

Joint Applicants:

- Mountain House Investors, LLC
- Amanjit Sandhu, Sukhjit 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): a 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.

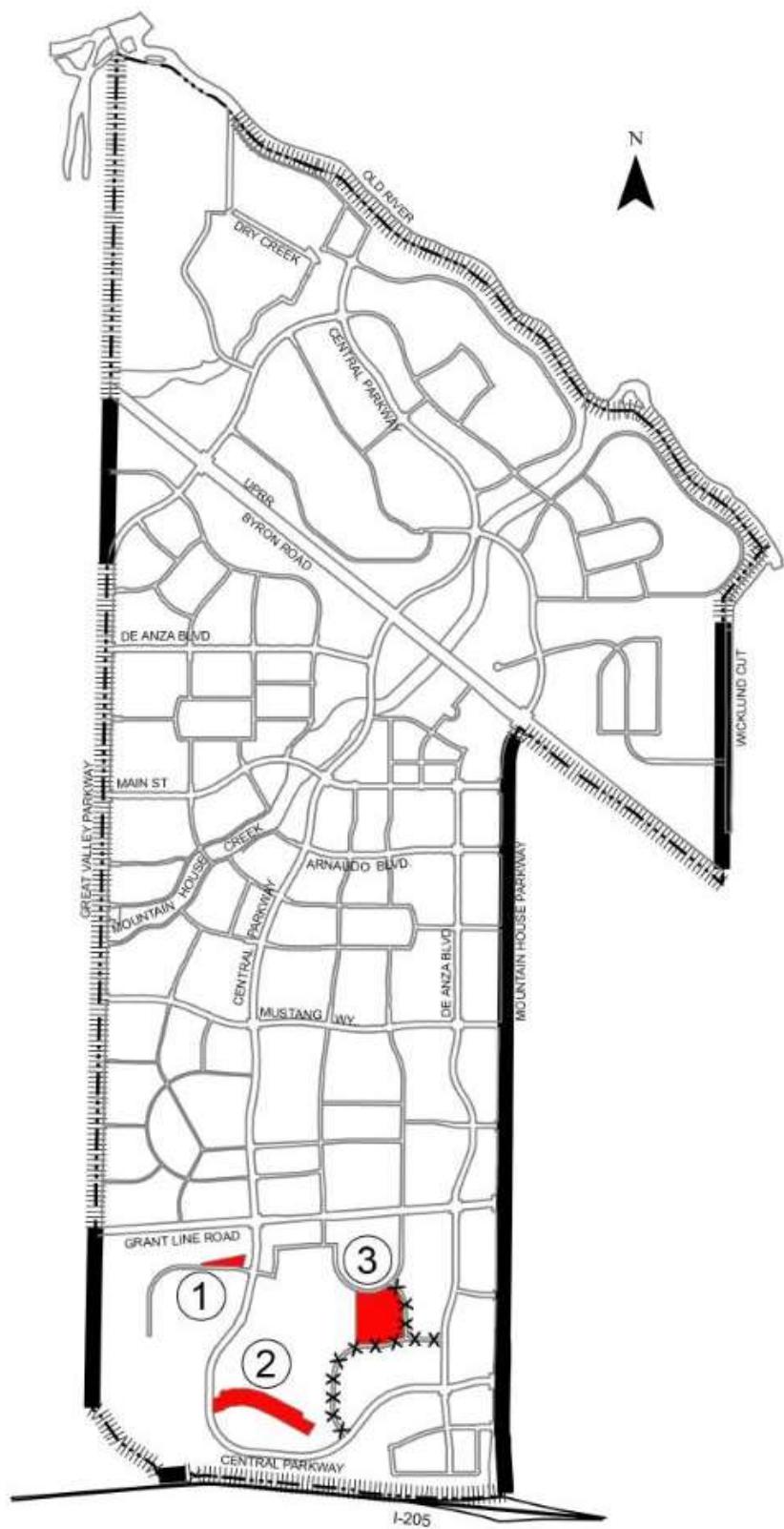
Cooperation Street and an unnamed street, which are in Mountain House, CA, require a change in classification. This change requires a Zoning Map change, a Specific Plan III Amendment and a Bicycle and Pedestrian Master Plan Amendment. The **streets** are listed below:

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.

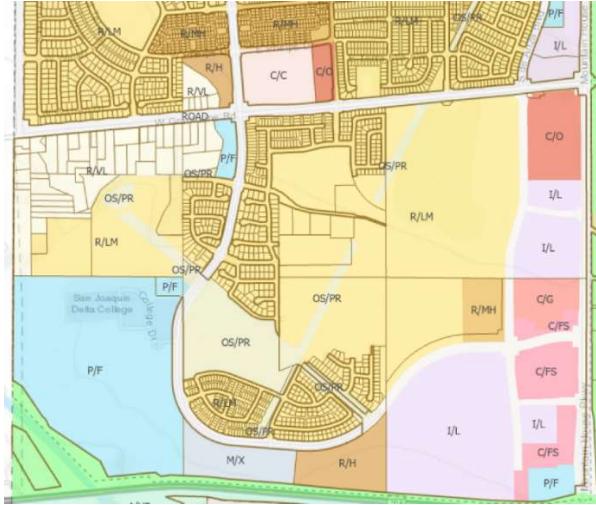
Location Map:



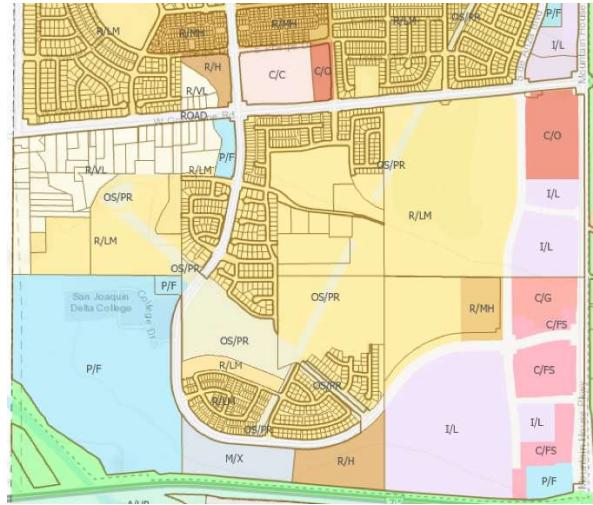
Entitlements Sought:

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 $0.7\pm$ AC site

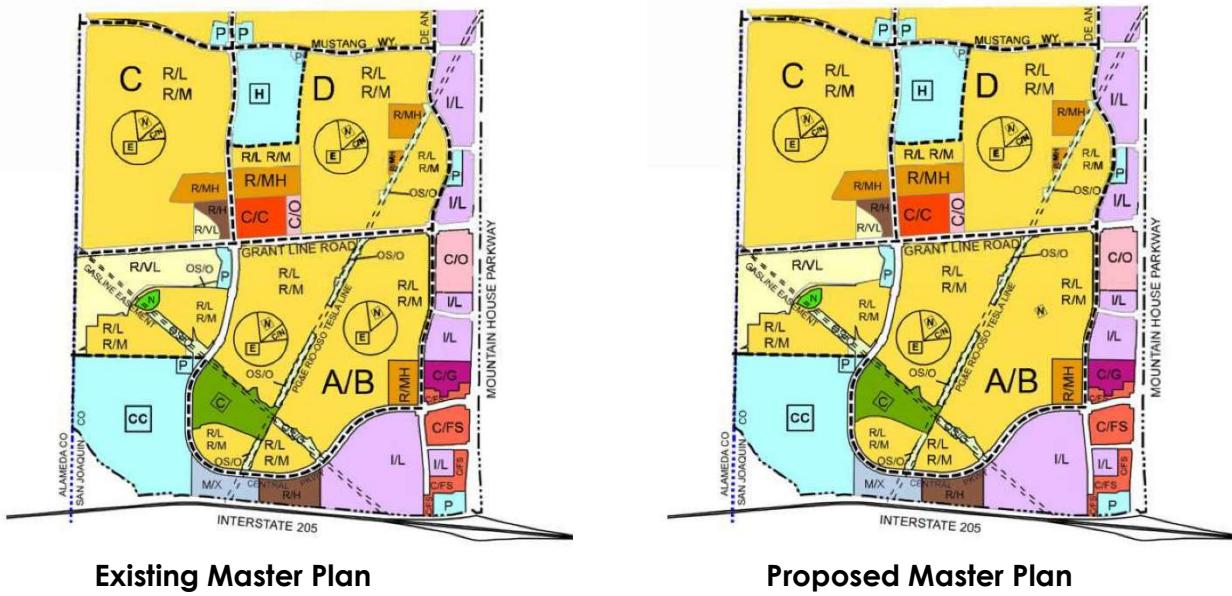
General Plan Amendment: **OS/PR to R/LM.**

Site 2 – Tract 4099 (B4 Addition): a $7.0\pm$ 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.



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.



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”.

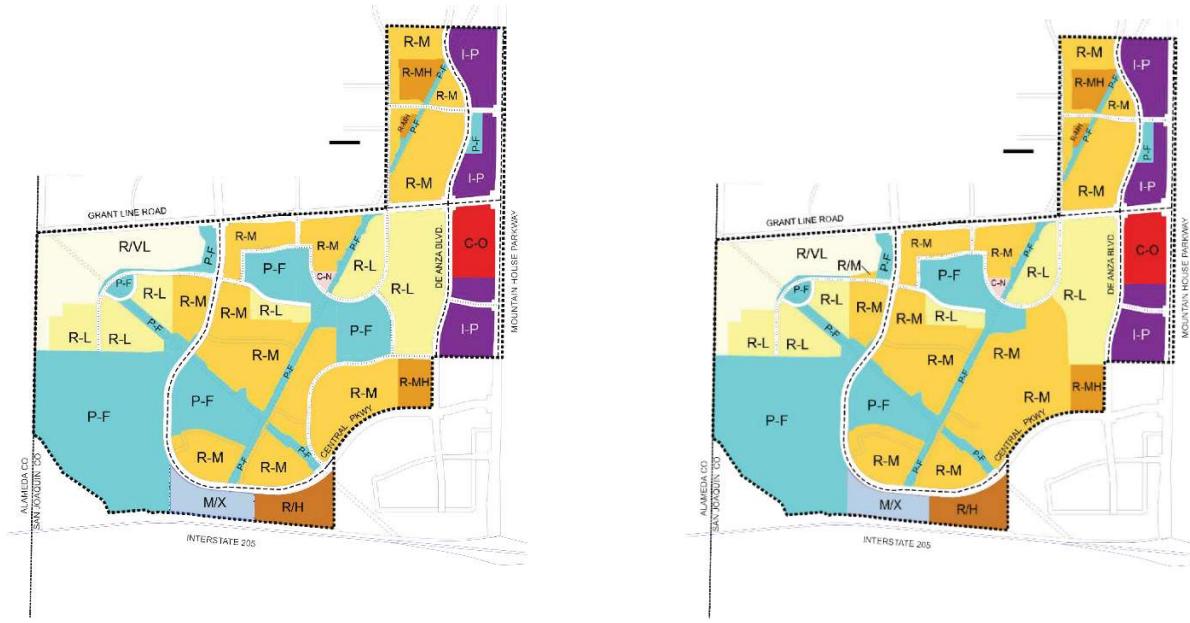
Street 2 – Unnamed Street to the east of Neigh B11:

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



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:

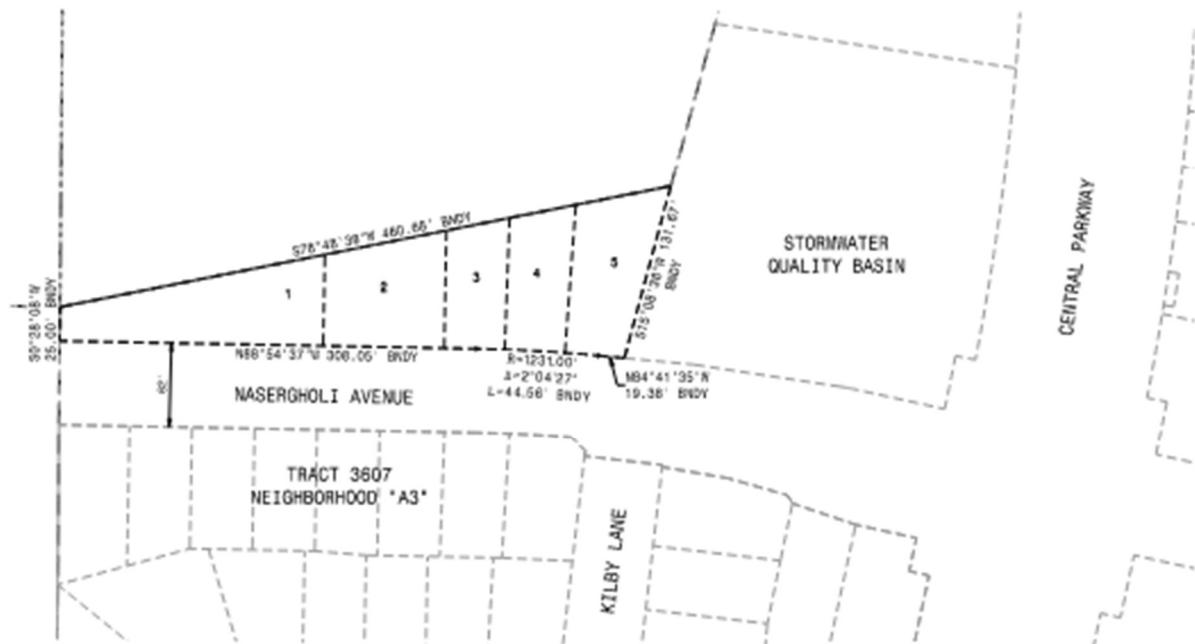
Specific Plan III Amendment: Reclassify this “**Residential Collector**” to a “**Local Residential Street**”.

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

5. Tentative Maps

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

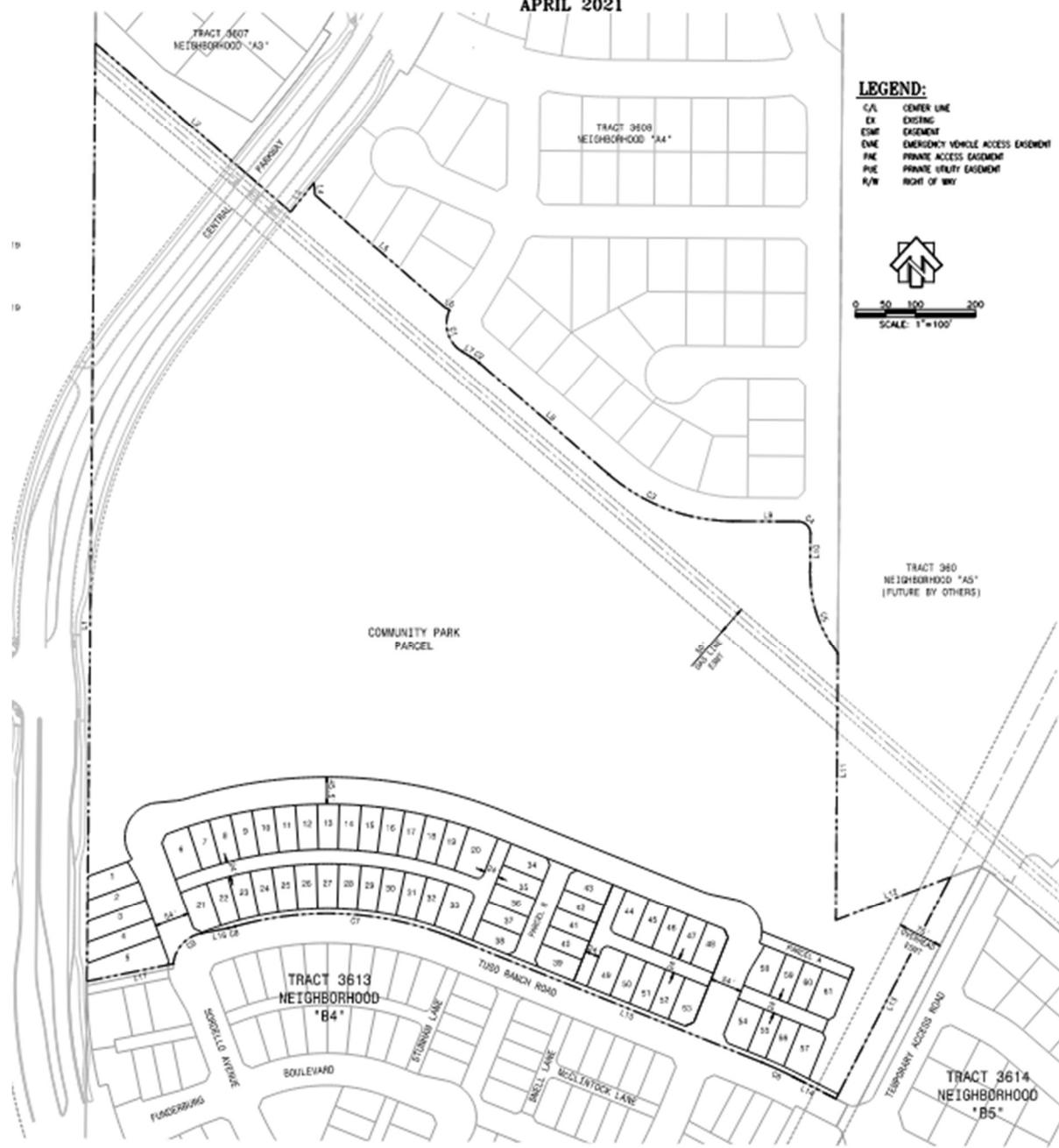
TRACT NO. 4098
NEIGHBORHOOD A, UNIT NO. 3 ADDITION
TENTATIVE SUBDIVISION MAP
MOUNTAIN HOUSE, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021



- **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.

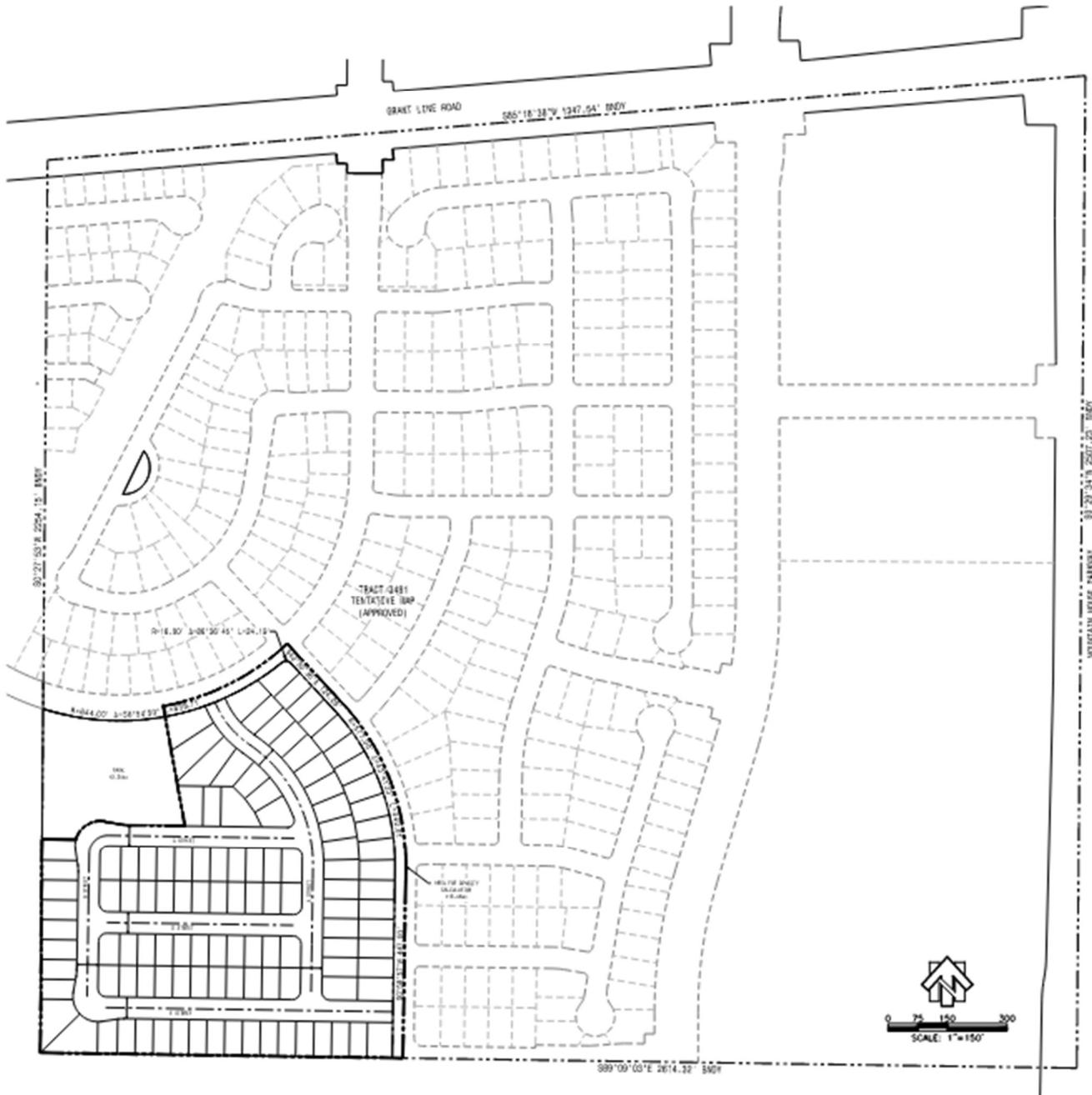
TRACT NO. 4099
NEIGHBORHOOD B, UNIT NO. 4 ADDITION
TENTATIVE SUBDIVISION MAP
MOUNTAIN HOUSE, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2021



- **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.
FILE NUMBER: _____ (Monday through Friday)

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: <i>When you apply, submit all of the following:</i> <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> <input type="checkbox"/> FORMS <i>Seven (7) copies of the completed application information forms (attached), which all owners/applicants must sign.</i> <input type="checkbox"/> MAP <i>If a map is to be amended or added. Seven (7) copies.</i> <input type="checkbox"/> TEXT CHANGE <i>If text is to be amended or added. Seven (7) copies.</i> <input type="checkbox"/> DEED <i>If applicable, one copy of the recorded deed(s) of the property.</i> <input type="checkbox"/> OTHER ITEMS <i>As required by the applications form or staff.</i>
STEP 4	APPLICATION PROCESSING <i>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>)</i> <input type="checkbox"/> CEQA <i>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.</i> <input type="checkbox"/> REFERRALS AND ACTION <i>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.)</i> <input type="checkbox"/> FINAL ACTION <i>The Board of Supervisors' action if final. The staff will send you a notification of the final action.</i>
STEP 5	PERMITS <i>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.</i> <input type="checkbox"/> LAND USE PERMITS <i>Subdivisions and some specific land uses will require permits, which may require an additional public hearing.</i> <input type="checkbox"/> BUILDING PERMITS <i>If the project involves construction, a building permit must be approved prior to commencement of work.</i> <input type="checkbox"/> BUSINESS LICENSES <i>If the project involves a business, a Business License must be approved prior to starting operation.</i> <input type="checkbox"/> OTHER PERMITS <i>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.</i>

MOUNTAIN HOUSE PLAN AND DEVELOPMENT TITLE APPLICATION/AMENDMENT

FILE NUMBER _____

TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION

APPLICATION GENERAL PLAN
[CHECK ONLY ONE] MASTER PLAN
[SEPARATE APPLICATION FORM NEEDED FOR EACH APPLICATION] PUBLIC FINANCING PLAN
 SPECIFIC PLAN NO. _____ FOR _____
 SPECIAL PURPOSE PLAN FOR: _____
 DEVELOPMENT TITLE

OTHER APPLICATIONS BEING SUBMITTED CONCURRENTLY

TYPE	APPLICATION NUMBER [staff to complete]
1. Mountain House Specific Plan III	_____
2. Mountain House Master Plan	_____
3. _____	_____
4. _____	_____

OWNER	APPLICANT
Name _____	Name _____
Address _____ _____	Address _____ _____
Phone _____	Phone _____

TYPE OF AMENDMENT: MAP TEXT 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.			

See Tentative Map applications for Parcel specific information

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

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.

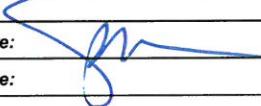
SIGNATURE:

I 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 property's involved in this application and have been authorized to file on their behalf

and that the foregoing application statements are true and correct.

<i>Signature:</i> 	<i>Date:</i> 5/24/23
<i>Signature:</i>	<i>Date:</i>

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

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

**FINAL
ACTION**

**NOTICE OF
DETERMINATION**

CONDITIONS AND ADDITIONAL PERMITS

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.

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>



FILE NUMBER: _____

PRE-APPLICATION:

Owner Information		Applicant Information
Name: Mountain House Investors, LLC		Name: Amanjit Sandu, Sukhjit 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 & Somp
Mailing Address:		Mailing Address: 5142 Franklin Dr. Suite B Pleasanton, CA 94588
Phone:		Phone: 925-225-0690
Email:		Email: cguenther@msce.com

Proposal <i>(Attach additional sheets as necessary)</i>			
Type of Map Amendment (check all that apply):		<input checked="" type="checkbox"/> General Plan Designation <input checked="" 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?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	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"/>



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.

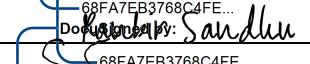
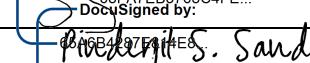
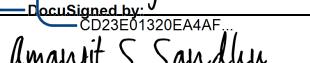
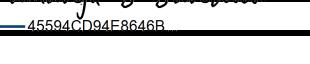
B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.

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	



**SAN JOAQUIN
COUNTY**

Greatness grows here.

COMMUNITY DEVELOPMENT DEPARTMENT MAP AMENDMENT

FILE NUMBER: _____

LEVINE ACT

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

Initial

Date

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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:

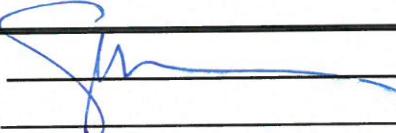
A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied 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: 	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.
FILE NUMBER: _____ (Monday through Friday)

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: <i>When you apply, submit all of the following:</i> <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> <input type="checkbox"/> FORMS <i>Seven (7) copies of the completed application information forms (attached), which all owners/applicants must sign.</i> <input type="checkbox"/> MAP <i>If a map is to be amended or added. Seven (7) copies.</i> <input type="checkbox"/> TEXT CHANGE <i>If text is to be amended or added. Seven (7) copies.</i> <input type="checkbox"/> DEED <i>If applicable, one copy of the recorded deed(s) of the property.</i> <input type="checkbox"/> OTHER ITEMS <i>As required by the applications form or staff.</i>
STEP 4	APPLICATION PROCESSING <i>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>)</i> <input type="checkbox"/> CEQA <i>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.</i> <input type="checkbox"/> REFERRALS AND ACTION <i>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.)</i> <input type="checkbox"/> FINAL ACTION <i>The Board of Supervisors' action if final. The staff will send you a notification of the final action.</i>
STEP 5	PERMITS <i>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.</i> <input type="checkbox"/> LAND USE PERMITS <i>Subdivisions and some specific land uses will require permits, which may require an additional public hearing.</i> <input type="checkbox"/> BUILDING PERMITS <i>If the project involves construction, a building permit must be approved prior to commencement of work.</i> <input type="checkbox"/> BUSINESS LICENSES <i>If the project involves a business, a Business License must be approved prior to starting operation.</i> <input type="checkbox"/> OTHER PERMITS <i>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.</i>

MOUNTAIN HOUSE PLAN AND DEVELOPMENT TITLE APPLICATION/AMENDMENT

FILE NUMBER _____

TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION

APPLICATION GENERAL PLAN
[CHECK ONLY ONE] MASTER PLAN
[SEPARATE APPLICATION FORM NEEDED FOR EACH APPLICATION] PUBLIC FINANCING PLAN
 SPECIFIC PLAN NO. _____ FOR _____
 SPECIAL PURPOSE PLAN FOR: _____
 DEVELOPMENT TITLE

OTHER APPLICATIONS BEING SUBMITTED CONCURRENTLY

TYPE	APPLICATION NUMBER [staff to complete]
1. Mountain House Specific Plan III	_____
2. San Joaquin General Plan	_____
3. _____	_____
4. _____	_____

OWNER	APPLICANT
Name _____	Name _____
Address _____ _____	Address _____ _____
Phone _____	Phone _____

TYPE OF AMENDMENT: MAP TEXT 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 Proposed	<input checked="" type="checkbox"/> <input type="checkbox"/>	MHCSD	Yes <input type="checkbox"/> No <input type="checkbox"/>

Private Water: Existing Well Yes No New Well

Other: none

SEWAGE DISPOSAL

Public Sewage Disposal	Service Provider:	Annexation or Formation Required?	Distance to Public Sewer Facility (miles)
<input checked="" type="checkbox"/> Existing Proposed	MHCSD	Yes <input type="checkbox"/> No <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:
<input checked="" type="checkbox"/> Existing Proposed		Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <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 <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"/>

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

AUTHORIZATION SIGNATURES

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

SIGNATURE:

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

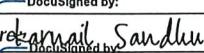
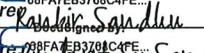
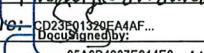
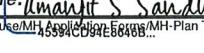
Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or

Legal agent (attach proof of the owner's consent to the application of the property's involved in this application and have been authorized to file on their behalf

and that the foregoing application statements are true and correct.

Signature: 	Date: 5/24/23
Signature:	Date:

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

AUTHORIZATION SIGNATURES	
ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION.	
<u>SIGNATURE:</u>	
<i>I certify under penalty of perjury that I am (check one):</i>	
<i>Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or</i>	
<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>	
<i>and that the foregoing application statements are true and correct.</i>	
DocuSigned by:	
Signature:  68FA7EB3768C4FE... DocuSigned by: L. S. Sandhu	Date: 5/31/2023
Signature:  68FA7EB3768C4FE... DocuSigned by: L. S. Sandhu	Date: 5/31/2023
Signature:  68FA7EB3768C4FE... DocuSigned by: L. S. Sandhu	Date: 5/31/2023
Signature:  CD23B01320EA4AF... DocuSigned by: L. S. Sandhu	Date: 5/31/2023
Signature:  65A6B4287EB14E8... DocuSigned by: L. S. Sandhu	Date: 5/31/2023

F:\Mountain House\MI\My Documents\50408\MI-Plan Title Amnd Form-MASTER



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

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.

STEP 2

PREAPPLICATION CONFERENCE

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.

STEP 3

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.

FORMS

Seven (7) copies of the completed application information forms (attached), which all owners/applicants must sign.

MAP

If a map is to be amended or added. Seven (7) copies.

TEXT CHANGE

If text is to be amended or added. Seven (7) copies.

DEED

If applicable, one copy of the recorded deed(s) of the property.

OTHER ITEMS

As required by the applications form or staff.

STEP 4

APPLICATION PROCESSING

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.)

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.

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.)

FINAL ACTION

The Board of Supervisors' action if final. The staff will send you a notification of the final action.

STEP 5

PERMITS

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.

LAND USE PERMITS

Subdivisions and some specific land uses will require permits, which may require an additional public hearing.

BUILDING PERMITS

If the project involves construction, a building permit must be approved prior to commencement of work.

BUSINESS LICENSES

If the project involves a business, a Business License must be approved prior to starting operation.

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

<p><u>APPLICATION</u> [CHECK ONLY ONE] [SEPARATE APPLICATION FORM NEEDED FOR EACH APPLICATION]</p>	<input type="checkbox"/> GENERAL PLAN
	<input type="checkbox"/> MASTER PLAN
	<input type="checkbox"/> PUBLIC FINANCING PLAN
	<input checked="" type="checkbox"/> SPECIFIC PLAN NO <u>III</u> FOR <u>Mountain House</u>
	<input type="checkbox"/> SPECIAL PURPOSE PLAN FOR: _____
	<input type="checkbox"/> DEVELOPMENT TITLE

OTHER APPLICATIONS BEING SUBMITTED CONCURRENTLY

TYPE	APPLICATION NUMBER [staff to complete]
1. Mountain House Master Plan	_____
2. San Joaquin General Plan	_____
3. _____	_____
4. _____	_____

OWNER	APPLICANT
Name _____	Name _____
Address _____ _____	Address _____ _____
Phone _____	Phone _____

TYPE OF AMENDMENT: MAP TEXT BOTH

PROPOSED AMENDMENT

TEXT AMENDMENT

TEXT TO BE DELETED (cite document name, volume number, and page number, as applicable)

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.
See attached Mountain House Specific Plan III Document pages with track changes.

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	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	
1. 209-060-47-000	±7.0 AC (portion of)	Yes <input type="checkbox"/> No <input type="checkbox"/>	
2. 209-060-650-000	± 17.3 AC	Yes <input type="checkbox"/> No <input type="checkbox"/>	
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.			

See Tentative Map applications for Parcel specific information

PROPERTY SITE IMPROVEMENTS AND SERVICES

WATER

Public Water	Service Provider:	Annexation or Formation Required	Distance to Public Water (ft.)
Existing Proposed <input checked="" type="checkbox"/>	MHCSD	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Private Water: Existing Well New Well

Other: none

SEWAGE DISPOSAL

Public Sewage Disposal	Service Provider:	Annexation or Formation Required?	Distance to Public Sewer Facility (miles)
Existing Proposed	MHCSD	Yes No	

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 Proposed	MHCSD	Yes No	Yes No	

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

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

AUTHORIZATION SIGNATURES

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

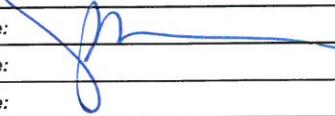
SIGNATURE:

I 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 property's involved in this application and have been authorized to file on their behalf

and that the foregoing application statements are true and correct.

<i>Signature:</i> 	<i>Date:</i> 5/24/23
<i>Signature:</i> 	<i>Date:</i>
<i>Signature:</i>	<i>Date:</i>
<i>Signature:</i>	<i>Date:</i>
<i>Signature:</i>	<i>Date:</i>

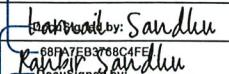
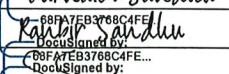
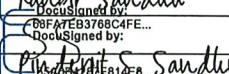
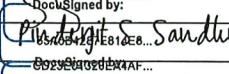
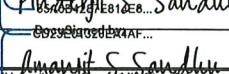
F:Mountain House/MH Application Forms/MH-Plan Title Amnd Form-MASTER

AUTHORIZATION SIGNATURES

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

SIGNATURE:*I 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 property's 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:

Signature: 	Date: 5/31/2023
Signature: 	Date: 5/31/2023
Signature: 	Date: 5/31/2023
Signature: 	Date: 5/31/2023
Signature: 	Date: 5/31/2023

F:\Mountain House\MI Applications\Forms\MP Plan File Amend Form-MASTER
45594CD94E8646B...



**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

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=>

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 (MHCSD) 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**

REPORTS

SOILS REPORT

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.

**GEOTECHNICAL
REPORT**

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

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.

**SURFACE AND
SUBSURFACE
CONTAMINATION
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.)

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 MHCSD 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 MHCSD 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 MHCSD 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.
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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.
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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.
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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.
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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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**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 MHCSD 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., MHCSD, 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 MHCSD Engineering staff regarding design criteria) including: <ul style="list-style-type: none">• 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, MHCSD, 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 MHCSD 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.



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

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 & Somp	Name:
Mailing Address: 5142 Franklin Drive Suite B	Mailing Address:
Pleasanton, CA 94588	
Phone: 925-225-0690	Phone:
Email: cguenther@msce.com	Email:



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 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"/>	



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

Wastewater Disposal						
Public <input type="checkbox"/>	Service Provider: MHCSD	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 type="checkbox"/>	Service Provider: MHCSD	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 or 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



SAN JOAQUIN
COUNTY
Greatness grows here.

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.

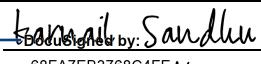
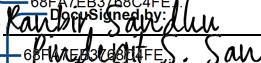
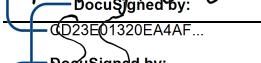
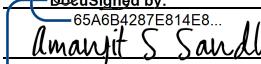
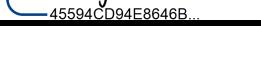
C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or 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.

DocuSigned by:

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



SAN JOAQUIN COUNTY

Greatness grows here.

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

FILE NUMBER:

SAMPLE TENTATIVE MAP (MH)



SAN JOAQUIN
—COUNTY—
Greatness grows here.



**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

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=>

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 (MHCSD) 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

REPORTS

SOILS REPORT

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.

GEOTECHNICAL REPORT

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

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.

SURFACE AND SUBSURFACE CONTAMINATION 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.)

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 MHCSD 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 MHCSD 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 MHCSD 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.
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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.
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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.
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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.
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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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**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 MHCSD 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., MHCSD, 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 MHCSD Engineering staff regarding design criteria) including: <ul style="list-style-type: none">• 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, MHCSD, 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 MHCSD 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.



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

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



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

Wastewater Disposal					
Public <input 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 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'
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 or 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.

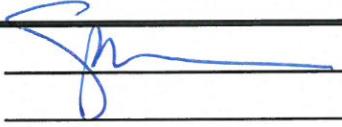
B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.

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></u>	Date: <u>5/24/23</u>
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____



SAN JOAQUIN COUNTY

Greatness grows here.

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

FILE NUMBER:

SAMPLE TENTATIVE MAP (MH)



SAN JOAQUIN
—COUNTY—
Greatness grows here.



**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

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=>

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 (MHCSD) 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

REPORTS

SOILS REPORT

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.

GEOTECHNICAL REPORT

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

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.

SURFACE AND SUBSURFACE CONTAMINATION 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.)

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 MHCSD 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 MHCSD 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 MHCSD 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.
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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.
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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.
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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.
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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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**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 MHCSD 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., MHCSD, 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 MHCSD Engineering staff regarding design criteria) including: <ul style="list-style-type: none">• 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, MHCSD, 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 MHCSD 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.



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

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 & Sompas		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 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"/>	



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

Wastewater Disposal						
Public <input 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 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 or 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>John</u>	Date: <u>5/24/23</u>
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____



**SAN JOAQUIN
COUNTY**

Greatness grows here.

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

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 (541) 469-6759
SIGNATURE _____

GENERAL NOTES
WATER PRIVATE WELL DISTRICT CSA# 99
SEWER SEPTIC ETC. IN DISTRICT CSA# 99
STORM IN STREETS INTERNAL OTHER CSA# 99
ELECTRICITY OVERHEAD UNDERGROUND BY P.G.E.
GAS BY P.G.E.
TELEPHONE OVERHEAD UNDERGROUND BY PAC-TEL
CABLE TV OVERHEAD UNDERGROUND BY ADING CABLE
FLUID ZONE: ZONE C, COMMUNITY PANEL NO. 005863 00128
ZONING BILL: GENERAL PLANS LIV DENSITY RESIDENTIAL
ASSESSOR PARCEL NUMBERED 222-220-10
PROPERTY ADDRESS 1129 N. VENICE ROAD

MAP SURVEY 4 100'
SCALE 1:1200
POSITION PROP 100'
DISTANCE SURVEY 100'
ELEVATION SURVEY 100'



SAN JOAQUIN
—COUNTY—
Greatness grows here.