



**APPLICATION REFERRAL:
Public Hearing**

Project Planner: Frank Girardi Phone: (209) 468-8469 FAX: (209) 468-3163 Email: fgirardi@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2000126 (SU)**

PROPERTY OWNERS: Shea Mountain House, LLC Mountain House Developers
230 S. Sterling Dr., Ste. 246 251 E. Main Street
Mountain House, CA 95391-3046 Mountain House, CA 95391

APPLICANT: Shea Homes **ENGINEER:** Carlson, Barbee, & Gibson
c/o Steve Lucas c/o: Terry Reeves
2630 Shea Center Dr. 2633 Camino Ramon, Ste. 350
Livermore, CA 94551 San Ramon, CA 94583

PROJECT DESCRIPTION: A Major Subdivision application for the development of a 13.31-acre R-MH parcel (Parcel 'Q' of Neighborhood D) for 171 residential lots which would range in size from 2,061 square-feet to 2,805 square-feet.

The Property is zoned R-MH (Medium High Density Residential) and the General Plan designation is R/MH (Medium-High Density Residential).

PROJECT LOCATION: The project site is located east of, and adjacent to, Central Pkwy.; and is bounded on the north, east, south, and west by Ramsey Dr., Tradition St., Phelps Dr., and Central Pkwy; Mountain House. (APN/Address: 209-450-39/1401 S. Tradition St., Mountain House) (Supervisorial District: 5)

ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than September 11, 2020. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: August 14, 2020

TO:

SJC Supervisor District: 5	CA Regional Water Quality Control Board	US Fish & Wildlife
SJC Assessor	Delta Stewardship Council	US Post Office
SJC Building Division / Plan Check	CA Dept. of Water Resources	US Army Corps
SJC Environmental Health	CA Division of Aeronautics	All Airport Services
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 3	Airport Land Use Commission
SJC General Services	CA Housing and Community Development	Audubon Society
SJC Mosquito Abatement	CA Native American Heritage Commission	Builders Exchange
SJC Parks and Recreation	CA State Lands Commission	Building Industry Association
SJC Public Works	CA State Reclamation Board	Buena Vista Rancheria
SJC Sheriff Communications Director	Comcast Cable	California Tribal TANF Partnership
SJC Surveyor	East Bay Municipal Utility District	California Valley Miwok Tribe
Lammersville School District	Byron-Bethany Irrigation District	Chevron
Mountain House Fire District	PG&E, AT&T	Delta Keeper
Air Pollution Control District	Public Utilities Commission	Haley Flying Service
Alameda County	All Railroad Services	Precissi Flying Service
Contra Costa County	1007 Pico & Nagle Reclamation District	North Valley Yokuts Tribe
San Joaquin Council of Governments	Mountain House Community Service District	United Auburn Indian Community
Caltrans – District 10	US Bureau of Reclamation	Sierra Club
CA Highway Patrol	Federal Aviation Administration	Mountain House Developers
Central Valley Flood Protection Board	Federal Emergency Management Agency	

**CERTIFICATE OF MAILING NOTICE OF PUBLIC REVIEW
SHEA MOUNTAIN HOUSE, LLC / SHEA HOMES
PA-2000126 (SU)**

STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

DOMENIQUE MARTORELLA states:

That I am and at all times herein mentioned was an employee of the San Joaquin County Community Development Department. As such, I am familiar with the Department's processes for posting mail.

That on August 14, 2020, I deposited in the United States Post Office, or mailing facility regularly maintained by the Government of the United States, at the City of Stockton, County of San Joaquin, State of California, a true copy of the NOTICE OF PUBLIC REVIEW, as is attached hereto and made a part hereof, with postage fully prepaid and addressed respectively to each of the persons whose names and addresses as required in Section 9-215.8 of the San Joaquin County Ordinance Code, as discerned by the Director; that said respective names and addresses are shown on the list attached hereto and made a part hereof; that said mailing took place not less than ten days prior to the date of said action on the application; and that there is a regular communication by mail between the place of mailing in each of the places so addressed.

I certify under penalty of perjury that the foregoing is true and correct.

The date is August 14, 2020, in Stockton, California.

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