

NOTICE OF AVAILABILITY OF AN EXPANDED INITIAL STUDY FOR A PROJECT WITHIN THE SCOPE OF A MASTER EIR

TO: (x) Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
Phone: 209/468-3120

(x) County Clerk, San Joaquin County

SUBJECT: Filing of Notice of Availability of an Expanded Initial Study for a project within the scope of a Master EIR in compliance with Section 15177 of the CEQA Guidelines.

NOTICE IS HEREBY GIVEN THAT the San Joaquin County Community Development Department has prepared a draft Expanded Initial Study of the project identified below. 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 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.

The facts supporting these findings support this finding are documented by the Expanded Initial Study prepared by the San Joaquin County Community Development Department.

Project Title: Mountain House Specific Plan II

Project Location: Specific Plan II covers two areas within the Mountain House community located in the southwestern portion of San Joaquin County. Mountain House is located northwest of the City of Tracy. General boundaries 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. 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.

Project Description: Trimark Communities, LLC is seeking adoption of a Specific Plan (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. Specific Plan II includes a mix of proposed residential, commercial, industrial, recreational, and open space land uses, K-8 schools and public facilities. In addition to the Specific Plan application, this project consists of the following components:

- General Plan Map and Text Amendments and Master Plan Map and Text Amendments to allow the reconfiguration of roadways and neighborhoods and to allow the processing of the Specific Plan without an additional Environmental Impact Report.
- Development Title Amendments to make the Mountain House Development Title consistent with the Development Title as vested for Neighborhood F.
- Three Major Subdivision applications for Neighborhoods C, H, I, and J within the Specific Plan II area.
- A Development Agreement by and between the County of San Joaquin and Trimark Communities, LLC for Specific Plan II.
- Annexations to the Byron Bethany Irrigation District and the Mountain House Community Services District.
- Mountain House Storm Water Master Plan Update amendment.

Public Review Period: The 30 day public review and comment period for the Expanded Initial Study document commences on December 2, 2004 and closes on January 1, 2004. Testimony at future public hearings on the project regarding environmental issues under CEQA may be limited to those issues raised during the comment period. Written comments should be submitted to the following address:

San Joaquin County Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205-3163

ATTN: Chandler Martin

The Expanded Initial Study along with supporting documents is available for review during normal business hours at the above address.

A public hearing before the Planning Commission is tentatively scheduled for January 20, 2005, or as soon as possible thereafter, at the Public Health/Planning Auditorium located at the address below.

1601 East Hazelton Avenue
Stockton, CA

For further information, please contact Chandler Martin at (209) 468-3144.