

August 27, 2025

Honorable Gus C. Barrera II
Presiding Judge
San Joaquin County Superior Court
180 E Weber Ave, Suite 1306J
Stockton, California 95202

Subject: City of Mountain House Response to the 2024-2025 San Joaquin County Civil Grand Jury Report

Dear Presiding Judge Barrera II:

Pursuant to Penal Code section 933(c), the City of Mountain House (the "City") respectfully submits its response to the above referenced final report as follows:

Findings

F1: Mountain House continues to be a "bedroom community" as the Valley Link Project offers only future benefits that rely on ongoing regional coordination and State and Federal funding/investment.

Response: The City of Mountain House **partially disagrees** with Finding 1. While it is true that Valley Link is a future-facing project, and progress has been slower than anticipated, the City's characterization as a "bedroom community" overlooks significant shifts in workforce patterns and ongoing local and regional efforts. Approximately 30 percent of Mountain House residents now work from home full-time, and another 20 percent do so occasionally.

In addition to remaining an active partner in the Valley Link project, the city is now a member of the San Joaquin Council of Governments (SJCOG), positioning us to better advocate for County, State, and Federal transportation funding. This commitment was demonstrated through our recent federal funding advocacy trip to Washington, D.C., as part of the SJCOG One Voice delegation. The city continues to engage in regional discussions, raise concerns, and ensure that our transportation needs are heard and addressed.

F2: Mountain House remains an isolated community due to a lack of local transit options.

Response: The City of Mountain House **partially disagrees** with Finding 2. While the City recognizes the need for expanded local transit options, it is actively working to address this issue. As noted above, the City's membership in the San Joaquin Council of Governments (SJCOG) strengthens our ability to advocate for County, State, and Federal transportation funding, including near-term transit improvements. This commitment was recently demonstrated through our participation in the SJCOG One Voice federal advocacy trip to Washington, D.C. In addition, City

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staff is working closely with Caltrans, SJCOG, and local transit operators to identify and advance short-term transit opportunities. Staff is also conducting an analysis of unmet transit needs and will present its findings and potential solutions to the City Council within the current budget year.

However, the conclusion that the city “remains an isolated community” overlooks the City’s intentional investments in its shared spaces, recreational infrastructure, and community programming. These efforts significantly improve connectivity within the city and to nearby areas. Over the past year, the city has hosted over 30 public events—many bringing record-breaking attendance, demonstrating that residents are actively engaged and connected.

Long-term planning is also underway through the City’s update to its Recreation Master Plan and the City’s first General Plan, both of which will guide decisions about future community investments and community needs. Recent projects include new and upgraded parks with accessibility for residents at all stages of life. Major amenities currently planned include a new tennis center, amphitheater, state-of-the-art community recreation center, and an outdoor aquatics center. With these projects, the city is becoming a central place where residents can enjoy entertainment, recreation, and a strong sense of community. These efforts reflect a commitment to building a city that is active, inclusive, and well-connected.

Therefore, while improving local transit remains a work in progress, the city is actively creating spaces and services that reduce isolation through thoughtful design and long-term planning.

F3: The incorporation of Mountain House has allowed the city to retain a greater share of revenue and to make local land decisions.

Response: The City of Mountain House **agrees** that incorporation has allowed it to retain a greater share of revenue and to make local land use decisions.

F4: Mountain House’s high-performing schools and rapid population growth present opportunities and challenges for infrastructure.

Response: The City of Mountain House **partially disagrees** with Finding 4. While the City acknowledges the opportunities presented by its high-performing schools and rapid population growth, the finding fails to fully recognize the City’s long-term planning and investment in proactive and sustainable infrastructure management.

For instance, the City has implemented a rigorous pavement management program that keeps local streets in well-maintained condition, avoiding millions in future replacement costs. These same infrastructure management principles are applied across all major systems, including utilities and parks. In addition, the city is investing in “smart” infrastructure that is designed to be cost-effective, efficient, and low maintenance. This approach prioritizes long-term sustainability as the

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community grows. Major upgrades, such as the recent expansion of the City's Wastewater Treatment Plant and citywide stormwater improvements, are directly linked to supporting current and future growth. The City is also planning for long-term capacity through projects like the Aquifer Storage and Recovery Well and continues to incorporate clean energy and water conservation practices. The city is proactively addressing growth-related challenges through forward-thinking infrastructure planning.

F5: Mountain House continues to pursue retail and commercial opportunities to offer essential services and retail options for its residents.

Response: The City of Mountain House **agrees** that it continues to pursue retail and commercial opportunities to offer essential services and retail options for its residents.

F6: Mountain House continues to promote economic growth to increase employment opportunities within the city's boundaries.

Response: The City of Mountain House **agrees** that it continues to promote economic growth to increase opportunities within its boundaries.

Recommendations

R1: By October 1, 2025, the City Council should pursue regional and state partnerships to advance transportation projects such as Valley Link.

Response: The City Council has **implemented** Recommendation 1. The city actively seeks to expand its partnerships both at local and federal levels to advance transportation projects. As the Civil Grand Jury notes in its report, the city is now a member of the San Joaquin County Council of Governments (COG), comprising all eight cities within the County. The COG plays a critical role in allocating regional, state, and federal transportation funding, and the City is now a recipient of such funds, some of which are specifically for transportation projects. Furthermore, in May 2025, City officials and staff traveled to Washington D.C. to represent the City of Mountain House and advocate for funding its proposed Mountain House Regional Mobility Hub project. Accordingly, the city has and continues to pursue means to advance transportation goals.

R2: By October 1, 2025, the City Council should explore partnering with the City of Tracy or another entity to improve connectivity to the local Tracy area, ACE, and BART transit systems, as well as within its city limits.

Response: Recommendation 2 **requires further analysis**. City staff is currently assessing unmet transit needs and plans to present findings and potential strategies to the City Council within the



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current budget year. This work is essential to identifying viable options for improving connectivity within the city, to the local Tracy area, and to regional systems such as ACE and BART.

As noted above, City staff is working closely with Caltrans, the San Joaquin Council of Governments (SJCOG), the City of Tracy's Transit Division, Altamont Corridor Express (ACE), and San Joaquin Regional Transit District (SJRTD) to address both near-term and long-term regional transit needs. In parallel, the city continues to collaborate with the County of Alameda on the design and construction of roundabouts on Grant Line Road at Mountain House and Altamont Pass Roads. These projects, anticipated to break ground within the next year, will improve traffic flow and safety while advancing the City's connectivity goals with neighboring communities and regional transit systems.

R3: By October 1, 2025, the City Council should continue to evaluate law enforcement and public safety staffing needs, along with infrastructure requirements, as the city's population increases.

Response: The City Council has **implemented** Recommendation 4. Public safety remains one of the City's highest priorities, and the city continues to evaluate and address staffing, and infrastructure needs to support a rapidly growing population. Within the first year of incorporation, the city opened Fire Station No. 2 in north Mountain House. This investment has significantly improved response times, expanded service coverage, and enhanced overall emergency preparedness. The city has also expanded its Community Emergency Response Team (CERT), equipping more trained volunteers to provide vital support during community emergencies.

Public safety efforts extend to everyday protections as well. The City's Crossing Guard Program now includes 20 trained crossing guards stationed at multiple school sites, ensuring students and families can safely navigate intersections during peak school hours.

Law enforcement capacity has grown through the addition of another dedicated motorcycle deputy and the continuation of contracts with the San Joaquin County Sheriff's Office and Rank Security. Partnering with the Sheriff's Office gives the city access to a wide range of resources that extend far beyond what could be maintained through an in-house police force. This includes specialized units such as SWAT, K-9, detectives, and other specialty teams, along with a significantly larger pool of deputies than the city could employ directly. These resources can be deployed when needed, ensuring the city is prepared to respond quickly and effectively to incidents of any scale.

The city has also invested in enhanced traffic safety infrastructure, implemented advanced data systems to better track and address safety concerns, and launched a real-time emergency alert system to keep residents informed during critical events.

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Through these strategic actions, the city has met and exceeded expectations for maintaining a safe, secure, and well-prepared community. Public safety remains a cornerstone of Mountain House's continued growth and quality of life.

R4: By October 1, 2025, the City Council should engage in proactive planning and funding for K-8 schools and Mountain House High School construction and educational programs to accommodate the expected student growth.

Response: Recommendation 4 **will not be implemented** by the City Council because the city does not have jurisdiction over schools. The Lammersville Unified School District (LUSD) is responsible for schools in Mountain House, and the City has no authority to direct the actions of its Board of Trustees, including decisions over funding or educational programs. However, the city will maintain its strong and collaborative relationship with LUSD and will continue to be a supportive partner on matters within the City's subject matter jurisdiction. This includes, where appropriate, land use and development planning, shared use of facilities where feasible, and support for youth and after school programs.

R5: By October 1, 2025, the Lammersville Unified School District Board of Governors and City Council should maintain proactive planning and funding from K-8 schools and the construction and educational programs of Mountain House High School to meet the expected student growth.

Response: Recommendation 5 **will not be implemented** by the City Council. The city restates its response and reasoning in Recommendation 4.

R6: By October 1, 2025, the City Council should identify additional funding opportunities to support the future growth of Mountain House High School.

Response: Recommendation 6 **will not be implemented** by the City Council. The City Council respectfully reiterates that it does not have jurisdiction over LUSD, which is responsible for identifying school funding needs. Under state law, cities are limited in their ability to establish or allocate funding sources. Additionally, the City does not have the authority to compel the LUSD Board of Trustees to take fiscal action. That said, the city maintains a strong partner to LUSD and will continue to collaborate on long-range planning through its land use and development review process. However, identifying funding for school facilities is not within the City's scope of authority.

R7: By October 1, 2025, the City Council should prioritize retail and commercial development to increase tax revenues and create employment opportunities within its city limits.

Response: The City Council has **implemented** Recommendation 7. Retail and commercial development is a priority for the City Council, and it is actively being advanced through the City's first Economic Development Strategy, which is a key initiative under the City's adopted Strategic



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Plan. This strategy provides a roadmap to guide how the city attracts new businesses, supports existing ones, and grows the local economy and workforce. The City has begun to assess current economic conditions and engaged developers to ensure availability of commercial sites. Key infrastructure, such as the planned extension of Mountain House Parkway north of Byron Road, is expected to have an immediate impact on business opportunities. With just a couple of more approvals needed, the City plans to have Mountain House Parkway and Great Valley Parkway open for northbound travel by next year.

Through these strategic actions, the city has demonstrated that it is prioritizing retail and commercial developments to grow tax revenues and employment opportunities.

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The City of Mountain House appreciates the opportunity to provide this information and remains committed to working collaboratively with all stakeholders to address the findings and recommendations outlined in the report.

Sincerely,

City of Mountain House

Andy Su, Mayor



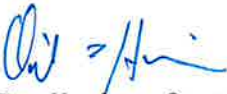
Bernice King Tingle, Vice Mayor



Ronna Green, Council Member



Matt Disko, Council Member



Dan Harrison, Council Member

c: Mr. Irving Jimenez, Staff Secretary to the Civil Grand Jury (*via electronic mail*)

