



APPLICATION REFERRAL

PUBLIC HEARING

**FROM: SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**
Development Services Division
1810 East Hazelton Avenue
Stockton, CA 95205
Phone: (209) 468-3120

Contact Person: CHANDLER MARTIN
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The following project has been filed with this Department:

APPLICATION NUMBERS:

PA-0400738 (General Plan Map/Text Amendment); PA-0400739 (Master Plan Map/Text Amendment); PA-0300362 (Specific Plan); PA-0400740 (Mountain House Development Title Text Amendment); PA-0400564, PA-0400565, and PA-0400566 (Major Subdivisions); and PA-0400741 (Development Agreement).

PROPERTY OWNER: Trimark Communities, LLC, et al

APPLICANT: Trimark Communities, LLC

PROJECT DESCRIPTION: Trimark Communities, LLC is seeking the approval of a Specific Plan application ("Specific Plan II") as required under the Mountain House Master Plan to permit development of approximately 2,300 acres (49%) of the Mountain House community. In addition to the Specific Plan application, the project includes amendments to the County General Plan, the Mountain House Master Plan, and the Mountain House Development Title; three Major Subdivision applications for four neighborhoods in Mountain House; and a Development Agreement application.

Specific Plan II would permit the following: five family-oriented neighborhoods (Neighborhoods C, D (part), H, K, and L); two active adult (age-restricted) neighborhoods (Neighborhoods I and J); 6,914 detached homes and 2,436 attached homes; 382 acres of industrial, office, and commercial space expected to generate over 6,300 jobs; a mixed-use Town Center with major shopping, recreation, and higher density housing; mixed-use community centers; five K-8 schools (one in each family-oriented neighborhood); 123 acres of community and neighborhood parks; an 82-acre regional park (i.e., Old River Regional Park); 131 acres of storm water detention/open space; one 18-hole golf course; landscaped roadways to interconnect the community; extensions of bicycle/pedestrian trails; and expansions of all required infrastructure and utilities (e.g., water and wastewater lines, etc.).

The General Plan and Master Plan amendments would do the following: 1) reconfigure Central Parkway, Mountain House Parkway and Great Valley Parkway to new configurations north of Byron Road to facilitate improved traffic distribution and access; 2) reconfigure Neighborhoods I, J, K, and L to conform to the referenced reconfigured arterial roadways; 3) convert one of the two approved golf courses to lake/open space use for the referenced reconfigured Neighborhoods K and L; 4) convert the proposed marina land uses adjacent to Old River to regional and community park land; 5) remove two K-8 schools (one from each active adult neighborhood—i.e., Neighborhood I and Neighborhood J); and 5) make minor text/map amendments (relating to the proposal to convert two neighborhoods to active adult neighborhoods and to other proposed changes to the original Master Plan) to retain the internal consistency of the General Plan and Master Plan. The General Plan amendments would also include the deletion of the requirement that an Environmental Impact Report (EIR) be prepared for each Specific Plan of a new community because of the possibility that the Master EIR prepared for the new community is still valid and applicable and that the

proposed Specific Plan is within the scope of the Master EIR (see Environmental Determination below).

The Mountain House Development Title Text Amendment would replace the existing Mountain House Development Title (i.e., *Appendix I of the County Development Title*) with the *Mountain House Development Title as Vested for Neighborhoods E and G* for all of the area covered by Specific Plan II.

The Major Subdivision applications would allow the following: 1) the development of 251 acres in Neighborhood C that would include the creation of 1014 single-family lots; one 6-acre Residential, High Density (R-H) lot expected to yield 120 R-H housing units; one 13-acre Residential, Medium-High Density (R-MH) lot expected to yield 147 R-MH housing units; one 16-acre K-8 school site; one 5-acre neighborhood park site; and one 2-acre Neighborhood Commercial (C-N) site; 2) the development of 298 acres in Neighborhood H that would include the creation of 1,078 single-family lots; one 11.5-acre Residential, High Density (R-H) lot expected to yield 230 R-H housing units; two Residential, Medium-High Density (R-MH) lots totaling approximately 16 acres expected to yield 224 R-MH housing units; one 16-acre K-8 school site; one 5-acre neighborhood park site; one 1-acre Neighborhood Commercial (C-N) site ; one 19-acre Community Commercial (C-C) lot; and one 2-acre General Commercial (C-G) lot; and 3) the development of 1,218 acres in Neighborhoods I & J that would include the creation of 2,406 single-family lots; lots totaling approximately 205 acres for the golf course and open space and Dry Creek improvements; a 16-acre lot for wetlands; a 5-acre regional park; two 5-acre neighborhood parks; lots totaling 15.5 acres for a Commercial Recreation (C-R) area; and lots totaling 11 acres for water treatment plant facilities.

The proposed Development Agreement for Specific Plan II would expand upon the Mountain House Master Plan Development Agreement between the County and Trimark Communities, LLC (i.e., *The Amended and Restated Master Plan Development Agreement By and Between County of San Joaquin and Trimark Communities*) by specifically vesting (i.e., locking in) certain provisions/sections of the General Plan, Master Plan, the existing Mountain House Development Title, and the proposed Specific Plan II for the duration of the Specific Plan II Development Agreement. The proposed duration of the Specific Plan II Development Agreement is 30 years. Provisions/sections (which are termed “elements”) that would be vested include, but are not limited to, the following: the Public Land Equity Program Ordinance; the San Joaquin County Development Title requirements that are applicable to Neighborhoods E and G (i.e., the *Mountain House Development Title as Vested for Neighborhoods E and G*) and that, upon vesting, would also be applicable to all of Specific Plan II; all Implementation Measures contained within Specific Plan II; Specific Plan II Land Use Map, Zoning Map, Neighborhood Boundaries Map, Town Center and Neighborhood H Land Use Map, Neighborhoods C and D Land Use Map, Neighborhoods I and J Land Use Map, Neighborhoods K and L Land Use Map, and Mineral Rights Map; Specific Plan II Land Use Summary table (showing gross acres, expected residential density, population, jobs, etc.) and Land Use by Neighborhood table; specified Focus Area figures; the Specific Plan II Roadway System Map; Master Plan Chapter Four (Community Edges) and Chapter Seven (Recreation and Open Space); Master Plan Potable Water Demand table and Wastewater Generation Average Daily Flow table.

PROJECT LOCATION: Specific Plan II covers two areas within the Mountain House community, which is located in the southwestern portion of San Joaquin County, northwest of the City of Tracy. The northern portion of Specific Plan II is located north of Neighborhoods E, F, and G, which are currently under construction, and includes almost all of the new community north of Byron Road. The southern portion of Specific Plan II is located just south of Neighborhoods E, F, and G and north of Grant Line Road. General boundaries for Specific Plan II include the Alameda County/San Joaquin County line on the west, Old River on the north, Mountain House Parkway on the east, and Grant Line Road on the south. (Supervisorial District 5).

ENVIRONMENTAL DETERMINATION: The San Joaquin County Community Development Department has prepared a draft Expanded Initial Study of the project. The Expanded Initial Study concludes:

- That a Master EIR has been prepared for the project;
- That all potentially significant impacts have been addressed in the Master EIR;
- That the proposed project is a subsequent project within the scope of the Master EIR;
- That the Expanded Initial Study for the project has found that there are no additional significant effects, nor any new additional mitigation measures or alternatives required for the project that are not already discussed in the Master EIR and subsequent environmental documentation under the Master EIR;
- That the proposed project does not require the incorporation of additional mitigation measures for

- the project; and
- That the project incorporates or will incorporate all feasible mitigation measures set forth in the Master EIR.

APPLICATION REVIEW: If you have any recommendations or comments on this project, please submit them to the Community Development Department no later than January 1, 2004. Comments or recommendations received after that date will not be used in staff's analysis and recommendation for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: The Planning Commission will hold a public hearing on this project. You will receive notice of the date, time and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: If you wish to be notified of the public hearing date for this project, call the contact person noted above, and you will be placed on the mailing list.

AGENCY REFERRALS MAILED ON: December 1, 2004

<p>TO: PUBLIC WORKS PLAN CHECK FIRE PREVENTION BUREAU COUNTY SHERIFF STATE DEPT. OF FISH & GAME S.B.C. KATHY PEREZ TRACY FIRE DEPARTMENT TRACY PUBLIC SCHOOLS ALAMEDA CO. PLANNING DEPT. CONTRA COSTA CO. PLANNING BUCHANAN & BYRON AIRPORTS FISH & WILDLIFE ARMY CORPS OF ENGINEERS B A R T TRACY PRESS STOCKTON AUDUBON SOCIETY DELTA KEEPER SIERRA CLUB, EAST BAY DIVISION DELTA CENTER AT MOUNTAIN HOUSE CALTRANS CALTRANS-DIV. OF AERONAUTICS CALIFORNIA HIGHWAY PATROL SJ COUNCIL OF GOVERNMENTS SJ AG COMMISSIONER SJ AREA FLOOD CONTROL AGENCY TRACY SOIL CONSERVATION DIST.</p>	<p>ENVIRONMENTAL HEALTH BUILDING INSPECTION ENFORCEMENT AIR POLLUTION CONTROL PACIFIC GAS & ELECTRIC PRECISSI FLYING SERVICE ABATEMENT DISTRICT TRACY CITY MANAGER LAMMERSVILLE SCHOOL DIST. CITY OF LIVERMORE PLANNING DEPT. BYRON-BETHANY IRRIGATION DIST. DELTA PROTECTION COMMISSION TRACY BETTENCOURT MODESTO IRRIGATION DIST. S.J. REGIONAL TRANSIT DIST. LISA VONDERBRUEGGEN SIERRA CLUB OLD RIVER IMPROVEMENT ASSOC. MOUNTAIN HOUSE CSD SJ DELTA COM. COLLEGE DEPT. OF CONSERVATION STATE LANDS COMMISSION WATER RES. QUALITY CONTROL FARM BUREAU FEDERATION OFFICE OF EMERGENCY SERVICES STATE DEPT OF PARKS & REC. ALUC/COG</p>
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