Section Details• Curve Radii• Proposed Names
PARKING AND DRIVEWAYS	The location, dimensions and surface material of all existing and proposed parking and driveways.
WATER SUPPLY	The proposed water supply including: <ul style="list-style-type: none">• Location of all on-site and off-site wells within 150' of the proposed development• Location of existing and proposed water mains and distribution system (check with MHCSO Engineering staff regarding design criteria)• Other water sources
SEWAGE DISPOSAL	The proposed sewage disposal facilities including: <ul style="list-style-type: none">• Location of public sewer hook-up• Existing and proposed sewage collection, treatment and disposal systems (check with MHCSO Engineering staff regarding design criteria)• Off-site sewage disposal systems within 150' of the property



**STORM DRAINAGE
AND FLOOD
PROTECTION**

The proposed storm drainage and flood protection facilities (check with MHCS D Engineering staff regarding design criteria) including:

- Collection Facilities
- Detention and retention ponds
- Terminal facilities
- Levee improvement facilities
- Other flood protection facilities

GRADING

Typical sloping pad grading and section; typical flat pad grading and section; areas requiring fill or excavation.

DEDICATIONS

Improvements and easements to be dedicated to the County, MHCS D, or other public entity.

GENERAL NOTES

NAMES

Name, address and telephone number of owner; the name, address and telephone number of the subdivider, surveyor, and engineer filing the map.

PHASING

If the project is going to have phases, a statement to this effect is required.

**MULTIPLE FINAL
MAPS**

Statement concerning whether multiple final maps will be filed.

EXISTING LAND USE

Specify existing land use.

**MASTER PLAN
DESIGNATION
AND ZONING**

Specify Master Plan designation and zoning district.

**PROPOSED LAND
USE**

Specify proposed land use.

UTILITY PROVIDERS

Specify entities providing water, sewer, electric, gas, telephone, and cable services.

**FLOOD ZONE
DESIGNATION**

Specify which flood zone designation the project is in per FEMA FIRM number.

**MAXIMUM CUT AND
FILL SLOPE RATIO**

Provide a statement concerning maximum cut and fill slope ratio.

CONTOUR INTERVAL

Specify size of contour interval.

TENTATIVE MAPS MUST BE COMPLETE AND LEGIBLE

Before applying, check your Tentative Map and Required Information to make sure that it contains all of the information cited above. You are encouraged to have one of our counter staff and MHCS D staff review your Tentative Map and Required Information prior to having copies run.

Faint prints and light blue lines cannot be accepted because they cannot be reproduced or microfilmed.



TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION

APPLICATION [CHECK ONLY ONE] [SEPARATE APPLICATION NEEDED FOR EACH APPLICATION]

☒ MAJOR SUBDIVISION (SU)

☐ MINOR SUBDIVISION (MS)

Owner Information	Owner Information
Name: Amanjit Sandhu, Sukhjit Sandhu, Pinderjit Sandhu & Karnail Ranbir	Name:
Mailing Address: 31611 S Chrisman Rd.	Mailing Address:
Tracy, CA 95304	
Phone:	Phone:
Email: siva2311@yahoo.com	Email:
Engineer/Surveyor/Applicant Information	Subdivider/Developer Information
Name: MacKay & Soms	Name:
Mailing Address: 5142 Franklin Drive Suite B	Mailing Address:
Pleasanton, CA 94588	
Phone: 925-225-0690	Phone:
Email: cguenther@msce.com	Email:

Project Description

(Attach additional sheets as necessary)

See attached Project Narrative

Remainder Parcel: Yes ☐ No ☒

Final Map In Units: Yes ☒ No ☐ 115 units



PROPERTY AND VICINITY DESCRIPTION			
Property Information			
Assessor Parcel Number	Property Address	Property Size	Number of Existing Parcels
209-060-650-000		17.3 AC	1
Existing Land Uses			
On-Site Uses (Include Ag Crops): Vacant			
Uses to the North: Residential			
Uses to the East: Residential			
Uses to the South: Residential			
Uses to the West: Park/Residential			

Airport Land Use Commission					
Within an Airport Area of Influence?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Includes structure over 200 feet in height?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ALUC fees paid?	Yes <input type="checkbox"/> No <input type="checkbox"/>

PROPOSED PARCELS				
Average Parcel Size	Smallest Parcel Size	Largest Parcel Size	Average Parcel Frontage (at setback)	Smallest Parcel Frontage (at setback)
3600	3600	8753	45'	43'

SERVICES			
Water			
Public <input checked="" type="checkbox"/>	Service Provider: MHCSD	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Water: 2000' (Grant Line Road)
Private <input type="checkbox"/>	Existing Well <input type="checkbox"/>	New Well <input type="checkbox"/>	Well Replacement <input type="checkbox"/>



Wastewater Disposal						
Public <input checked="" type="checkbox"/>	Service Provider: MHCS	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Sewer: 2000' (Grant Line Road)			
Private <input type="checkbox"/>	Existing Septic System <input type="checkbox"/>	New Septic System <input type="checkbox"/>	Septic System Replacement <input type="checkbox"/>			
Storm Drainage						
Public <input checked="" type="checkbox"/>	Service Provider: MHCS	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Storm Drain: 2000' (Grant Line Road)			
Private <input type="checkbox"/>	Existing On-site Retention Pond <input type="checkbox"/>	New On-site Retention Pond <input type="checkbox"/>	Natural Drainage <input type="checkbox"/>			
Electricity		Natural Gas				
Service Provider:	Distance to Service:	Service Provider:	Distance to Service:			
MID	2000' (Grant Line Road)	PG&E	2000' (Grant Line Road)			
Telephone Service		Cable Television Service				
Service Provider:	Distance to Service:	Service Provider:	Distance to Service:			
AT&T	2000' (Grant Line Road)	Charter Communications	2000' (Grant Line Road)			
School Service		Fire Protection Service				
Service Provider:	Distance to Elem School:	Service Provider:	Distance to Fire Station:			
Lammersville USD	1200'	French Camp Fire	1.1 miles			
Existing Roads						
Road/Street Name	R.O.W. Width	Pavement Width	Curb/Gutter	Sidewalks		
Grant Line Road	139'	60'	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
			Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Proposed Roads by Width (Name)						
Major Arterial 98'-152'	Minor Arterial 104'-134'	Commercial and Industrial Collector 64'-84'	Residential Collector 62'	Local Residential Type III 53'-58'	Local Residential Type II 49'-54'	Local Residential Type I 45'-50'
					A Street	
					B Street	
					C Street	
					D Street	
					E Street	
Estimated Vehicle Trips Per Day at Buildout:		Auto: See CEQA doc Truck:				



ENVIRONMENTAL INFORMATION

Water, Drainage and Flooding

Describe the current depth of the ground water and depth to potable water:

Groundwater not to be used to serve project

Describe any existing drainage courses or eroded areas on or near the project site (e.g. rivers, creeks, swales or drainage ditches):

Abandoned irrigation canals

Describe any areas subject to flooding (including flood depths and flood panel map number):

Per FIRM 06077C0570F no flooding

Land, Land Use and Biota

Describe the site's topography (e.g. land forms, slopes, etc.):

Generally flat, sloping approximately 2% northeast

Describe agricultural land that will be lost as a result of the project (type of crops, acres, quality of soil, etc.):

N/A

Describe any wildlife habitat on-site and species that are of may be present:

See CEQA Doc

Describe any vegetation on-site by type and extent:

See CEQA Doc



Air Quality

Describe air pollutants that may result from the project (e.g. construction related dust, vehicle trips per day, fire places, incinerators, etc.):

See CEQA Doc

Other

Describe any items of historical or archaeological interest on-site (e.g. cemeteries or structures):

See CEQA Doc

Describe any on-site or off-site sources of noise or vibration (e.g. freeway noise, heavy equipment, etc.):

See CEQA Doc

Describe any on-site or off-site sources of light of glare (e.g. parking lot lighting, or reflective materials used):

See CEQA Doc

Describe any on-site or off-site source of odor (e.g. agricultural wastes):

See CEQA Doc

Describe any displacement of people that will be caused by the project (e.g. numbers of people, housing units):

See CEQA Doc



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COUNTY
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COMMUNITY DEVELOPMENT DEPARTMENT
MOUNTAIN HOUSE
MAJOR & MINOR SUBDIVISION
FILE NUMBER: _____

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. INDEMNITY:

A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");

B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.

C. Except as to the County's sole negligence or willful misconduct.

2. DEFENSE:

A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.

B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.

C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.

I, further, certify under penalty of perjury that I am (check one):

- ☐ Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or
- ☐ Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name: Karnail Sandhu	Signature:	Date: 5/31/2023
Print Name: Ranbir Sandhu	Signature:	Date: 5/31/2023
Print Name: Pinderjit S. Sandhu	Signature:	Date: 5/31/2023
Print Name: SUKHJIT SANDHU	Signature:	Date: 5/31/2023
Print Name: Amanjit S Sandhu	Signature:	Date: 5/31/2023

SAMPLE TENTATIVE MAP (MH)

TENTATIVE SUBDIVISION MAP
TRACT # 9999

EMPIRE ESTATES

UNIT 1

OWNER'S NAME JOSEPH CHARLES
 ADDRESS 1129 E. FIRST ST.
 CITY ROSEBURG, CA. PHONE (503) 468-8753
 SIGNATURE _____

GENERAL NOTES

VATER ☐ PRIVATE WELL ☐ DISTRICT CS#8 99
 SEWER ☐ SEPTIC SYSTEM ☐ DISTRICT CS#8 99
 SYSTEM ☐ ON SITE ☐ OTHER CS#8 99
 ELECTRICITY ☐ OVERHEAD ☐ UNDERGROUND BY P.G.&E.
 GAS BYTES ☐ NO BY P.G.&E.
 TELEPHONE ☐ OVERHEAD ☐ UNDERGROUND BY PAC BELL
 CABLE TV ☐ OVERHEAD ☐ UNDERGROUND BY KING CABLE
 FLOOD ZONE ZONE C COMMUNITY PANEL NO. 008563 00128
 ZONING RLC GENERAL PLAN LDV DENSITY RESIDENTIAL
 ASSESSOR'S PARCEL NUMBER(S) 222-220-10
 PROPERTY ADDRESS 1212 N. VENICE ROAD

VICINITY MAP

FIG ROAD

VENICE ROAD

FIG ROAD

VENICE ROAD

FILE NO. _____
 ACCEPTED BY _____
 DATE _____

AAA ENGINEERING INC.
 1234 GARVIEW AVE. ROSEBURG, CA. 95499-0343

DRAWN BY _____
 DATE _____



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**MOUNTAIN HOUSE
SUBDIVISION APPLICATION:
MAJOR AND MINOR**

APPLICATION PROCESS

STEP 1

CHECK WITH STAFF

Development Services Staff will explain the requirements and procedures to you. For a proposed major subdivision, a Pre-application conference is usually required or recommended. Check with staff to see if a Pre-application conference will be required prior to submittal of a full application.

STEP 2

SUBMIT YOUR APPLICATION

When you apply, submit all of the following:

FEE	The staff will let you know the current cost of filing an application. Make checks payable to the San Joaquin County Treasurer.
INFORMATION FORMS	Two (2) copies of the completed application information forms (Major & Minor Subdivision Application [MH], attached) which all owners must sign.
TITLE REPORT	Two (2) copies of a Preliminary Title Report of the property. Title Reports can be no more than six (6) months old.
TENTATIVE MAP	Ten (10) copies of a folded Tentative Map (see attached) with Required Information (see below) and two (2) copies of the tentative map reduced to 8½" x 11 " or 11" x 17". PDF copies of the Tentative Map submittal will also be required. Submit also an AutoCAD file of the tentative map. (The AutoCAD file shall be a dxf file, in State Plane Coordinate System Zone 3, NAD 83 datum, with feet as units. A Word document describing each layer shall also be submitted with the AutoCAD file.)
AIRPORT LAND USE COMMISSION	<p>One (1) copy of a receipt from the Airport Land Use Commission (ALUC), if applicable. Projects requiring ALUC review include:</p> <ul style="list-style-type: none">• Structures (including antennae) over 200 feet in height• All projects located within Airport Influence Areas <p>For current fees visit: https://www.sjcog.org/DocumentCenter/View/5043/2019-ALUC-Fee-Schedule</p> <p>For project review guidelines visit: https://sjcog.org/DocumentCenter/View/5041/2019-ALUC-Project-Review-Guidelines?bidId=</p>
WILL SERVE LETTERS	If your project requires connection to public facilities, you must submit a "will-serve" letter from the Mountain House Community Service District (MHCS D) and other appropriate water, sewer or drainage entities at the time of filing. This letter must include a statement from the agencies that they will serve the proposed development, and have, or will have, the capacity to provide such service.
DEVELOPMENT AGREEMENT ACKNOWLEDGEMENT	If a Development Agreement has been executed for the subject area, a letter acknowledging completion of all required plans and programs as specified in said Development Agreement is required and if applicable an assignment of the Development Agreement of record to the new developer
PLEP FORM	Two (2) copies of a completed Public Land Equity Program (PLEP) form.
HAZARDOUS MATERIALS FORM	A copy of a completed hazardous materials disclosure form attached.



**REQUIRED
INFORMATION**

If the proposed project has been part of a prior application, you may reference any relevant reports/information included with that application in order to satisfy the following requirements.

REPORTS

Submittal of individual reports may be waived by the Director if determined inapplicable to project.

SOILS REPORT

Two (2) copies of a Preliminary Soils Report prepared by a State registered civil or geotechnical engineer. This requirement may be waived by the Building Official based on specified findings.

**GEOTECHNICAL
REPORT**

Two (2) copies of a Preliminary Geotechnical Report prepared by a State registered Geotechnical engineer or State registered geologist. This requirement may be waived by the Building Official if he has enough soils data for that area. (If the Preliminary Geotechnical Report indicates the presence of geological hazards, a geotechnical investigation with findings shall be conducted.)

**SURFACE AND
SUBSURFACE
CONTAMINATION
REPORT**

Two (2) copies of a Surface and Subsurface Contamination Report prepared by a qualified environmental professional. This report may be waived by the Environmental Health Division based on specified findings.

**CULTURAL
RESOURCES
REPORT**

Two (2) copies of a Cultural Resources Report specifying the method of preserving significant architectural and/or historic cultural resources within the boundaries of the proposed subdivision.

**FARM IRRIGATION
DRAINAGE REPORT**

Two (2) copies of a Farm Irrigation Drainage Report consisting of a map of existing farm drains that traverse the proposed subdivision, identified by type, location and function; an analysis of the impacts of the proposed subdivision on the existing farm irrigation drainage system; a determination of the planned dispossession of the system, including the abandonment of specific pipes and drains; a determination of whether the farm irrigation drainage system could be integrated into the storm system for the proposed subdivision; and an estimate of the costs associated with reconstructing or rerouting irrigation waters caused by the proposed subdivision.

CANAL REPORT

Two (2) copies of a Canal Report, evaluating the safety of open canals within one half (½) mile of the boundaries of the proposed subdivision, and specifying the means to be taken to reduce the attractive nuisance of such canals to the future residents of the proposed subdivision.

TREE SURVEY

Two (2) copies of a Tree Survey, specifying the location, species, and condition of all mature trees within the proposed subdivision.

**NESTING SITE
SURVEY**

Two (2) copies of a Nesting Site Survey, consisting of a survey conducted by a qualified biologist of occupied raptor nests in trees and of burrowing owl nesting sites within the boundaries of the proposed subdivision.

**SPECIAL STATUS
SPECIES SURVEY**

Two (2) copies of a Special Status Species Survey, consisting of a survey conducted by a qualified biologist of special status species within the boundaries of the proposed subdivision.

NOISE STUDY

Two (2) copies of a Noise Study, conducted pursuant to the Mountain House Development Title, consisting of an assessment of existing and proposed noise contours, and proposed measures to control noise.

**ENVIRONMENTAL
SITE ASSESSMENT**

Two (2) copies of an Environmental Hazards Site Assessment Report, with recommendations contained therein.



ATTACHMENTS/MAPS

SUBMIT TWO (2) LARGE (TENTATIVE MAP SIZE) COPIES AND TWO (2) 11"X17" COPIES OF ALL ATTACHMENTS AND PLANS LISTED BELOW. SUBMIT ALSO, AN AUTOCAD FILE OF EACH ATTACHMENT. (The AutoCAD file shall be a dxf file, in State Plane Coordinate System Zone 3, NAD 83 datum, with feet as units. A Word document describing each layer shall also be submitted with the AutoCAD file.)

**CIRCULATION AND
ROADWAY
IMPROVEMENTS**

Circulation and Roadway Improvement Plan, shall include plan maps, elevations and typical sections for streets, alleys, bicycle paths/lanes, pedestrian sidewalks/paths, and transit improvements.

STREET LIGHTING

Street Lighting Plan, showing the location of electroliers and traffic signals with lights mounted on top.

**FENCING AND EDGE
TREATMENT**

Fencing and Edge Treatment Plan, including elevations, showing community walls, community edge treatments, and community edge buffers.

SOUNDWALL

Soundwall Plan, including elevations.

**STREET
LANDSCAPING**

Street Landscaping Plan, including elevations, showing neighborhood and community entries and implementation of the MHCSD Roadway Landscaping Plan.

**PEDESTRIAN,
BICYCLE, AND
TRANSIT
CONNECTIONS**

Pedestrian, Bicycle, and Transit Connection Plan, showing the location of sidewalks, and pedestrian connections, bicycle paths (by type of path), bus routes and transit stops.

**SECOND UNIT
DWELLINGS**

Second Unit Dwelling Plan, showing the location of all required second unit dwellings on a lot by lot basis, in accordance with Mountain House Development Title Section 9-830.5M.

**OPEN SPACE,
RECREATION,
AND TRAILS**

Open Space, Recreation, and Trails Plan, including illustrated plans for facilities to be developed as part of the proposed subdivision.

**SENSITIVE
HABITATS MAP**

Sensitive Habitats Map, showing sensitive habitats, waterways, wetlands, and riparian areas.

**CONCEPTUAL
SITE DESIGN**

Conceptual Site Design Plan, showing sidewalks, driveways, pathways, off-street parking, building footprints, setbacks, building coverage, landscaping, and internal circulation for each specific land use type.

**NEIGHBORHOOD
CENTERS**

Neighborhood Center Special Purpose Plan, if applicable, with illustrative drawings and map of the Neighborhood Center showing land use and building types (including childcare centers), sidewalks, driveways, pathways, internal circulation, off-street parking, building footprints, setbacks, building coverage, landscaping, recreational uses, activity areas, and transit stops; and including related documents, such as a School Facilities Plan, Neighborhood Park Plan, and Joint Powers Agreement for joint use of school and park facilities.

**FUEL LINE &
PIPELINE
PROTECTION**

Pipeline Relocation Plan, if applicable.



**PROJECT
DESCRIPTION**

A project description shall be submitted with the Application. The project description shall provide sufficiently detailed information, as identified on the application form, to provide for comprehensive consistency findings with the Master Plan, Specific Plan, Development Title, EIR Mitigations and Monitoring Program, and any applicable Special Purpose Plans or MHCSO plans.

**PROPOSED
LAND USE**

Information concerning acreage by land use district, and the number and density of housing units by land use type, lot area by lot number, and total number of lots.

CONSISTENCY

Description of how the proposed subdivision implements, or is consistent with, all plans and agreements relevant to it, including documentation of compliance; and identification/documentation of any proposed amendments to standard plans.

**INFRASTRUCTURE
COMPLIANCE**

Documentation concerning compliance with all required MHCSO required studies, plans, and actions relative to the provision of community facilities and services (i.e., schools, parks, fire, police, libraries), and public infrastructure, including phasing and financing components.

**MITIGATION
MEASURES**

Identification of all relevant, previously adopted mitigation measures, and conditions of approval from associated preliminary maps (including fees), and how the proposed subdivision implements or is consistent with them.

**HOUSING TYPES
AND DESIGN
DIVERSITY
COMPLIANCE**

Description of how the housing types and the design diversity for proposed subdivision demonstrate compliance with Master Plan diversity requirements for type and cost of housing; how housing cost/affordability within the proposed subdivision compares with the projected income of Mountain House employees by income group according to Table 3.9 of the Master Plan; and how the phasing and development of the proposed subdivision will attain jobs/housing balance goals and standards over time.

DESIGN THEME

Description of the neighborhood design theme and architectural styles.

**TRAFFIC/
CIRCULATION
IMPROVEMENTS**

Description of the phasing and financing of on-site and off-site traffic/circulation improvements and transit, and identification of Transportation Demand Management (TDM) programs included within the proposed subdivision and construction Truck Management Plan programs.

**ADJACENT
AGRICULTURAL
OPERATIONS**

Description of adjacent agricultural operations and proposed protection measures.

**ENERGY
EFFICIENCY**

Description of measures taken to achieve energy efficiency within the proposed subdivision, including measures taken to achieve solar access.

**COMMUNITY
EDGES**

Description of community edge treatments.

EASEMENTS

Description and location of pipelines, power lines, and railroad tracks within, in proximity to, or serving the proposed subdivision.

UTILITIES

Information on telecommunication and fiber optic facilities; natural gas provider, facilities and pipelines, and estimated energy savings; electricity provider, facilities and transmission lines, electric magnetic fields (EMF), and estimated energy savings; other provided utilities, including cable.

AIR QUALITY

Information concerning provisions for attaining air quality requirements of the Master Plan.



WATER SUPPLY	Information concerning Byron Bethany Irrigation District (BBID) annexation of all property in the proposed subdivision; water conservation measures; and water storage and distribution.
WATER TABLE MANAGEMENT	Information on water table management and continued water and drainage service for agricultural uses.
STORM DRAINAGE	Information on storm drainage facilities and phasing, storm drain master plan; flood zones; and Best Management Practices (BMP's) as per the Drainage Plan.
PUBLIC SERVICES	Information on the provision, design, phasing and timing of all public services; financing procedures for public services to serve the proposed subdivision, including medical/emergency services, school design and phasing, and MHCS D annexation of all land within the proposed subdivision.
WASTE MANAGEMENT	Information on waste management services to be provided, including information on the waste transfer station.
PARKS	Information on neighborhood park(s), community park(s), and regional park(s), including location and phasing of these and associated facilities.

STEP 3

APPLICATION DECLARED COMPLETE

Staff will check your application. If anything is missing, you will be notified in writing. The applicant will be sent a postcard once the application has been determined complete. (Your application cannot be processed until it is complete.)

STEP 4

APPLICATION PROCESSING

CEQA	The County will determine if the proposal may have an adverse effect on the environment. If no adverse effects are identified, the application will be processed. If there are potential adverse effects, further environmental review will be required. Projects that have the potential to adversely affect the environment will require the preparation of an EIR.
REFERRALS AND ACTION	Staff will refer the application to any County departments, other agencies and surrounding property owners affected by your proposal. At the end of a review and comment period a staff report will be prepared and the Planning Commission will make the required findings and take action on the application.
FINAL ACTION	The action of the Planning Commission can be appealed to the Board of Supervisors. The Planning Commission's action is final unless appealed. For further information on the length of the appeal period, contact the staff.

STEP 5

CONDITIONS AND ADDITIONAL PERMITS

CONDITIONS	The staff will send you the final action after the appeal period and if it is approved, it will list conditions by department, that must be met before you can file a final map.
FINAL MAP	A final map must be approved by the County Surveyor within 36 months of approval of the tentative map. For each approved final map, an AutoCAD file shall be submitted to the Community Development Department. (The AutoCAD file shall contain the following layers: parcel lines, survey monuments [with annotation of x, y coordinates of each monument], easements, street center lines, and an annotation layer consisting of lot number, lot square footage, and lot dimensions. The AutoCAD file shall be a dxf file, in State Plane Coordinate System Zone 3, NAD 83 datum, with feet as units. A Word document describing each layer shall also be submitted with the AutoCAD file.)



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COMMUNITY DEVELOPMENT DEPARTMENT MOUNTAIN HOUSE MAJOR & MINOR SUBDIVISION

IMPROVEMENT PLANS

As a part of the Final Map, Improvement Plans are frequently required. They are engineered plans showing sewer, water, drainage, grading, frontage improvements, roads and street lighting facilities.

ENCROACHMENT PERMITS

Encroachment Permits must be acquired from the Public Works Department or MHCSO for any work performed within the public road right of way. If the project fronts on a state highway these permits are obtained from Caltrans.

BUILDING PERMITS

If the project involves construction of a structure on private property, a Building Permit must be approved prior to commencement of work.

OTHER PERMITS

Frequently, other local, state and/or federal agencies will require permits for land use projects (e.g., MHCSO, Air Pollution Control District, Fish & Game, Fish & Wildlife Service, Regional Water Quality Control Board, Caltrans or the Sheriff's Office.) The Community Development Department will identify additional permits we are aware of that may be required for your project.



TENTATIVE MAP REQUIREMENTS

SIZE	The tentative map must be drawn on 18" x 26" material (unless otherwise authorized by the Director of Community Development.)
NORTH ARROW, DATE AND SCALE	Use an engineer's scale (i.e., 1" to 20' or 1" to 40', preferred.) The direction of "north" should be pointing towards the top of the page.
TRACT NUMBER	The tract number is assigned by the County Surveyor.
VICINITY MAP	A vicinity map showing the location of the property in relation to surrounding streets.
CONTOUR LINES	Contour lines or spot elevation within and beyond the project boundaries relative to mean sea level datum (check with staff for contour interval.)
WATERCOURSES	The location of existing watercourses.
FLOODING	The area subject to flooding from a 100-year flood with elevations. Include also the area that has been subject to historical localized flooding (not shown on Federal Emergency Management Agency [FEMA] Flood Insurance Rate Maps [FIRM]), with depth of flood waters [check with MHCSD].)

EXISTING AND PROPOSED DEVELOPMENT

PROPERTY LINES	All existing and proposed lots with dimensions and square feet. Number each parcel and "remainder" and circle the last lot. A dark, solid line shall be used around the entire original parcel(s).
ADJACENT PROPERTY OWNERS	Names and Assessor parcel numbers of adjoining property owners, including those across any easements, roads, waterways, etc.
EXISTING SITE	The location of existing buildings, utility lines, septic systems, wells, and other structures. Indicate any structure(s) to be removed.
STREETS AND EASEMENTS	Location and names of all streets and easements within or bordering on the project including, right of way width and grades (check with MHCSD Engineering staff regarding design criteria.) Include: <ul style="list-style-type: none">• Cross Section Details• Curve Radii• Proposed Names
PARKING AND DRIVEWAYS	The location, dimensions and surface material of all existing and proposed parking and driveways.
WATER SUPPLY	The proposed water supply including: <ul style="list-style-type: none">• Location of all on-site and off-site wells within 150' of the proposed development• Location of existing and proposed water mains and distribution system (check with MHCSD Engineering staff regarding design criteria)• Other water sources
SEWAGE DISPOSAL	The proposed sewage disposal facilities including: <ul style="list-style-type: none">• Location of public sewer hook-up• Existing and proposed sewage collection, treatment and disposal systems (check with MHCSD Engineering staff regarding design criteria)• Off-site sewage disposal systems within 150' of the property



**STORM DRAINAGE
AND FLOOD
PROTECTION**

The proposed storm drainage and flood protection facilities (check with MHCS D Engineering staff regarding design criteria) including:

- Collection Facilities
- Detention and retention ponds
- Terminal facilities
- Levee improvement facilities
- Other flood protection facilities

GRADING

Typical sloping pad grading and section; typical flat pad grading and section; areas requiring fill or excavation.

DEDICATIONS

Improvements and easements to be dedicated to the County, MHCS D, or other public entity.

GENERAL NOTES

NAMES

Name, address and telephone number of owner; the name, address and telephone number of the subdivider, surveyor, and engineer filing the map.

PHASING

If the project is going to have phases, a statement to this effect is required.

**MULTIPLE FINAL
MAPS**

Statement concerning whether multiple final maps will be filed.

EXISTING LAND USE

Specify existing land use.

**MASTER PLAN
DESIGNATION
AND ZONING**

Specify Master Plan designation and zoning district.

**PROPOSED LAND
USE**

Specify proposed land use.

UTILITY PROVIDERS

Specify entities providing water, sewer, electric, gas, telephone, and cable services.

**FLOOD ZONE
DESIGNATION**

Specify which flood zone designation the project is in per FEMA FIRM number.

**MAXIMUM CUT AND
FILL SLOPE RATIO**

Provide a statement concerning maximum cut and fill slope ratio.

CONTOUR INTERVAL

Specify size of contour interval.

TENTATIVE MAPS MUST BE COMPLETE AND LEGIBLE

Before applying, check your Tentative Map and Required Information to make sure that it contains all of the information cited above. You are encouraged to have one of our counter staff and MHCS D staff review your Tentative Map and Required Information prior to having copies run.

Faint prints and light blue lines cannot be accepted because they cannot be reproduced or microfilmed.



TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION

APPLICATION [CHECK ONLY ONE] [SEPARATE APPLICATION NEEDED FOR EACH APPLICATION]

☒ MAJOR SUBDIVISION (SU)

☐ MINOR SUBDIVISION (MS)

Owner Information	Owner Information
Name: Mountain House Investors, LLC	Name:
Mailing Address: 11249 Gold Country Blvd, Ste. 190	Mailing Address:
Gold River, CA 95670	
Phone: 916-631-8440	Phone:
Email: DJohnson@kamilos.com	Email:
Engineer/Surveyor/Applicant Information	Subdivider/Developer Information
Name: MacKay & Soms	Name: Mountain House Investors, LLC
Mailing Address: 5142 Franklin Drive Suite B	Mailing Address: 11249 Gold Country Blvd, Ste. 190
Pleasanton, CA 94588	Gold River, CA 95670
Phone: 925-225-0690	Phone: 916-631-8440
Email: cguenther@msce.com	Email: DJohnson@kamilos.com

Project Description

(Attach additional sheets as necessary)

See attached Project Narrative

Remainder Parcel: Yes ☐ No ☒

Final Map In Units: Yes ☒ No ☐ 5 units



PROPERTY AND VICINITY DESCRIPTION			
Property Information			
Assessor Parcel Number	Property Address	Property Size	Number of Existing Parcels
209-060-510-000		0.7 AC	1
Existing Land Uses			
On-Site Uses (Include Ag Crops): Vacant			
Uses to the North: Residential			
Uses to the East: Public Facility			
Uses to the South: Residential			
Uses to the West: Residential			

Airport Land Use Commission					
Within an Airport Area of Influence?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Includes structure over 200 feet in height?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ALUC fees paid?	Yes <input type="checkbox"/> No <input type="checkbox"/>

PROPOSED PARCELS				
Average Parcel Size	Smallest Parcel Size	Largest Parcel Size	Average Parcel Frontage (at setback)	Smallest Parcel Frontage (at setback)
6318 sf	4199 sf	9023 sf	44'	44'

SERVICES			
Water			
Public <input checked="" type="checkbox"/>	Service Provider: MHCSD	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Water: 0' adjacent to site
Private <input type="checkbox"/>	Existing Well <input type="checkbox"/>	New Well <input type="checkbox"/>	Well Replacement <input type="checkbox"/>



Wastewater Disposal						
Public <input checked="" type="checkbox"/>	Service Provider: MHCSD	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Sewer: 0' Adjacent to site			
Private <input type="checkbox"/>	Existing Septic System <input type="checkbox"/>	New Septic System <input type="checkbox"/>	Septic System Replacement <input type="checkbox"/>			
Storm Drainage						
Public <input checked="" type="checkbox"/>	Service Provider: MHCSD	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Storm Drain: 0' Adjacent to site			
Private <input type="checkbox"/>	Existing On-site Retention Pond <input type="checkbox"/>	New On-site Retention Pond <input type="checkbox"/>	Natural Drainage <input type="checkbox"/>			
Electricity		Natural Gas				
Service Provider:	Distance to Service:	Service Provider:	Distance to Service:			
MID	0' Adjacent to site	PG&E	0' Adjacent to site			
Telephone Service		Cable Television Service				
Service Provider:	Distance to Service:	Service Provider:	Distance to Service:			
AT&T	0' Adjacent to site	Charter Communications	0' Adjacent to site			
School Service		Fire Protection Service				
Service Provider:	Distance to Elem School:	Service Provider:	Distance to Fire Station:			
Lammersville USD	600'	French Camp Fire	4500'			
Existing Roads						
Road/Street Name	R.O.W. Width	Pavement Width	Curb/Gutter	Sidewalks		
Nasergoli	62'	40'	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
			Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Proposed Roads by Width (Name)						
Major Arterial 98'-152'	Minor Arterial 104'-134'	Commercial and Industrial Collector 64'-84'	Residential Collector 62'	Local Residential Type III 53'-58'	Local Residential Type II 49'-54'	Local Residential Type I 45'-50'
no roads proposed						
Estimated Vehicle Trips Per Day at Buildout:		Auto: See CEQA Doc Truck:				



ENVIRONMENTAL INFORMATION

Water, Drainage and Flooding

Describe the current depth of the ground water and depth to potable water:

Groundwater is not being used to serve the project

Describe any existing drainage courses or eroded areas on or near the project site (e.g. rivers, creeks, swales or drainage ditches):

abandoned irrigation canals

Describe any areas subject to flooding (including flood depths and flood panel map number):

Per FIRM 06077C570F, no flooding

Land, Land Use and Biota

Describe the site's topography (e.g. land forms, slopes, etc.):

Generally flat, sloping at approximately 2% northeast

Describe agricultural land that will be lost as a result of the project (type of crops, acres, quality of soil, etc.):

N/A

Describe any wildlife habitat on-site and species that are of may be present:

See CEQA Doc

Describe any vegetation on-site by type and extent:

See CEQA Doc



Air Quality

Describe air pollutants that may result from the project (e.g. construction related dust, vehicle trips per day, fire places, incinerators, etc.):

See CEQA Doc

Other

Describe any items of historical or archaeological interest on-site (e.g. cemeteries or structures):

See CEQA Doc

Describe any on-site or off-site sources of noise or vibration (e.g. freeway noise, heavy equipment, etc.):

See CEQA Doc

Describe any on-site or off-site sources of light of glare (e.g. parking lot lighting, or reflective materials used):

See CEQA Doc

Describe any on-site or off-site source of odor (e.g. agricultural wastes):

See CEQA Doc

Describe any displacement of people that will be caused by the project (e.g. numbers of people, housing units):

See CEQA Doc



AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. INDEMNITY:

A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");

B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.

C. Except as to the County's sole negligence or willful misconduct.

2. DEFENSE:

A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.

B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.

C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.

I, further, certify under penalty of perjury that I am (check one):

☒ Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or

☐ Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name: <u>Gerry Kamilos</u>	Signature: <u>[Signature]</u>	Date: <u>5/24/23</u>
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

SAMPLE TENTATIVE MAP (MH)

TENTATIVE SUBDIVISION MAP
TRACT # 9999

EMPIRE ESTATES

UNIT 1

OWNER'S NAME JOSEPH CHARLES
 ADDRESS 1129 E. FIRST ST.
 CITY ROSEBURG, CA. PHONE (503) 468-8753
 SIGNATURE _____

GENERAL NOTES

VATER ☐ PRIVATE WELL ☐ DISTRICT CS#8 99
 SEWER ☐ SEPTIC SYSTEM ☐ DISTRICT CS#8 99
 SYSTEM ☐ ON SITE ☐ OTHER CS#8 99
 ELECTRICITY ☐ OVERHEAD ☐ UNDERGROUND BY P.G.&E.
 GAS BYTES ☐ NO BY P.G.&E.
 TELEPHONE ☐ OVERHEAD ☐ UNDERGROUND BY PAC BELL
 CABLE TV ☐ OVERHEAD ☐ UNDERGROUND BY KING CABLE
 FLOOD ZONE ZONE C COMMUNITY PANEL NO. 008563 00128
 ZONING RLC GENERAL PLAN LDV DENSITY RESIDENTIAL
 ASSESSOR PARCEL NUMBERS 222-220-10
 PROPERTY ADDRESS 1212 N. VENICE ROAD

VICINITY MAP

FIG ROAD

VENICE ROAD

O'BRIEN LANE

FIG ROAD

VENICE ROAD

FILE NO. _____
 ACCEPTED BY _____
 DATE _____

AAA ENGINEERING INC.
 1234 GARVIEW AVE. ROSEBURG, CA. 95499-0343

DRAWN BY _____
 DATE _____



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**MOUNTAIN HOUSE
SUBDIVISION APPLICATION:
MAJOR AND MINOR**

APPLICATION PROCESS

STEP 1

CHECK WITH STAFF

Development Services Staff will explain the requirements and procedures to you. For a proposed major subdivision, a Pre-application conference is usually required or recommended. Check with staff to see if a Pre-application conference will be required prior to submittal of a full application.

STEP 2

SUBMIT YOUR APPLICATION

When you apply, submit all of the following:

FEE	The staff will let you know the current cost of filing an application. Make checks payable to the San Joaquin County Treasurer.
INFORMATION FORMS	Two (2) copies of the completed application information forms (Major & Minor Subdivision Application [MH], attached) which all owners must sign.
TITLE REPORT	Two (2) copies of a Preliminary Title Report of the property. Title Reports can be no more than six (6) months old.
TENTATIVE MAP	Ten (10) copies of a folded Tentative Map (see attached) with Required Information (see below) and two (2) copies of the tentative map reduced to 8½" x 11 " or 11" x 17". PDF copies of the Tentative Map submittal will also be required. Submit also an AutoCAD file of the tentative map. (The AutoCAD file shall be a dxf file, in State Plane Coordinate System Zone 3, NAD 83 datum, with feet as units. A Word document describing each layer shall also be submitted with the AutoCAD file.)
AIRPORT LAND USE COMMISSION	<p>One (1) copy of a receipt from the Airport Land Use Commission (ALUC), if applicable. Projects requiring ALUC review include:</p> <ul style="list-style-type: none">• Structures (including antennae) over 200 feet in height• All projects located within Airport Influence Areas <p>For current fees visit: https://www.sjcog.org/DocumentCenter/View/5043/2019-ALUC-Fee-Schedule</p> <p>For project review guidelines visit: https://sjcog.org/DocumentCenter/View/5041/2019-ALUC-Project-Review-Guidelines?bidId=</p>
WILL SERVE LETTERS	If your project requires connection to public facilities, you must submit a "will-serve" letter from the Mountain House Community Service District (MHCS D) and other appropriate water, sewer or drainage entities at the time of filing. This letter must include a statement from the agencies that they will serve the proposed development, and have, or will have, the capacity to provide such service.
DEVELOPMENT AGREEMENT ACKNOWLEDGEMENT	If a Development Agreement has been executed for the subject area, a letter acknowledging completion of all required plans and programs as specified in said Development Agreement is required and if applicable an assignment of the Development Agreement of record to the new developer
PLEP FORM	Two (2) copies of a completed Public Land Equity Program (PLEP) form.
HAZARDOUS MATERIALS FORM	A copy of a completed hazardous materials disclosure form attached.



**REQUIRED
INFORMATION**

If the proposed project has been part of a prior application, you may reference any relevant reports/information included with that application in order to satisfy the following requirements.

REPORTS

Submittal of individual reports may be waived by the Director if determined inapplicable to project.

SOILS REPORT

Two (2) copies of a Preliminary Soils Report prepared by a State registered civil or geotechnical engineer. This requirement may be waived by the Building Official based on specified findings.

**GEOTECHNICAL
REPORT**

Two (2) copies of a Preliminary Geotechnical Report prepared by a State registered Geotechnical engineer or State registered geologist. This requirement may be waived by the Building Official if he has enough soils data for that area. (If the Preliminary Geotechnical Report indicates the presence of geological hazards, a geotechnical investigation with findings shall be conducted.)

**SURFACE AND
SUBSURFACE
CONTAMINATION
REPORT**

Two (2) copies of a Surface and Subsurface Contamination Report prepared by a qualified environmental professional. This report may be waived by the Environmental Health Division based on specified findings.

**CULTURAL
RESOURCES
REPORT**

Two (2) copies of a Cultural Resources Report specifying the method of preserving significant architectural and/or historic cultural resources within the boundaries of the proposed subdivision.

**FARM IRRIGATION
DRAINAGE REPORT**

Two (2) copies of a Farm Irrigation Drainage Report consisting of a map of existing farm drains that traverse the proposed subdivision, identified by type, location and function; an analysis of the impacts of the proposed subdivision on the existing farm irrigation drainage system; a determination of the planned dispossession of the system, including the abandonment of specific pipes and drains; a determination of whether the farm irrigation drainage system could be integrated into the storm system for the proposed subdivision; and an estimate of the costs associated with reconstructing or rerouting irrigation waters caused by the proposed subdivision.

CANAL REPORT

Two (2) copies of a Canal Report, evaluating the safety of open canals within one half (½) mile of the boundaries of the proposed subdivision, and specifying the means to be taken to reduce the attractive nuisance of such canals to the future residents of the proposed subdivision.

TREE SURVEY

Two (2) copies of a Tree Survey, specifying the location, species, and condition of all mature trees within the proposed subdivision.

**NESTING SITE
SURVEY**

Two (2) copies of a Nesting Site Survey, consisting of a survey conducted by a qualified biologist of occupied raptor nests in trees and of burrowing owl nesting sites within the boundaries of the proposed subdivision.

**SPECIAL STATUS
SPECIES SURVEY**

Two (2) copies of a Special Status Species Survey, consisting of a survey conducted by a qualified biologist of special status species within the boundaries of the proposed subdivision.

NOISE STUDY

Two (2) copies of a Noise Study, conducted pursuant to the Mountain House Development Title, consisting of an assessment of existing and proposed noise contours, and proposed measures to control noise.

**ENVIRONMENTAL
SITE ASSESSMENT**

Two (2) copies of an Environmental Hazards Site Assessment Report, with recommendations contained therein.



ATTACHMENTS/MAPS

SUBMIT TWO (2) LARGE (TENTATIVE MAP SIZE) COPIES AND TWO (2) 11"X17" COPIES OF ALL ATTACHMENTS AND PLANS LISTED BELOW. SUBMIT ALSO, AN AUTOCAD FILE OF EACH ATTACHMENT. (The AutoCAD file shall be a dxf file, in State Plane Coordinate System Zone 3, NAD 83 datum, with feet as units. A Word document describing each layer shall also be submitted with the AutoCAD file.)

**CIRCULATION AND
ROADWAY
IMPROVEMENTS**

Circulation and Roadway Improvement Plan, shall include plan maps, elevations and typical sections for streets, alleys, bicycle paths/lanes, pedestrian sidewalks/paths, and transit improvements.

STREET LIGHTING

Street Lighting Plan, showing the location of electroliers and traffic signals with lights mounted on top.

**FENCING AND EDGE
TREATMENT**

Fencing and Edge Treatment Plan, including elevations, showing community walls, community edge treatments, and community edge buffers.

SOUNDWALL

Soundwall Plan, including elevations.

**STREET
LANDSCAPING**

Street Landscaping Plan, including elevations, showing neighborhood and community entries and implementation of the MHCSD Roadway Landscaping Plan.

**PEDESTRIAN,
BICYCLE, AND
TRANSIT
CONNECTIONS**

Pedestrian, Bicycle, and Transit Connection Plan, showing the location of sidewalks, and pedestrian connections, bicycle paths (by type of path), bus routes and transit stops.

**SECOND UNIT
DWELLINGS**

Second Unit Dwelling Plan, showing the location of all required second unit dwellings on a lot by lot basis, in accordance with Mountain House Development Title Section 9-830.5M.

**OPEN SPACE,
RECREATION,
AND TRAILS**

Open Space, Recreation, and Trails Plan, including illustrated plans for facilities to be developed as part of the proposed subdivision.

**SENSITIVE
HABITATS MAP**

Sensitive Habitats Map, showing sensitive habitats, waterways, wetlands, and riparian areas.

**CONCEPTUAL
SITE DESIGN**

Conceptual Site Design Plan, showing sidewalks, driveways, pathways, off-street parking, building footprints, setbacks, building coverage, landscaping, and internal circulation for each specific land use type.

**NEIGHBORHOOD
CENTERS**

Neighborhood Center Special Purpose Plan, if applicable, with illustrative drawings and map of the Neighborhood Center showing land use and building types (including childcare centers), sidewalks, driveways, pathways, internal circulation, off-street parking, building footprints, setbacks, building coverage, landscaping, recreational uses, activity areas, and transit stops; and including related documents, such as a School Facilities Plan, Neighborhood Park Plan, and Joint Powers Agreement for joint use of school and park facilities.

**FUEL LINE &
PIPELINE
PROTECTION**

Pipeline Relocation Plan, if applicable.



**PROJECT
DESCRIPTION**

A project description shall be submitted with the Application. The project description shall provide sufficiently detailed information, as identified on the application form, to provide for comprehensive consistency findings with the Master Plan, Specific Plan, Development Title, EIR Mitigations and Monitoring Program, and any applicable Special Purpose Plans or MHCSO plans.

**PROPOSED
LAND USE**

Information concerning acreage by land use district, and the number and density of housing units by land use type, lot area by lot number, and total number of lots.

CONSISTENCY

Description of how the proposed subdivision implements, or is consistent with, all plans and agreements relevant to it, including documentation of compliance; and identification/documentation of any proposed amendments to standard plans.

**INFRASTRUCTURE
COMPLIANCE**

Documentation concerning compliance with all required MHCSO required studies, plans, and actions relative to the provision of community facilities and services (i.e., schools, parks, fire, police, libraries), and public infrastructure, including phasing and financing components.

**MITIGATION
MEASURES**

Identification of all relevant, previously adopted mitigation measures, and conditions of approval from associated preliminary maps (including fees), and how the proposed subdivision implements or is consistent with them.

**HOUSING TYPES
AND DESIGN
DIVERSITY
COMPLIANCE**

Description of how the housing types and the design diversity for proposed subdivision demonstrate compliance with Master Plan diversity requirements for type and cost of housing; how housing cost/affordability within the proposed subdivision compares with the projected income of Mountain House employees by income group according to Table 3.9 of the Master Plan; and how the phasing and development of the proposed subdivision will attain jobs/housing balance goals and standards over time.

DESIGN THEME

Description of the neighborhood design theme and architectural styles.

**TRAFFIC/
CIRCULATION
IMPROVEMENTS**

Description of the phasing and financing of on-site and off-site traffic/circulation improvements and transit, and identification of Transportation Demand Management (TDM) programs included within the proposed subdivision and construction Truck Management Plan programs.

**ADJACENT
AGRICULTURAL
OPERATIONS**

Description of adjacent agricultural operations and proposed protection measures.

**ENERGY
EFFICIENCY**

Description of measures taken to achieve energy efficiency within the proposed subdivision, including measures taken to achieve solar access.

**COMMUNITY
EDGES**

Description of community edge treatments.

EASEMENTS

Description and location of pipelines, power lines, and railroad tracks within, in proximity to, or serving the proposed subdivision.

UTILITIES

Information on telecommunication and fiber optic facilities; natural gas provider, facilities and pipelines, and estimated energy savings; electricity provider, facilities and transmission lines, electric magnetic fields (EMF), and estimated energy savings; other provided utilities, including cable.

AIR QUALITY

Information concerning provisions for attaining air quality requirements of the Master Plan.



WATER SUPPLY	Information concerning Byron Bethany Irrigation District (BBID) annexation of all property in the proposed subdivision; water conservation measures; and water storage and distribution.
WATER TABLE MANAGEMENT	Information on water table management and continued water and drainage service for agricultural uses.
STORM DRAINAGE	Information on storm drainage facilities and phasing, storm drain master plan; flood zones; and Best Management Practices (BMP's) as per the Drainage Plan.
PUBLIC SERVICES	Information on the provision, design, phasing and timing of all public services; financing procedures for public services to serve the proposed subdivision, including medical/emergency services, school design and phasing, and MHCS D annexation of all land within the proposed subdivision.
WASTE MANAGEMENT	Information on waste management services to be provided, including information on the waste transfer station.
PARKS	Information on neighborhood park(s), community park(s), and regional park(s), including location and phasing of these and associated facilities.

STEP 3

APPLICATION DECLARED COMPLETE

Staff will check your application. If anything is missing, you will be notified in writing. The applicant will be sent a postcard once the application has been determined complete. (Your application cannot be processed until it is complete.)

STEP 4

APPLICATION PROCESSING

CEQA	The County will determine if the proposal may have an adverse effect on the environment. If no adverse effects are identified, the application will be processed. If there are potential adverse effects, further environmental review will be required. Projects that have the potential to adversely affect the environment will require the preparation of an EIR.
REFERRALS AND ACTION	Staff will refer the application to any County departments, other agencies and surrounding property owners affected by your proposal. At the end of a review and comment period a staff report will be prepared and the Planning Commission will make the required findings and take action on the application.
FINAL ACTION	The action of the Planning Commission can be appealed to the Board of Supervisors. The Planning Commission's action is final unless appealed. For further information on the length of the appeal period, contact the staff.

STEP 5

CONDITIONS AND ADDITIONAL PERMITS

CONDITIONS	The staff will send you the final action after the appeal period and if it is approved, it will list conditions by department, that must be met before you can file a final map.
FINAL MAP	A final map must be approved by the County Surveyor within 36 months of approval of the tentative map. For each approved final map, an AutoCAD file shall be submitted to the Community Development Department. (The AutoCAD file shall contain the following layers: parcel lines, survey monuments [with annotation of x, y coordinates of each monument], easements, street center lines, and an annotation layer consisting of lot number, lot square footage, and lot dimensions. The AutoCAD file shall be a dxf file, in State Plane Coordinate System Zone 3, NAD 83 datum, with feet as units. A Word document describing each layer shall also be submitted with the AutoCAD file.)



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COMMUNITY DEVELOPMENT DEPARTMENT MOUNTAIN HOUSE MAJOR & MINOR SUBDIVISION

IMPROVEMENT PLANS

As a part of the Final Map, Improvement Plans are frequently required. They are engineered plans showing sewer, water, drainage, grading, frontage improvements, roads and street lighting facilities.

ENCROACHMENT PERMITS

Encroachment Permits must be acquired from the Public Works Department or MHCSO for any work performed within the public road right of way. If the project fronts on a state highway these permits are obtained from Caltrans.

BUILDING PERMITS

If the project involves construction of a structure on private property, a Building Permit must be approved prior to commencement of work.

OTHER PERMITS

Frequently, other local, state and/or federal agencies will require permits for land use projects (e.g., MHCSO, Air Pollution Control District, Fish & Game, Fish & Wildlife Service, Regional Water Quality Control Board, Caltrans or the Sheriff's Office.) The Community Development Department will identify additional permits we are aware of that may be required for your project.



TENTATIVE MAP REQUIREMENTS

SIZE	The tentative map must be drawn on 18" x 26" material (unless otherwise authorized by the Director of Community Development.)
NORTH ARROW, DATE AND SCALE	Use an engineer's scale (i.e., 1" to 20' or 1" to 40', preferred.) The direction of "north" should be pointing towards the top of the page.
TRACT NUMBER	The tract number is assigned by the County Surveyor.
VICINITY MAP	A vicinity map showing the location of the property in relation to surrounding streets.
CONTOUR LINES	Contour lines or spot elevation within and beyond the project boundaries relative to mean sea level datum (check with staff for contour interval.)
WATERCOURSES	The location of existing watercourses.
FLOODING	The area subject to flooding from a 100-year flood with elevations. Include also the area that has been subject to historical localized flooding (not shown on Federal Emergency Management Agency [FEMA] Flood Insurance Rate Maps [FIRM]), with depth of flood waters [check with MHCSO].)

EXISTING AND PROPOSED DEVELOPMENT

PROPERTY LINES	All existing and proposed lots with dimensions and square feet. Number each parcel and "remainder" and circle the last lot. A dark, solid line shall be used around the entire original parcel(s).
ADJACENT PROPERTY OWNERS	Names and Assessor parcel numbers of adjoining property owners, including those across any easements, roads, waterways, etc.
EXISTING SITE	The location of existing buildings, utility lines, septic systems, wells, and other structures. Indicate any structure(s) to be removed.
STREETS AND EASEMENTS	Location and names of all streets and easements within or bordering on the project including, right of way width and grades (check with MHCSO Engineering staff regarding design criteria.) Include: <ul style="list-style-type: none">• Cross Section Details• Curve Radii• Proposed Names
PARKING AND DRIVEWAYS	The location, dimensions and surface material of all existing and proposed parking and driveways.
WATER SUPPLY	The proposed water supply including: <ul style="list-style-type: none">• Location of all on-site and off-site wells within 150' of the proposed development• Location of existing and proposed water mains and distribution system (check with MHCSO Engineering staff regarding design criteria)• Other water sources
SEWAGE DISPOSAL	The proposed sewage disposal facilities including: <ul style="list-style-type: none">• Location of public sewer hook-up• Existing and proposed sewage collection, treatment and disposal systems (check with MHCSO Engineering staff regarding design criteria)• Off-site sewage disposal systems within 150' of the property



**STORM DRAINAGE
AND FLOOD
PROTECTION**

The proposed storm drainage and flood protection facilities (check with MHCS D Engineering staff regarding design criteria) including:

- Collection Facilities
- Detention and retention ponds
- Terminal facilities
- Levee improvement facilities
- Other flood protection facilities

GRADING

Typical sloping pad grading and section; typical flat pad grading and section; areas requiring fill or excavation.

DEDICATIONS

Improvements and easements to be dedicated to the County, MHCS D, or other public entity.

GENERAL NOTES

NAMES

Name, address and telephone number of owner; the name, address and telephone number of the subdivider, surveyor, and engineer filing the map.

PHASING

If the project is going to have phases, a statement to this effect is required.

**MULTIPLE FINAL
MAPS**

Statement concerning whether multiple final maps will be filed.

EXISTING LAND USE

Specify existing land use.

**MASTER PLAN
DESIGNATION
AND ZONING**

Specify Master Plan designation and zoning district.

**PROPOSED LAND
USE**

Specify proposed land use.

UTILITY PROVIDERS

Specify entities providing water, sewer, electric, gas, telephone, and cable services.

**FLOOD ZONE
DESIGNATION**

Specify which flood zone designation the project is in per FEMA FIRM number.

**MAXIMUM CUT AND
FILL SLOPE RATIO**

Provide a statement concerning maximum cut and fill slope ratio.

CONTOUR INTERVAL

Specify size of contour interval.

TENTATIVE MAPS MUST BE COMPLETE AND LEGIBLE

Before applying, check your Tentative Map and Required Information to make sure that it contains all of the information cited above. You are encouraged to have one of our counter staff and MHCS D staff review your Tentative Map and Required Information prior to having copies run.

Faint prints and light blue lines cannot be accepted because they cannot be reproduced or microfilmed.



TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION

APPLICATION [CHECK ONLY ONE] [SEPARATE APPLICATION NEEDED FOR EACH APPLICATION]

☒ MAJOR SUBDIVISION (SU)

☐ MINOR SUBDIVISION (MS)

Owner Information	Owner Information
Name: Mountain House Investors, LLC	Name:
Mailing Address: 11249 Gold Country Blvd, Ste. 190	Mailing Address:
Gold River, CA 95670	
Phone: 916-631-8440	Phone:
Email: DJohnson@kamilos.com	Email:
Engineer/Surveyor/Applicant Information	Subdivider/Developer Information
Name: MacKay & Soms	Name: Mountain House Investors, LLC
Mailing Address: 5142 Franklin Drive Suite B	Mailing Address: 11249 Gold Country Blvd, Ste. 190
Pleasanton, CA 94588	Gold River, CA 95670
Phone: 925-225-0690	Phone: 916-631-8440
Email: cguenther@msce.com	Email: DJohnson@kamilos.com

Project Description

(Attach additional sheets as necessary)

See attached Project Narrative

Remainder Parcel: Yes ☒ No ☐ Park Parcel

Final Map In Units: Yes ☒ No ☐ 61 lots



PROPERTY AND VICINITY DESCRIPTION

Property Information

Assessor Parcel Number	Property Address	Property Size	Number of Existing Parcels
209-060-47-000		7.0 AC	1

Existing Land Uses

On-Site Uses (Include Ag Crops): Vacant
Uses to the North: Community Park
Uses to the East: Residential
Uses to the South: Residential
Uses to the West: Community College

Airport Land Use Commission

Within an Airport Area of Influence?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Includes structure over 200 feet in height?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ALUC fees paid?	Yes <input type="checkbox"/> No <input type="checkbox"/>
--------------------------------------	---	---	---	-----------------	--

PROPOSED PARCELS

Average Parcel Size	Smallest Parcel Size	Largest Parcel Size	Average Parcel Frontage (at setback)	Smallest Parcel Frontage (at setback)
2633	2409sf	5279sf	33'	33'

SERVICES

Water

Public <input checked="" type="checkbox"/>	Service Provider: MHCSD	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Water: 0' Adjacent to site
Private <input type="checkbox"/>	Existing Well <input type="checkbox"/>	New Well <input type="checkbox"/>	Well Replacement <input type="checkbox"/>



Wastewater Disposal						
Public <input checked="" type="checkbox"/>	Service Provider: MHCSD	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Sewer: 0' Adjacent to site			
Private <input type="checkbox"/>	Existing Septic System <input type="checkbox"/>	New Septic System <input type="checkbox"/>	Septic System Replacement <input type="checkbox"/>			
Storm Drainage						
Public <input checked="" type="checkbox"/>	Service Provider: MHCSD	Will Serve Letter Provided <input type="checkbox"/>	Distance to Public Storm Drain: 0' Adjacent to site			
Private <input type="checkbox"/>	Existing On-site Retention Pond <input type="checkbox"/>	New On-site Retention Pond <input type="checkbox"/>	Natural Drainage <input type="checkbox"/>			
Electricity		Natural Gas				
Service Provider:	Distance to Service:	Service Provider:	Distance to Service:			
MID	0' adjacent to site	PG&E	0' adjacent to site			
Telephone Service		Cable Television Service				
Service Provider:	Distance to Service:	Service Provider:	Distance to Service:			
AT&T	0' adjacent to site	Charter Communications	0' adjacent to site			
School Service		Fire Protection Service				
Service Provider:	Distance to Elem School:	Service Provider:	Distance to Fire Station:			
Lammersville USD	2300'	French Camp Fire	1.1 miles			
Existing Roads						
Road/Street Name	R.O.W. Width	Pavement Width	Curb/Gutter	Sidewalks		
Tuso Ranch	49.5'	40'	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
			Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Proposed Roads by Width (Name)						
Major Arterial 98'-152'	Minor Arterial 104'-134'	Commercial and Industrial Collector 64'-84'	Residential Collector 62'	Local Residential Type III 53'-58'	Local Residential Type II 49'-54'	Local Residential Type I 45'-50'
				extension of Sordello Ave	extension of Muscolido Dr	unnamed Park Frontage
Estimated Vehicle Trips Per Day at Buildout:		Auto: See CEQA doc Truck:				



ENVIRONMENTAL INFORMATION

Water, Drainage and Flooding

Describe the current depth of the ground water and depth to potable water:

Groundwater is not being used to serve project

Describe any existing drainage courses or eroded areas on or near the project site (e.g. rivers, creeks, swales or drainage ditches):

abandoned irrigation canals

Describe any areas subject to flooding (including flood depths and flood panel map number):

Per FIRM 06077C0725F no flooding

Land, Land Use and Biota

Describe the site's topography (e.g. land forms, slopes, etc.):

generally flat, sloping at approximately 2% northeast

Describe agricultural land that will be lost as a result of the project (type of crops, acres, quality of soil, etc.):

N/A

Describe any wildlife habitat on-site and species that are of may be present:

See CEQA doc

Describe any vegetation on-site by type and extent:

See CEQA doc



Air Quality

Describe air pollutants that may result from the project (e.g. construction related dust, vehicle trips per day, fire places, incinerators, etc.):

See CEQA doc

Other

Describe any items of historical or archaeological interest on-site (e.g. cemeteries or structures):

See CEQA doc

Describe any on-site or off-site sources of noise or vibration (e.g. freeway noise, heavy equipment, etc.):

See CEQA doc

Describe any on-site or off-site sources of light of glare (e.g. parking lot lighting, or reflective materials used):

See CEQA doc

Describe any on-site or off-site source of odor (e.g. agricultural wastes):

See CEQA doc

Describe any displacement of people that will be caused by the project (e.g. numbers of people, housing units):

See CEQA doc



AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. INDEMNITY:

A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");

B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.

C. Except as to the County's sole negligence or willful misconduct.

2. DEFENSE:

A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.

B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.

C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.

I, further, certify under penalty of perjury that I am (check one):

- ☒ Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or
- ☐ Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name: <u>Gerry Kamilos</u>	Signature: <u>[Signature]</u>	Date: <u>5/21/23</u>
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

SAMPLE TENTATIVE MAP (MH)

TENTATIVE SUBDIVISION MAP
TRACT # 9999

EMPIRE ESTATES

UNIT 1

OWNER'S NAME JOSEPH CHARLES
 ADDRESS 1129 E. FIRST ST.
 CITY ROSEBURG, CA. PHONE (503) 468-8753
 SIGNATURE _____

GENERAL NOTES

VATER ☐ PRIVATE WELL ☐ DISTRICT CS#8 99
 SEWER ☐ SEPTIC SYSTEM ☐ DISTRICT CS#8 99
 SYSTEM ☐ ON SITE ☐ OTHER CS#8 99
 ELECTRICITY ☐ OVERHEAD ☐ UNDERGROUND BY P.G.&E.
 GAS BYTES ☐ NO BY P.G.&E.
 TELEPHONE ☐ OVERHEAD ☐ UNDERGROUND BY PAC BELL
 CABLE TV ☐ OVERHEAD ☐ UNDERGROUND BY KING CABLE
 FLOOD ZONE ZONE C COMMUNITY PANEL NO. 008563 00128
 ZONING RLC GENERAL PLAN LDV DENSITY RESIDENTIAL
 ASSESSOR PARCEL NUMBERS 222-220-10
 PROPERTY ADDRESS 1212 N. VENICE ROAD

VICINITY MAP

FIG ROAD

VENICE ROAD

FIG ROAD

VENICE ROAD

FILE NO. _____
 ACCEPTED BY _____
 DATE _____

AAA ENGINEERING INC.
 1234 GARVIEW AVE. ROSEBURG, CA. 95499-0343

DRAWN BY _____
 DATE _____



SAN JOAQUIN
—COUNTY—

Greatness grows here.