

NOTICE OF PROJECT REFERRAL

THE FOLLOWING PROJECTS HAVE BEEN FILED WITH THE SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

Owners	Application Related to Owners	Contact Person
Mountain House Developers, LLC 230 S. Sterling Drive, Suite 246 Mountain House, CA 95391	Amendments: PA-1500148 (MP) & PA-1500149 (SP II) Major Subdivision: PA-1500150 (SU)	John Funderburg 1810 E. Hazelton Avenue Stockton, CA 95205 (209) 468-3160 jfunderburg@sjgov.org
San Joaquin County Community Development Department 1810 E. Hazelton Avenue Stockton, CA 95205	Amendments: PA-1500152 (SP I) & PA-1500153 (SP III)	

Project Description: The project consists of a Master Plan Amendment (PA-1500148), a Specific Plan II Amendment (PA-1500149), and a Major Subdivision application, otherwise referred to as "Tentative Map-Town Center" (PA-1500150). Two minor, ancillary amendments for Specific Plan I (PA-1500152) and Specific Plan III (PA-1500153) have also been included in the project description by the Community Development Department to ensure continuity with the planning documents for the Mountain House Community.

Master Plan Amendment: The Master Plan Amendment (PA-1500148) would make changes to the Master Plan to conform to the proposed "Tentative Map-Town Center". These changes relate to the relocation and resizing of land uses within the Town Center and to the addition of new or expanded land uses in the Town Center and include the following:

- 1) The Neighborhood H multifamily senior housing sites (designated as Residential, High Density, or R/H, and Residential, Medium High Density, or R/MH) located immediately east of Central Parkway would be changed to "Central Community Park" (CP) and made part of (an expanded) Town Center. Central Community Park acreage in the Town Center would thereby increase from 31.7 acres to 36.1 acres. The R/H senior housing units of Neighborhood H would be moved to a new R/H senior housing site in the Town Center, and the R/MH senior residential housing units from Neighborhood H would be incorporated into the Mixed Use (M/X) sites.
- 2) The total number of residential units in the Town Center would increase from 440 units to 797 units. By type of residential unit, the number of R/H senior housing units would increase from zero to 202. M/X Town Center Units would increase from 200 to 270; and M/X "Additional" Town Center Units would increase from 240 to 275; and "Bonus Units" (applicable to R/H senior housing units) would increase from zero to 50. (Note: An "Additional Town Center Unit" is a class of Density Bonus Unit.
- 3) The policy regarding the spacing of intersections on existing County Arterials within the Mountain House Community would be changed from "at least 1/8 mile apart" (660 linear feet) to "at least 450 feet apart (as measured from centerline to centerline of intersecting roadways)", to allow an additional intersection and signalization along Mountain House Parkway at the proposed Plaza Street, between Main Street and Byron Road. Also, to allow for a new proposed intersection at B street and Byron Road, between Central Parkway and Mountain House Parkway.
- 4) The 3-acre Transit Center in the Town Center would be relocated from the site adjacent to Byron Road, immediately north of the Community Commercial (C/C) area, to a location near the northeast intersection of De Anza Boulevard and Main Street.
- 5) Except for a short segment extending north from Main Street, the De Anza Boulevard minor arterial, which cuts through the Town Center and over the Mountain House Creek Community Park, would be eliminated. It would be replaced by a new east-west collector street, which would intersect Central Parkway immediately south of the Mountain House Creek Community Park.

- 6) The addition of a small open space area ("Town Green" -Pedestrian Plaza) for pedestrian amenities would be added at the northwest termination of the proposed Plaza Street.
- 7) The two roundabouts along the Mixed Use (M/X) area of Main Street would be eliminated.
- 8) The Main Street cross-section would be updated from a total right-of-way width of 88 feet to a right-of-way width of 96 feet to conform to the existing Master Plan document.
- 9) The above changes would require conforming changes to Master Plan map figures, as follows: Figure i: Community Concept Diagram; Figure 1.4: Ownership Map; Figure 3.1: Community Concept Diagram; Figure 3.2: Residential Neighborhood Boundaries Diagram; Figure 3.3: Community Subareas Map; Figure 3.5: Master Plan Designations; Figure 3.7: Master Plan Designations--Central Area; Figure 3.12: Town Center Concept; Figure 4.1: Community Walls Location Plan; (removal of De Anza Blvd.); Figure 4.3: Community Edge Treatment Key Map; Figure 4.18: Community Entries Location Plan; Figure 4.24: Landscape Concept Diagram; Figure 7.1: Recreation and Open Space Plan; Figure 7.2: Open Space Designations and Linkages Plan; Figure 7.4(B): Mountain House Creek Park Plan; Figure 7.4(C): Mountain House Creek Park Plan; Figure 9.3: Intersection Signalization and Channelization; Figure 9.4: Roadway Classification Diagram; Figure 9.5: Cross Section Index; Figure 9.14: Main Street (De Anza Boulevard to Central Parkway); Figure 9.27A: Town Center Collector; Figure 9.30: Bicycle and Pedestrian Network; Figure 9.31: Bicycle and Pedestrian Walk and Path Standards; and Figure 9.32: Transit Routes and Facilities Plan.
- 10) The above changes would also require conforming changes to Master Plan tables, as follows: -Table 3.1: Land Use Summary; Table 3.2: Land Use by Neighborhood; Table 3.3: Minimum, Maximum, and Expected Residential Units by Neighborhood; Table 9.4 Signalization at Community Arterial Intersections; and Table 9.6 Mountain House Road Classifications and Standards No.9.

Specific Plan II Amendment: The Specific Plan II Amendment (PA-1500149) would make changes to the Specific Plan to conform to the proposed Master Plan changes and to conform to the proposed "Tentative Map-Town Center". These changes are similar to those described for the Master Plan Amendment (PA-1500148).

- 1) Changes to map figures include: Figure 1.1: Mountain House Master Plan; Figure 1.2: Specific Plan Areas; Figure 3.1: SPII Land Use; Figure 3.2 : SPII Zoning; Figure 3.3: Neighborhood Boundaries; Figure 3.4: Town Center & Neighborhood 'H' Land Use; Figure 3.8: Mineral Rights Map; Figure 4.2 – SPII Entries and Intersections; Figure 4.4 – SPII Illustrative Concept [Neigh. 'H' & Town Center]; Figure 4.11- Town Center Illustrative Concept; Figure 4.12: Higher Density Mixed Use Concept; Figure 4.13: Town Center (Shared Parking Alternative); Figure 4.14: Main Street Concept; Figure 4.15: Town Center Community Commercial; Figure 7.1: SPII Recreation and Open Space System; Figure 7.3: Central Community Park Concept; Figure 7.6: SPII Mountain House Creek Park; Figure 9.1: SPII Roadway System; Figure 9.2: SPII Bicycle and Pedestrian System; Figure 9.3: SPII Transit System.
- 2) Changes to tables include: Table 3.1 – SPII Land Use Summary; Table 3.2 – SPII Land Use by Neighborhood; Table 3.5 – Minimum & Maximum Residential Units by Neighborhood;

Tentative Map-Town Center. The Tentative Map (PA-1500150) would facilitate development of 164.92 acres, or approximately three percent of the area of the Mountain House community, and consist of the following:

- 1) 25.62 acres of Community Commercial (C-C zone) uses;
- 2) 39.08 acres devoted to Mixed Use (M-X zone) uses;
- 3) 36.67 acres of Central Community Park (P-F zone) acreage, including acreage for a community recreation/aquatics center and a Town Green;
- 4) 9.67 acres of Mountain House Creek Community Park (P-F zone) acreage;

- 5) 5.68 acres for civic and public facilities (P-F zone), including acreage for a library, a County Sheriff substation, and a town hall;
- 6) 3.00 acres for a Transit Center (P-F zone);
- 7) 5.66 acres for quasi-public uses, such as religious assembly (P-F zone, private);
- 8) 10.09 acres for senior, high density housing (R/H zone); and
- 9) 29.45 acres for roads.

Specific Plan I and Specific Plan III: The Specific Plan I (PA-1500152) and Specific Plan III (PA-1500153) would make changes to conform to the proposed Town Center project Master Plan Amendment and Specific Plan II Amendment. Most of the changes in the Specific Plan I and Specific Plan III documents are graphics and figures only.

Summary. Most of the Master Plan and Specific Plan II changes relate to the proposed "Tentative Map-Town Center" parcel configurations north of Main Street, and are to conform to the new proposed circulation plan centered on Plaza Street and the elimination of De Anza Boulevard through the Town Center (excluding its short extension north of Main Street). Most of these changes include a minor rebalancing of the Mixed-Use, Community Commercial, Central Community Park, and Public Facilities acreages to facilitate the inclusion of all public buildings, offices, civic buildings, a new transit center, and park and recreational facilities, including new plan layouts for a sports and recreation complex. The proposed acreages for Mixed Use, Community Commercial, and Public Facilities are roughly equivalent to the existing Town Center plan but would arrange them in a manner that would accommodate the larger public facilities parcels.

PROJECT LOCATION: The project site is located at the southwest corner of Mountain House Parkway and Byron Road.

ENVIRONMENTAL DETERMINATION: The original Town Center project was initially considered at a program level of review as part of the Master Plan EIR and Specific Plan II project planning area for Mountain House. The determination has been made that a Focused EIR will be prepared to identify project specific impacts for the proposed amendments and changes to the Master Plan and Specific Plan II- Town Center. A Notice of Preparation has been prepared and will be circulated to all reviewing agencies and interested persons.

APPLICATION REVIEW: Persons interested in these projects may submit recommendations or comments no later than **SEPTEMBER 21, 2015** to the contact person listed above. Comments or recommendations received after that date would not be used in staff's analysis and recommendation for the applications.

PUBLIC HEARING: The Planning Commission will hold a public hearing on these projects. Review agencies and the public will be notified of the date, time, and place at a later date.