

TRANSMITTAL

ATTN: LEGAL PUBLICATIONS

PLEASE PUBLISH: On or Before November 1, 2024

PLEASE EMAIL CONFIRMATION TO: Email to vwatts@sjgov.org

CITY OF MOUNTAIN HOUSE – PUBLIC HEARING NOTICE

NOTICE IS GIVEN THAT BEGINNING AT 7:00 PM, ON NOVEMBER 12, 2024, or as soon as the matter can be heard thereafter, THE CITY OF MOUNTAIN HOUSE CITY COUNCIL, IN THE CHAMBERS OF THE COUNCIL, located at 251 E Main Street, Mountain House, California, will hold a public hearing and receive oral and written statements regarding the following:

THE CITY OF MOUNTAIN HOUSE IS CONSIDERING A MAJOR TENTATIVE SUBDIVISION MAP NO. TSM-24-001 (Tract No 4216) TO SUBDIVIDE A 18.04 ACRE PROPERTY ZONED MEDIUM HIGH DENSITY RESIDENTIAL (R-MH) INTO 199 RESIDENTIAL LOTS COMPRISED OF 103 DETACHED HOUSING UNITS WITH 7 SECONDARY UNITS AND 96 DUETS UNITS. THE APPLICANT PROPOSES TO CREATE 51 COMMON PARCELS INCLUDING LANDSCAPED OPEN SPACE LOTS AND ROAD PARCELS. THE APPLICANTS HAVE PROPOSED A HOMEOWNERS ASSOCIATION (HOA) TO MAINTAIN ALL COMMON AREAS WITHIN THE DEVELOPMENT.

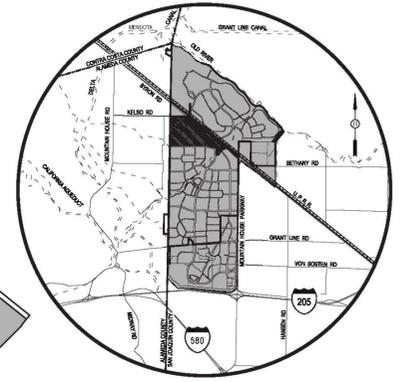
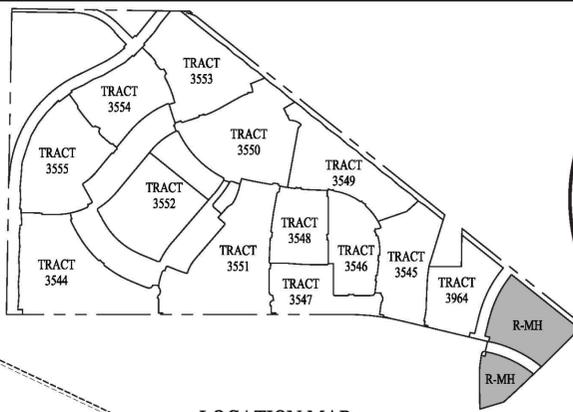
COMPLETE APPLICATION MATERIALS ON THIS PROJECT MAY BE FOUND AT THE CITY PLANNING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND MAY BE VIEWED REAL TIME ON THE CITY’S WEB-SITE USING THE FOLLOWING LINK:

<https://www.mountainhouseca.gov/departments/planning>

STAFF HAS DETERMINED THAT THE PROPED PROJECT IS EXEMPT FROM CEQA BASED ON GOVERNMENT CODE SECTION 65457.

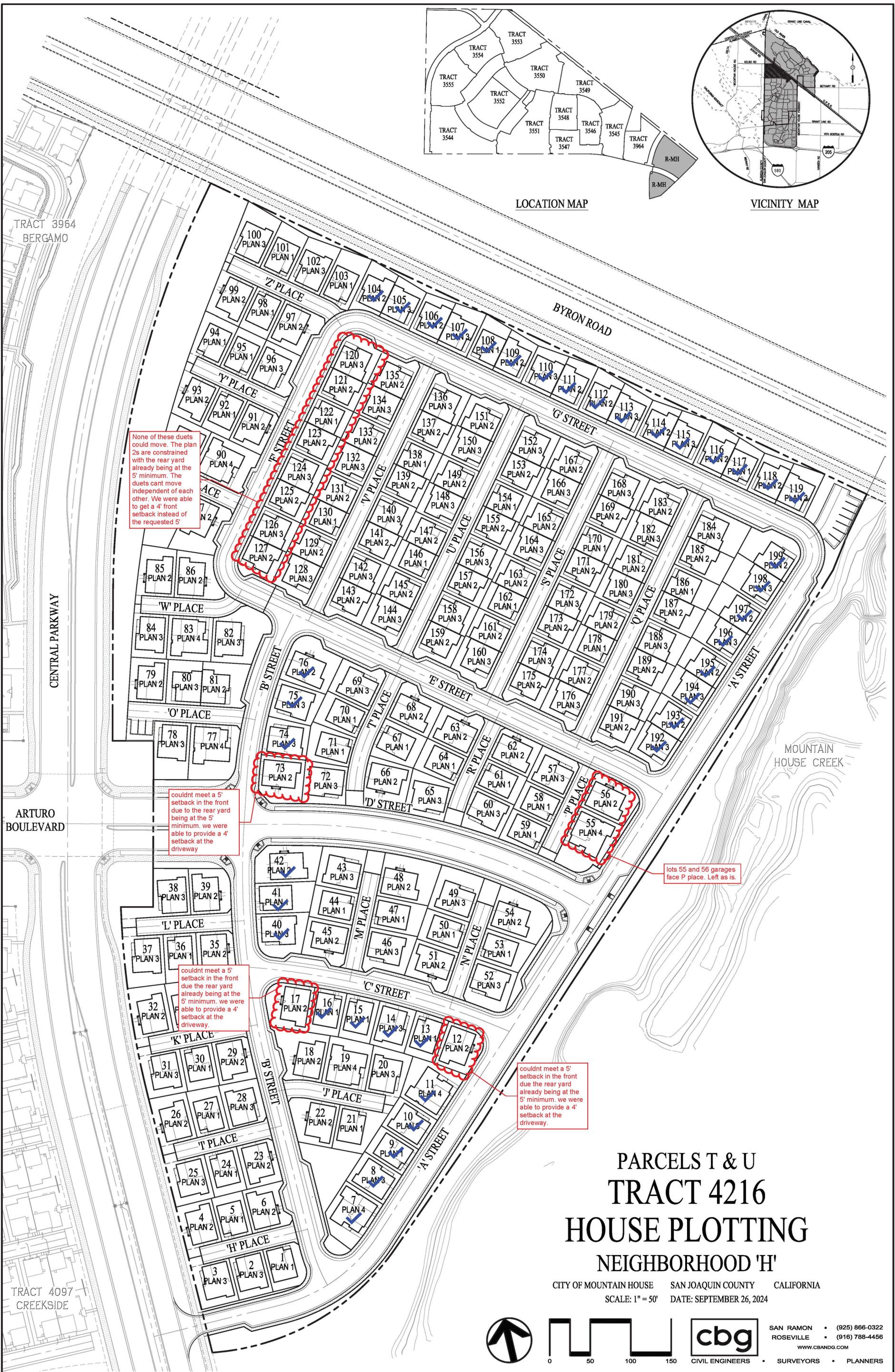
All persons interested in these matters are invited to submit written and/or oral statements regarding the projects or the environmental determinations at this hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. If you have any questions about this matter, please contact the City of Mountain House Community Development Department, 251 E Main Street, Mountain House, CA, 95391. Phone: 209-831-5666.

MARGARET WIMBERLY – CITY CLERK



LOCATION MAP

VICINITY MAP



None of these duets could move. The plan 2s are constrained with the rear yard already being at the 5' minimum. The duets cant move independent of each other. We were able to get a 4' front setback instead of the requested 5'

couldnt meet a 5' setback in the front due to the rear yard being at the 5' minimum. we were able to provide a 4' setback at the driveway

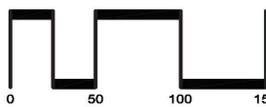
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lots 55 and 56 garages face P place. Left as is.

PARCELS T & U TRACT 4216 HOUSE PLOTTING NEIGHBORHOOD 'H'

CITY OF MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: SEPTEMBER 26, 2024



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