

## INITIAL STUDY/NEGATIVE DECLARATION

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

**LEAD AGENCY:** San Joaquin County Community Development Department

**PROJECT APPLICANT:** Shea Homes LP

**PROJECT TITLE/FILE NUMBERS:** PA-2000126 (SU)

**PROJECT DESCRIPTION:** Major Subdivision- Neighborhood D proposes the development of a 13.31-acre R-MH parcel (Parcel 'Q', or Tract 4047 in Neighborhood D) that would: 1) be divided into 171 residential lots, which would range in size from 2,035 square feet to 2,085 square feet (average lot size of 2,235 square feet), and 36 common area lots; 2) provide for the construction of 166 single family attached ("duet") homes and five detached single family homes with the following characteristics/amenities: a) two-story construction, with homes ranging in size from approximately 1,777 square feet to 2,073 square feet of living area with three to four bedrooms; b) two-car garage per home; c) private back yard and side yard per home; d) homes constructed in the Mission, Prairie, Traditional and Farmhouse architectural themes (to facilitate diversity in colors, materials, roof lines and street frontage); and e) homes fronting onto the loop road and onto alleys within the project, and onto public streets generally on the perimeter of the project; 3) provide internal circulation featuring: a) a loop street and alleys, with no parking along them and with a width of 22 feet between curbs; b) sidewalks on both sides of the loop street, and a sidewalk on one side of the alleys; and c) two access points to public streets: one to Ramsey Drive, between Central Parkway and Tradition Street; and one to Phelps Drive, between Central Parkway and Tradition Street; 4) provide guest parking scattered throughout the project for 92 guests; 5) provide a homeowner's association for the maintenance of common area lots (e.g., private streets, landscaping, guest parking areas); and 6) be developed at a density of 12.85 dwelling units per acre.

The project is located east of, and adjacent to, Central Parkway, and is bounded on the north, east, and south by Ramsey Drive, Tradition Street, and Phelps Drive, respectively.

**ASSESSORS PARCEL NO.:** 269-450-39

**ACRES:** Neighborhood D (13.31 acres)

**MASTER PLAN:** R/MH (Medium- High Density Residential)

**ZONING:** R-MH (Medium- High Density Residential)

**POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):**  
171 Single-Family residential units

**SURROUNDING LAND USES:**

**NORTH:** Residential

**SOUTH:** Community Commercial

**EAST:** Residential

**WEST:** Residential

## REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc.

Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff (note date); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (note report title, date, and consultant). Copies of these reports can be found by contacting the Community Development Department.

## GENERAL CONSIDERATIONS:

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?  
☐ Yes ☒ No Nature of concern(s): \_\_\_\_\_
2. Will the project require approval or permits by agencies other than the County?  
☒ Yes ☐ No Agency name(s): Mountain House Community Services District
3. Is the project within the Sphere of Influence, or within two miles, of any city?  
☒ Yes ☐ No City: City of Tracy

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

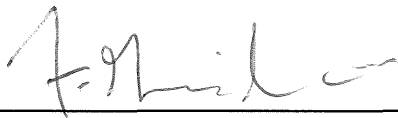
The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics             | <input type="checkbox"/> Agriculture and Forestry Resources   | <input checked="" type="checkbox"/> Air Quality             |
| <input checked="" type="checkbox"/> Biological Resources   | <input type="checkbox"/> Cultural Resources                   | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gases Emissions        | <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Hydrology/Water Quality            |
| <input checked="" type="checkbox"/> Land Use/Planning      | <input type="checkbox"/> Mineral Resources                    | <input checked="" type="checkbox"/> Noise                   |
| <input checked="" type="checkbox"/> Population/Housing     | <input checked="" type="checkbox"/> Public Services           | <input type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:**

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



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**PREPARED BY: Frank Girardi**

**TITLE: Associate Planner**

**DATE: August 17, 2020**

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b>				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- a–d) The proposed Major Subdivision application would facilitate the development of a 13.31-acre R-MH (Medium-High Density Residential) parcel and will not affect the existing visual character or quality of the site and its surroundings. The proposed visual and residential land use improvements for the project site are subject to Design Review and existing community approvals to ensure the aesthetics, character, and quality envisioned for the community are maintained. Also, no significant new light and glare impacts would result from the project. Therefore, any impacts on the existing visual character or surrounding residential development will be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agriculture use, or a Williamson Act contract?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Impact Discussion:

- a-e) The proposed Major Subdivision application will not affect agricultural uses, agricultural zoning within or adjacent to Mountain House nor will it effect existing Williamson Act contracts. There are no Williamson Act contracts within the project area. Therefore, the proposed application request(s) will have no impact on agriculture and forestry resources.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b>				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Impact Discussion:

- a-e) The proposed Major Subdivision application would facilitate the development of a 13.31-acre R-MH (Medium-High Density Residential) parcel. The project-site is within the San Joaquin Valley Air Basin, which has been classified as "non-attainment" for ozone and fine particulate matter - dust (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution.

The District maintains permit authority over stationary sources and the proposed project may be subject to District Rules and Regulations. Based on information provided to the District, the proposed project would equal or exceed 50 residential dwelling units and the District concluded that the proposed project is subject to District Rule 9510 (Indirect Source Review). The applicant (Shea Homes LLC) has indicated that they will comply with District 9510 and mitigate the project's impact on air quality through product design elements or by payment of applicable off-site mitigation fees.

Therefore, as a result of the project applicant complying with the rules and regulations of the San Joaquin Air Pollution Control District, the projects impact on air quality standards will be reduced to less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant	Less Than Significant Impact	No Impact
		With Mitigation Incorporated		
IV. BIOLOGICAL RESOURCES				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Impact Discussion:

a-f) The California Department of Fish and Wildlife Natural Diversity Database does not list any rare, endangered, or threatened species or habitat located on or near the site. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) and SJCOG determined that the applicant is subject to and may participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The applicant has chosen to participate in the SJMSCP.

Pursuant to the Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.

b) The project site is not located in a riparian habitat as there is no river, stream or other waterway on the site, therefore, impacts will be less than significant.

c) The project will not have an effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland. Therefore, impacts will be less than significant.

f) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because the project applicant will participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES</b>				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

- a – d) The development approval will include conditions of approval and mitigation measures to avoid potential impacts to cultural resources. In the event human remains are encountered during any portion of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5).

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS</b>				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Impact Discussion:

a-e) a) The geology of San Joaquin County is composed of high organic alluvium, which is susceptible to earthquake movement. The project will have to comply with the California Building Code (CBC) which includes provisions for soils reports for grading and foundations as well as design criteria for seismic loading and other geologic hazards based on fault and seismic hazard mapping. A geotechnical report was completed (June 17, 2020) and all recommendations from the geotechnical report shall be incorporated into the construction plans and included in the conditions of approval. Therefore, impacts to seismic-related (or other) landslide hazards will be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## VII. GREENHOUSE GASES EMISSIONS

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Impact Discussion:

- a-b) The San Joaquin Valley Air Pollution Control District (SJVAPCD) has published the "Guidance for Assessing and Mitigating Air Quality Impacts", that would be used to analyze air quality and greenhouse gas (GHG) impacts associated with the project. With the rules and regulations of the San Joaquin Air Pollution Control District added to the Conditions of Approval for the project, the impact of the project for greenhouse gas emissions will be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

- a-h) The proposed application would not result in, create or induce hazards and associated risks to the public. Construction activities for the project typically involve the use of toxic or hazardous materials such as paint, fuels, and solvents. Construction activities would be subject to federal, state, and local laws and requirements designed to minimize and avoid potential health and safety risks associated with hazardous materials. No significant impacts are anticipated related to the transport, use, or storage of hazardous materials during construction activities are anticipated.

The nearest airport is the Byron Airport, located approximately 5 miles northwest of the project site. The proposed structures will not exceed 50 feet in height. Project referrals have been sent to Caltrans Division of Aeronautics, Contra Costa County ALUC, SJCOG ALUC, and Byron Airport. Any comments or conditions of approval received from the agencies will be included in the final conditions of approval to ensure any impacts are reduced to less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY</b>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year floodplain hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

a-j) The proposed project's impacts on hydrology and water are expected to be less than significant. The project will be served by a public water system and a public sewer system. The applicant has provided a will-serve letter from the Mountain House Community Services District (MHCS D) confirming that MHCS D will provide sewer, storm drainage and water services to the project site. The project would be required to comply with the National Pollutant Discharge Elimination Systems (NPDES) permit program. Also, the residential development would be required to implement additional water quality Best Management Practices (BMP's). These BMP's would be determined on a case-by-case basis and approved by the MHCS D. Therefore, project impacts related to hydrology and water quality will be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING</b>				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in land use/operational conflicts between existing and proposed on-site or off-site land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Impact Discussion:

a-d) The proposed project is subject to the 2035 San Joaquin County General Plan, Mountain House Master Plan, and Specific Plan II document. The current Master Plan designation is R/MH and the zoning is R-MH. The proposed development project would do the following:

1) Provide for the development of a 13.31-acre R-MH parcel (Parcel 'Q' or Tract 4047 of Neighborhood D) that would be divided into 171 residential lots, which would range in size from 2,035 square feet to 2,805 square feet (average lot size of 2,235 square feet), and 36 common area lots;

2) Provide for the construction of 166 single family attached ("duet") homes and five detached single family homes with the following characteristics/amenities: a) two-story construction, with homes ranging in size from approximately 1,777 square feet to 2,073 square feet of living area with three to four bedrooms; b) two-car garage per home; c) private back yard and side yard per home; d) homes constructed in the Mission, Prairie, Traditional and Farmhouse architectural themes (to facilitate diversity in colors, materials, roof lines and street frontage); and e) homes fronting onto the loop road and onto alleys within the project, and onto public streets generally on the perimeter of the project;

3) Provide internal circulation featuring: a) a loop street and alleys, with no parking along them and with a width of 22 feet between curbs; b) sidewalks on both sides of the loop street, and a sidewalk on one side of the alleys; and c) two access points to public streets: one to Ramsey Drive, between Central Parkway and Tradition Street; and one to Phelps Drive, between Central Parkway and Tradition Street;

4) Provide guest parking scattered throughout the project for 92 guests;

5) Provide a homeowner's association for the maintenance of common area lots (e.g., private streets, landscaping, guest parking areas; and be developed at a density of 12.85 dwelling units per acre.



A K-6 school and neighborhood park are located immediately east-northeast of the project site and the proposed residential development would not result in any adjacent land use conflicts with the existing uses. As such, the building placement and residential architecture located near the school and park uses, shall reflect the common theme established for the neighborhood in terms of form, detail, materials and colors. (SP II 4.6, Neighborhood Center Focus Areas, SP II Implementation Measure No. 40)

The Master Plan and Specific Plan II documents contain over 300 policies and implementation measures addressing land use and planning, and this residential development project and Major Subdivision application are consistent with those goals, objectives, and implementation measures of these documents. Also, the project site is subject to Mountain House Residential Design Manual and Design Review to ensure these implementation measures are maintained. Therefore, the proposed residential development project and Major Subdivision application will have a less than significant impact on existing land uses and planning policies and plans.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. MINERAL RESOURCES</b>				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

- a, b) The project will not result in the loss of availability of a known mineral resource of a resource recovery site because the site does not contain minerals of significance or known mineral resources. San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology.

The project will retain an approximately 1.0 acre minimally developed and landscaped lot at the corner of Phelps Drive and Tradition Street for potential mineral rights access. Therefore, the project will have less than a significant impact on the availability of mineral resources or mineral resource recovery sites within San Joaquin County and the Mountain House community.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE</b>				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Impact Discussion:

- a-f) The development project may have equipment utilized in the grading of the site that will temporarily increase the area's ambient noise levels. Underlying projects when approved will be required to comply with Development Title Section 9-1025.9 (c) (3) which states that:

**Noise sources associated with construction are exempt from the provisions of the Noise Ordinance provided such activities do not take place before 6:00 a.m. or after 9:00 p.m. on any day.**

As such, noise generation from the proposed underlying projects will be reduced to less than significant with this added condition.

Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section 9-1025.9(d) states that the Review Authority shall require the preparation of an acoustical study in instances where it has been determined that a project may expose existing or proposed noise sensitive land uses to noise levels exceeding the noise standards specified in Table 9-1025.9.

An Environmental Noise Analysis was prepared by Illingworth and Rodkin on July 16, 2020 and it was determined that the exterior noise levels at the backyards of residences nearest to Central Parkway would exceed the 65 dBA L<sub>dn</sub> threshold for San Joaquin County. If approved the following conditions shall apply:

**NOISE WALL: A six-foot noise wall made of concrete or masonry block is required between the residences and connect to each residence (along the western facades) of the proposed lots facing Central Parkway and the wall shall be included in the improvement plans. (Development Title Section 9-1150.10)**

Interior noise levels within new residential units are required to be maintained at or below 45 dBA L<sub>dn</sub>. The proposed lots adjacent to Central Parkway would be set back approximately 65 feet from the centerline of the roadway. The exterior-facing rooms along the eastern facades as well as the northern facades of and southern facades, would have direct line-of-sight to the roadway without any shielding from adjacent buildings. At the 65-foot setback, the rooms facing the eastern building facades would be exposed to future exterior noise levels ranging from 69 to 70 dBA L<sub>d</sub>. Therefore, the first row of residences adjacent to Central Parkway would require sound-rated construction materials with the inclusion of adequate forced-air mechanical ventilation to achieve the 45 dBA L<sub>dn</sub>. Attaining the necessary noise reduction from exterior to interior spaces is readily achievable with proper wall construction techniques, the selections of proper windows and doors, and the incorporation of forced-air mechanical ventilation systems. The mentioned noise insulation features would adequately reduce interior noise levels in all units to 45 dBA L<sub>dn</sub> or less, satisfying the interior noise thresholds of 45 dBA for San Joaquin County. The above recommendations will be incorporated into the final design of the proposed residences. Therefore, any exposure to noise sources or excessive noise levels will be reduced to less than significant with the above conditions for a noise wall and incorporation of sound rated construction materials.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. POPULATION AND HOUSING</b>				
Would the project:				
a). Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b). Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c). Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

- a) 171 residential units are anticipated as part of the project development and will serve letters have been provided to the Community Development Department to serve the 171 residential units. Mountain House was planned with a mix of residential, commercial, and industrial development land uses and to be a "self-contained community, thus to minimize growth-inducing impacts. Because the capacity of the onsite water and wastewater plants would serve no more than the projected onsite population as specified in the existing community approvals this would eliminate this potential growth-inducing impact.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

#### XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Impact Discussion:

- a) The proposed project is for a 171-family residential project and this is substantially the same residential development potential assumed under the existing approved Specific Plan II document. Therefore, the project would result in a less than significant impact on public services and no additional mitigation measures are necessary.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

- a-b) There is an existing neighborhood park located northwest of the proposed residential project site. No significant impacts on existing neighborhood and regional parks or other recreational parks or other recreational facilities, either at the Mountain House Community or off-site, is expected such that substantial physical deterioration of the facility would occur as result of the residential development project.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC</b>				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Impact Discussion:

- a-f) Master Plan Chapter Nine, Transportation and Circulation addresses the expected traffic volumes and anticipates the need for and timing of circulation improvements required to serve the community and project area through buildout. The proposed project is within the scope of the existing Transportation Demand Management approval for the Mountain House Community; and the conditions of approval will include all applicable mitigation measures and policies of the Master Plan and Specific Plan II documents. As such, through the collection of local and regional traffic impact fees, the project would generate funds to be collected by the County Transportation Impact Mitigation Fee (TIMF) and MHTIF to pay for future roadway and transportation program responsibilities of the project. Therefore, the proposed residential project is not in conflict with any adopted policies or plans and will have a less than significant impact on existing traffic and roadway levels of service.



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Impact Discussion:

a-g) The project site will be served by the Mountain House Community Services District for sewer, water and terminal storm drainage. The utility infrastructure consisting of a water distribution system, a sanitary sewer drain system, have been constructed for the development of Neighborhood D. The utilities would be extended to the proposed project site. Therefore, the project would not result in significant impacts on utilities and service systems and no additional mitigation measures are necessary.

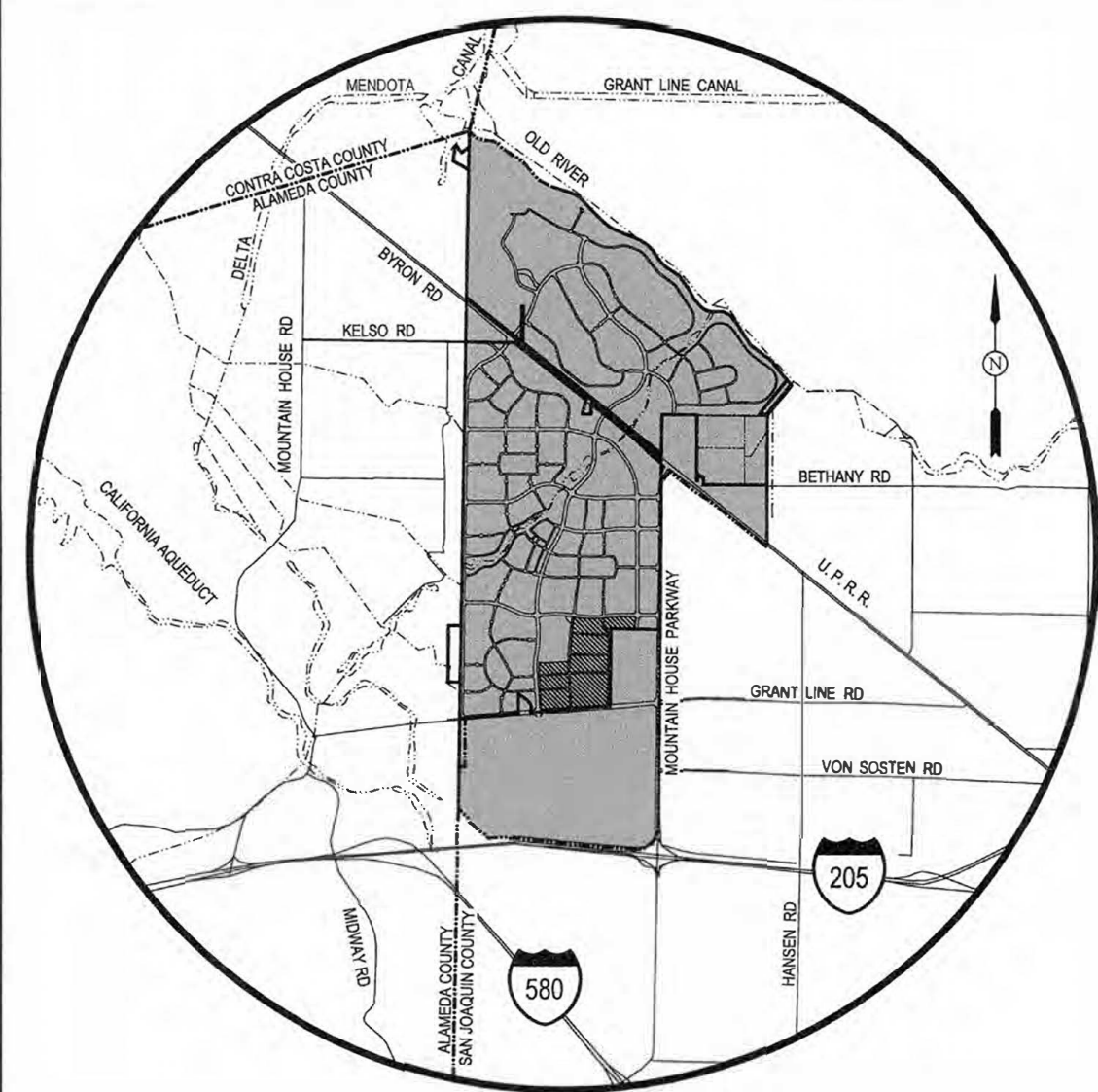
ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

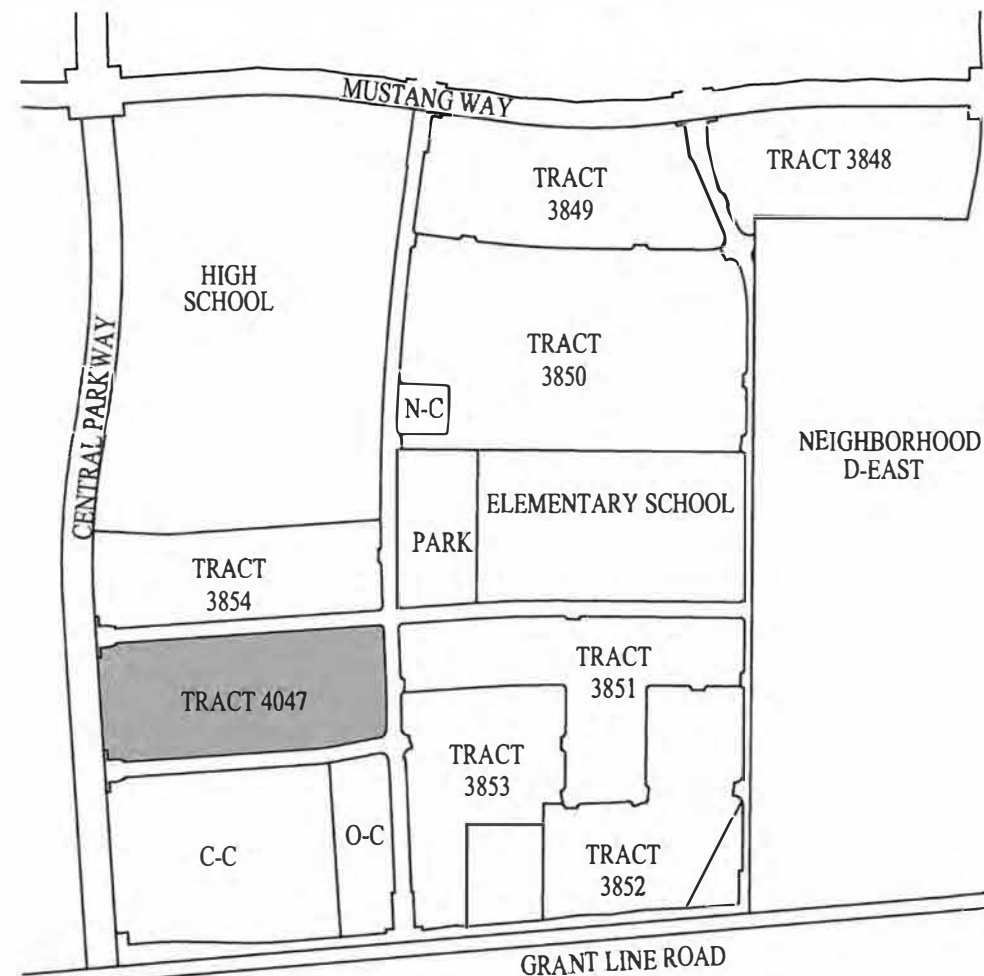
- a-c) The proposed project will have no impact on a number of areas: Aesthetics, Agriculture, Cultural Resources, Geology and Soils, Mineral Resources, and Water Quality.

**ATTACHED TENTATIVE MAP**

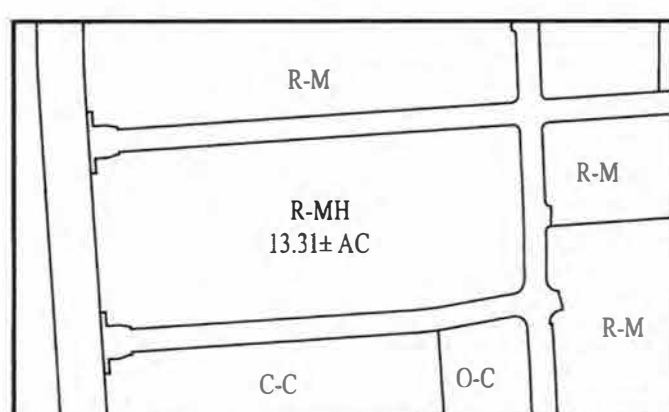




VICINITY MAP



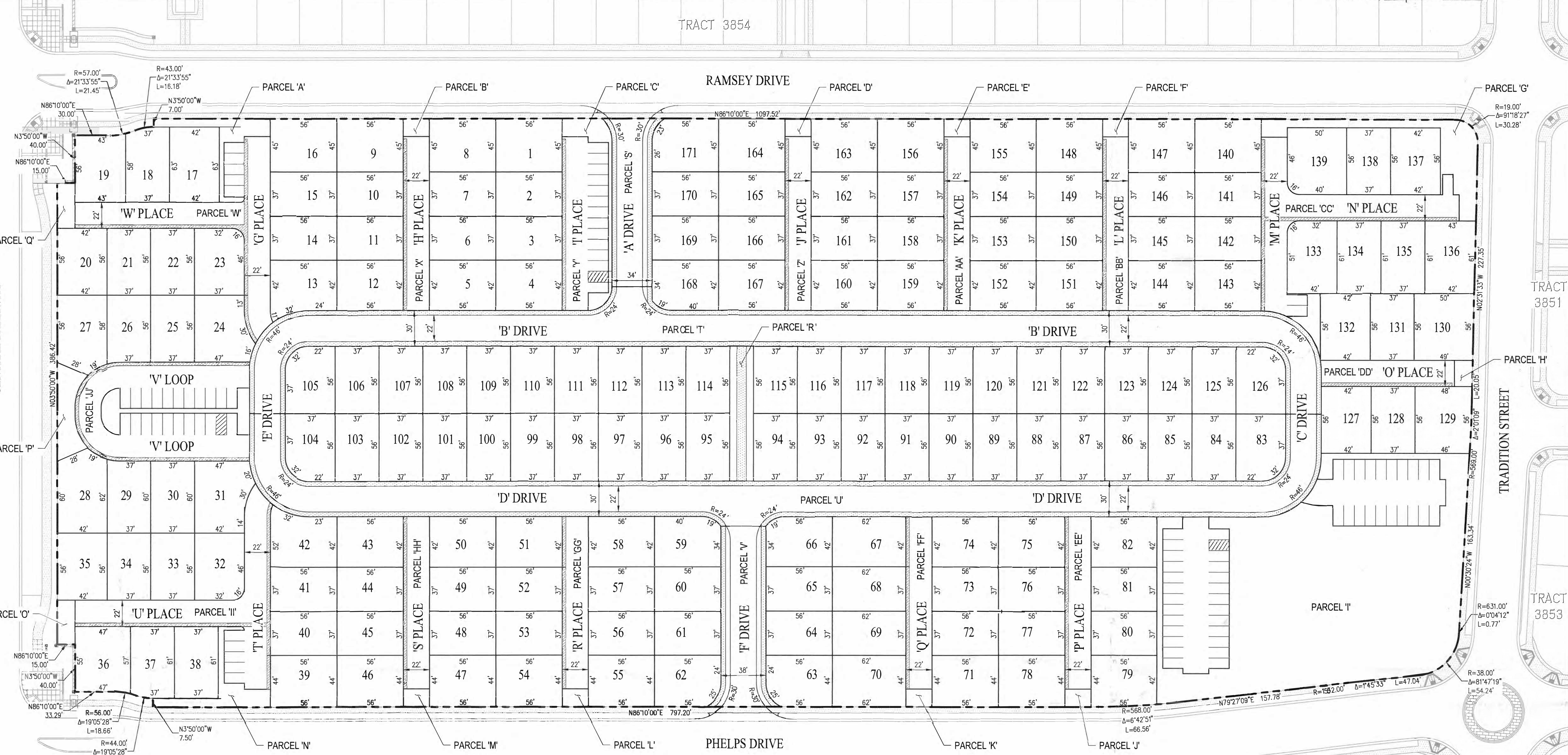
LOCATION MAP



ZONING MAP

GENERAL NOTES:

- OWNER: MOUNTAIN HOUSE DEVELOPERS, LLC  
230 S. STERLING WAY  
MOUNTAIN HOUSE, CA 94391  
(925) 580-0777
- DEVELOPER: SHEA HOMES, LP  
2630 SHEA CENTER DRIVE  
LIVERMORE, CA 94551  
(925) 245-3600
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
(925) 866-0322
- SOILS ENGINEER: ENGEO INCORPORATED  
2010 CROW CANYON PLACE, SUITE 250  
SAN RAMON, CA 94583  
(925) 866-9000
- TOPOGRAPHIC SOURCE: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
(925) 866-0322
- CONTOUR INTERVAL: 1 FOOT
- ASSESSOR'S PARCEL NO.: 269-450-39
- SITE AREA: 13.31 ACRES±
- EXISTING LAND USE: VACANT
- ZONING: MEDIUM/HIGH DENSITY RESIDENTIAL
- MASTER PLAN DESIGNATION: MEDIUM/HIGH DENSITY RESIDENTIAL
- NUMBER OF LOTS: 171 LOTS
- NUMBER OF PARCELS: 36 PARCELS
- MINIMUM LOT SIZE: 37' x 55'
- NUMBER OF PARKING SPOTS: 342 ON LOT  
92 GUEST
- UTILITIES:  
WATER: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
SEWER: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
STORM DRAIN: MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT  
ELECTRIC: WOODSTOCK IRRIGATION DISTRICT  
TELEPHONE: AT&T  
CABLE: COMCAST  
GAS: PG&E
- ALL WATER, SEWER, AND STORM DRAIN WITHIN PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY HOME OWNER'S ASSOCIATION.
- PROJECT MAY BE DEVELOPED IN PHASES.
- THE PROJECT IS IN FLOOD ZONE DESIGNATION X (AREA OF MINIMAL HAZARD) PER FIRM 06077C0570F, EFFECTIVE DATE OCTOBER 16, 2009.
- PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- MAXIMUM CUT AND FILL SLOPE IS 2:1.
- UTILITIES ARE TO BE USED AS A GUIDE. FINAL DESIGN IS SUBJECT TO MODIFICATIONS.



LOT SUMMARY

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	2,505	44	2,072	87	2,091	130	2,805
2	2,072	45	2,072	88	2,091	131	2,072
3	2,072	46	2,447	89	2,091	132	2,352
4	2,352	47	2,447	90	2,091	133	2,541
5	2,352	48	2,072	91	2,091	134	2,257
6	2,072	49	2,072	92	2,091	135	2,257
7	2,072	50	2,352	93	2,091	136	2,585
8	2,505	51	2,352	94	2,091	137	2,352
9	2,505	52	2,072	95	2,091	138	2,072
10	2,072	53	2,072	96	2,091	139	2,779
11	2,072	54	2,447	97	2,091	140	2,505
12	2,352	55	2,447	98	2,091	141	2,072
13	2,352	56	2,072	99	2,091	142	2,072
14	2,072	57	2,072	100	2,091	143	2,352
15	2,072	58	2,352	101	2,091	144	2,352
16	2,505	59	2,313	102	2,091	145	2,072
17	2,583	60	2,072	103	2,091	146	2,072
18	2,281	61	2,072	104	2,287	147	2,505
19	2,415	62	2,375	105	2,287	148	2,505
20	2,354	63	2,375	106	2,091	149	2,072
21	2,072	64	2,072	107	2,091	150	2,072
22	2,072	65	2,072	108	2,091	151	2,352
23	2,351	66	2,313	109	2,091	152	2,340
24	2,540	67	2,604	110	2,091	153	2,061
25	2,072	68	2,294	111	2,091	154	2,061
26	2,072	69	2,294	112	2,091	155	2,492
27	2,584	70	2,709	113	2,091	156	2,505
28	2,770	71	2,447	114	2,091	157	2,072
29	2,241	72	2,072	115	2,091	158	2,072
30	2,236	73	2,072	116	2,091	159	2,352
31	2,742	74	2,352	117	2,091	160	2,352
32	2,351	75	2,352	118	2,091	161	2,072
33	2,072	76	2,072	119	2,091	162	2,072
34	2,072	77	2,072	120	2,091	163	2,505
35	2,352	78	2,447	121	2,091	164	2,505
36	2,593	79	2,410	122	2,091	165	2,072
37	2,213	80	2,072	123	2,091	166	2,072
38	2,239	81	2,072	124	2,091	167	2,352
39	2,447	82	2,352	125	2,091	168	2,313
40	2,072	83	2,287	126	2,287	169	2,072
41	2,072	84	2,091	127	2,352	170	2,072
42	2,465	85	2,091	128	2,072	171	2,444
43	2,352	86	2,091	129	2,652		

PARCEL SUMMARY

PARCEL	AGENCY RECEIVING PARCEL	AREA (SF)
A	HOME OWNER'S ASSOCIATION	1,473
B	HOME OWNER'S ASSOCIATION	330
C	HOME OWNER'S ASSOCIATION	1,268
D	HOME OWNER'S ASSOCIATION	330
E	HOME OWNER'S ASSOCIATION	330
F	HOME OWNER'S ASSOCIATION	330
G	HOME OWNER'S ASSOCIATION	3,290
H	HOME OWNER'S ASSOCIATION	336
I	HOME OWNER'S ASSOCIATION	43,616
J	HOME OWNER'S ASSOCIATION	330
K	HOME OWNER'S ASSOCIATION	330
L	HOME OWNER'S ASSOCIATION	330
M	HOME OWNER'S ASSOCIATION	330
N	HOME OWNER'S ASSOCIATION	1,472
O	HOME OWNER'S ASSOCIATION	555
P	HOME OWNER'S ASSOCIATION	1,388
Q	HOME OWNER'S ASSOCIATION	570
R	HOME OWNER'S ASSOCIATION	2,260
S	HOME OWNER'S ASSOCIATION	4,893
T	HOME OWNER'S ASSOCIATION	30,413
U	HOME OWNER'S ASSOCIATION	29,989
V	HOME OWNER'S ASSOCIATION	5,908
W	HOME OWNER'S ASSOCIATION	2,577
X	HOME OWNER'S ASSOCIATION	3,206
Y	HOME OWNER'S ASSOCIATION	5,348
Z	HOME OWNER'S ASSOCIATION	3,206
AA	HOME OWNER'S ASSOCIATION	3,206
BB	HOME OWNER'S ASSOCIATION	3,206
CC	HOME OWNER'S ASSOCIATION	6,925
DD	HOME OWNER'S ASSOCIATION	2,470
EE	HOME OWNER'S ASSOCIATION	3,183
FF	HOME OWNER'S ASSOCIATION	3,183
GG	HOME OWNER'S ASSOCIATION	3,183
HH	HOME OWNER'S ASSOCIATION	3,183
II	HOME OWNER'S ASSOCIATION	7,544
JJ	HOME OWNER'S ASSOCIATION	11,618

LAND USE SUMMARY

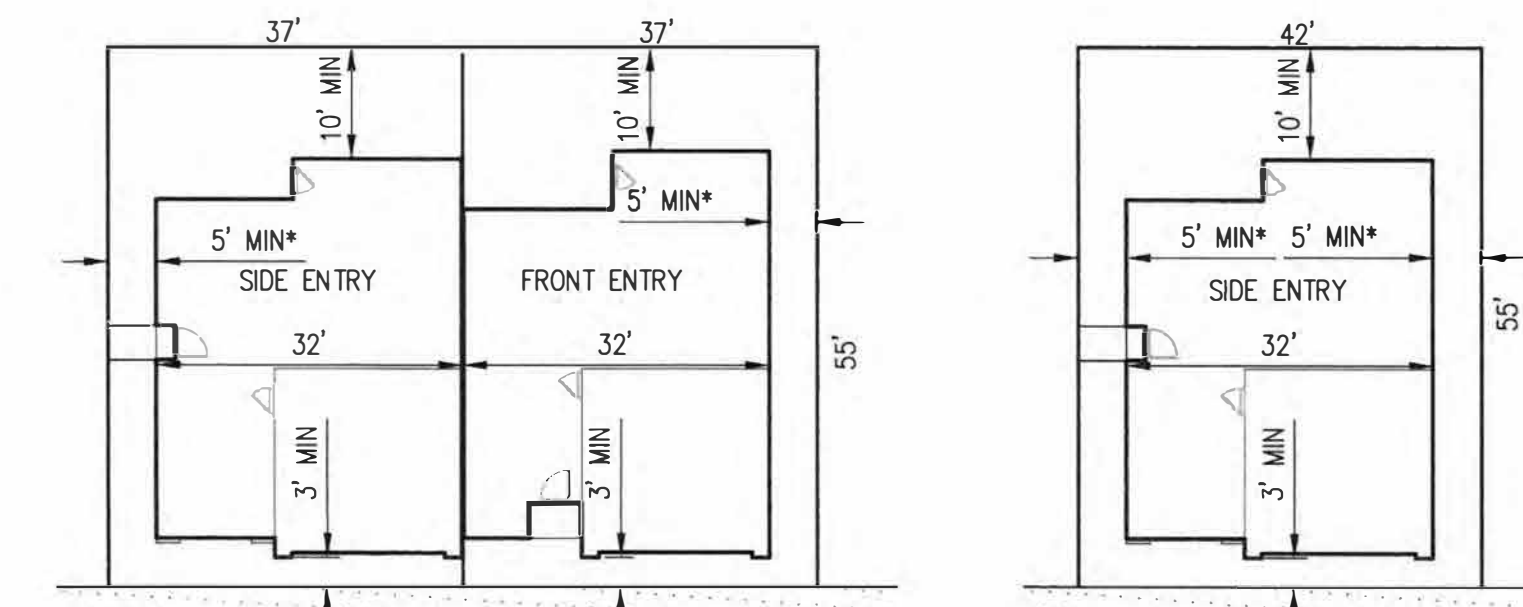
LAND USE	ACRES
RESIDENTIAL - MEDIUM/HIGH DENSITY	13.31

RESIDENTIAL DENSITY CALCULATIONS

LAND USE	# OF LOTS	ACRES	DENSITY	ALLOWABLE DENSITY
MEDIUM/HIGH DENSITY	171	13.31	12.85 DU/AC	12-14 DU/AC

RESIDENTIAL LAND USE SUMMARY

AREA (AC)	MIN. LOT SIZE	# OF LOTS	LOT #S	PERCENT
13.31	37' x 55'	171	1-171	100%



TYPICAL LOT DIMENSIONS

(DUET)

NOT TO SCALE

TYPICAL LOT DIMENSIONS

(SINGLE LOT)

NOT TO SCALE

\* ADDITIONAL 5' WHEN ADJACENT TO A ROADWAY

LEGEND:

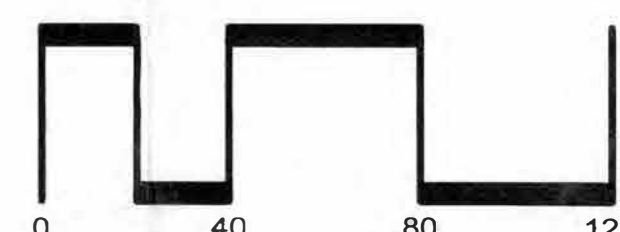
---	SUBDIVISION BOUNDARY
---	LOT LINE
---	RIGHT OF WAY
---	LOT NUMBER
---	LOT DIMENSION

INDEX OF SHEETS:

TM-1	VESTING TENTATIVE SUBDIVISION MAP
TM-2	PRELIMINARY GRADING PLAN
TM-3	PRELIMINARY UTILITY PLAN
TM-4	PRELIMINARY STREET LIGHTING PLAN
TM-5	PRELIMINARY PEDESTRIAN AND OPEN SPACE PLAN
TM-6	PRELIMINARY COMMUNITY EDGE MAP
TM-7	PRELIMINARY WALL PLAN
TM-8	PRELIMINARY PARKING PLAN
L-1.1	OVERALL LANDSCAPE PLAN

VESTING TENTATIVE SUBDIVISION MAP  
TRACT 4047 - LANGSTON II  
NEIGHBORHOOD 'D'

MOUNTAIN HOUSE SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 40' DATE: JULY 21, 2020



SAN RAMON • (925) 866-0322  
SACRAMENTO • (916) 375-1877  
WWW.CBANDGO.COM  
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.  
TM-1  
OF 9 SHEETS