

ATTACHMENT 2



MEMORANDUM

TO: JODI ALMASSY, ASSISTANT CITY MANAGER, CITY OF MOUNTAIN HOUSE

FROM: DAVID SARGENT, DIRECTOR OF OPERATIONS, MOUNTAIN HOUSE DEVELOPERS, LLC

DATE: DECEMBER 18, 2025

RE: UPDATE REGARDING MOUNTAIN HOUSE DEVELOPERS, LLC, PUBLIC OUTREACH IN CONNECTION WITH PROPOSED HENDERSON AND WICKLUND RAILROAD CROSSING CLOSURES

Mountain House Developers, LLC (MHD), representative David Sargent has contacted or attempted to contact the residents and/or owners of properties in the City of Mountain House (City) near the existing Henderson and Wicklund Railroad Crossings along with construction of a new Railroad Crossing at Mountain House Parkway, all of which are the subject of a City application to the California Public Utilities Commission (CPUC), Docket No. Docket No. 25-05-003. Mr. Sargent offered to meet to discuss the proposed Railroad Crossing closures and new construction prior to the City Council Meeting on November 12th. The location of each property included in the MHD outreach program in connection with the existing Henderson Railroad Crossing is shown Exhibit 1; the location of the property¹ in the MHD outreach Program in connection with its proximity to the existing Wicklund Railroad Crossing is shown in Exhibit 11. The results of MHD's outreach efforts are summarized in this memorandum.

Summary

Mr. Sargent met in person with the Demaria Family and the Aguayo Sandoval Family. Mr. Sargent also talked to Aaron Smud, owner of the Pinnacle Ridge property on Bethany Road, and Suresh Vuyyuru, part owner of 20199 Wicklund Rd, both via telephone.

During these meetings, Mr. Sargent discussed the planned closures of the Henderson Railroad Crossing and the Wicklund Railroad Crossing and the new at grade Railroad

¹ Property 3, Filia MH LLC.

Crossing at Mountain House Parkway. At each of the meetings the proposed changes were presented, including the interim traffic route via Henderson Road, and the ultimate traffic route via a future realignment of Bethany Road (See Exhibit 1).

Mr. Sargent made several unsuccessful attempts to contact the owner and apparent resident of 17700 W Byron Rd, Padilla Salvador.

Mr. Sargent spoke with Michael Akhtar, co-owner of 19601 Henderson Road, an undeveloped parcel located in the County of San Joaquin and outside the City's municipal limits; Mr. Sargent also spoke with Mr. Michael Akhtar's son, Abraham Akhtar. The Messrs. Akhtar attended the November 12, 2025 City Council hearing on the City's CPUC application. Mr. Sargent gained the impression that the information provided at the November 12 Council hearing provided the Akhtars with accurate information they did not previously have regarding the effect of the proposed actions on their property.

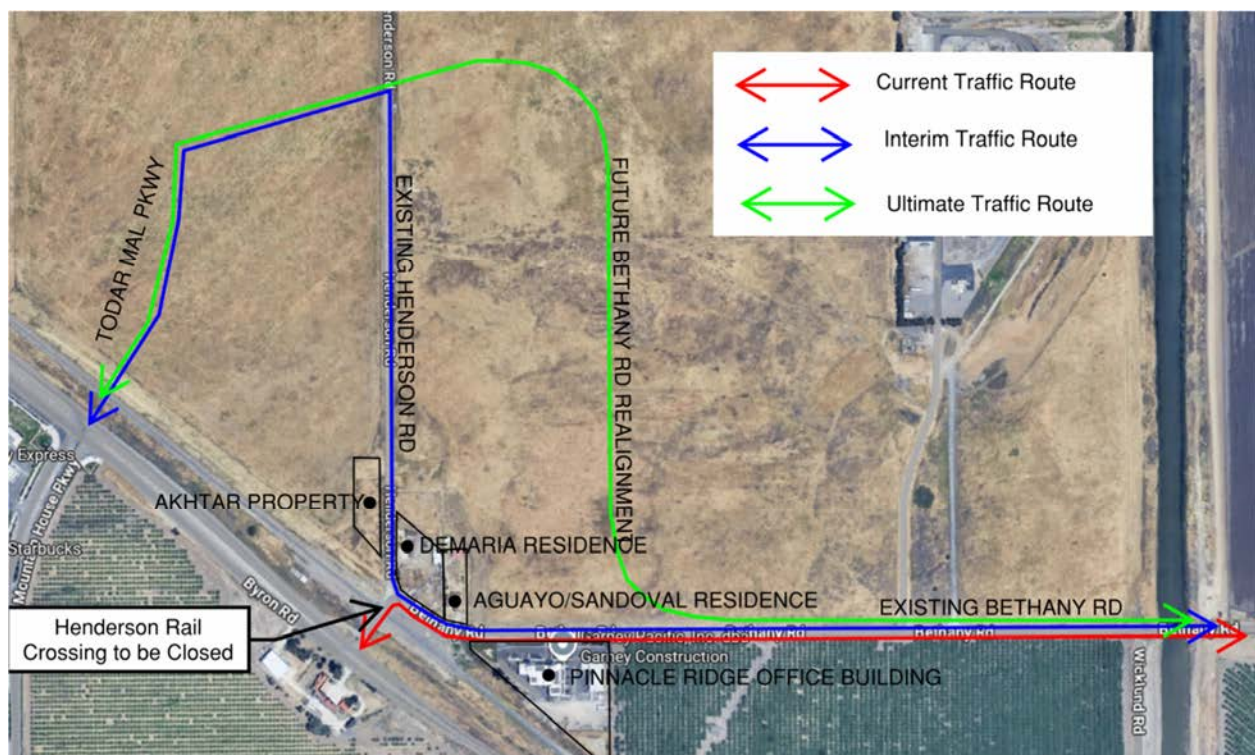
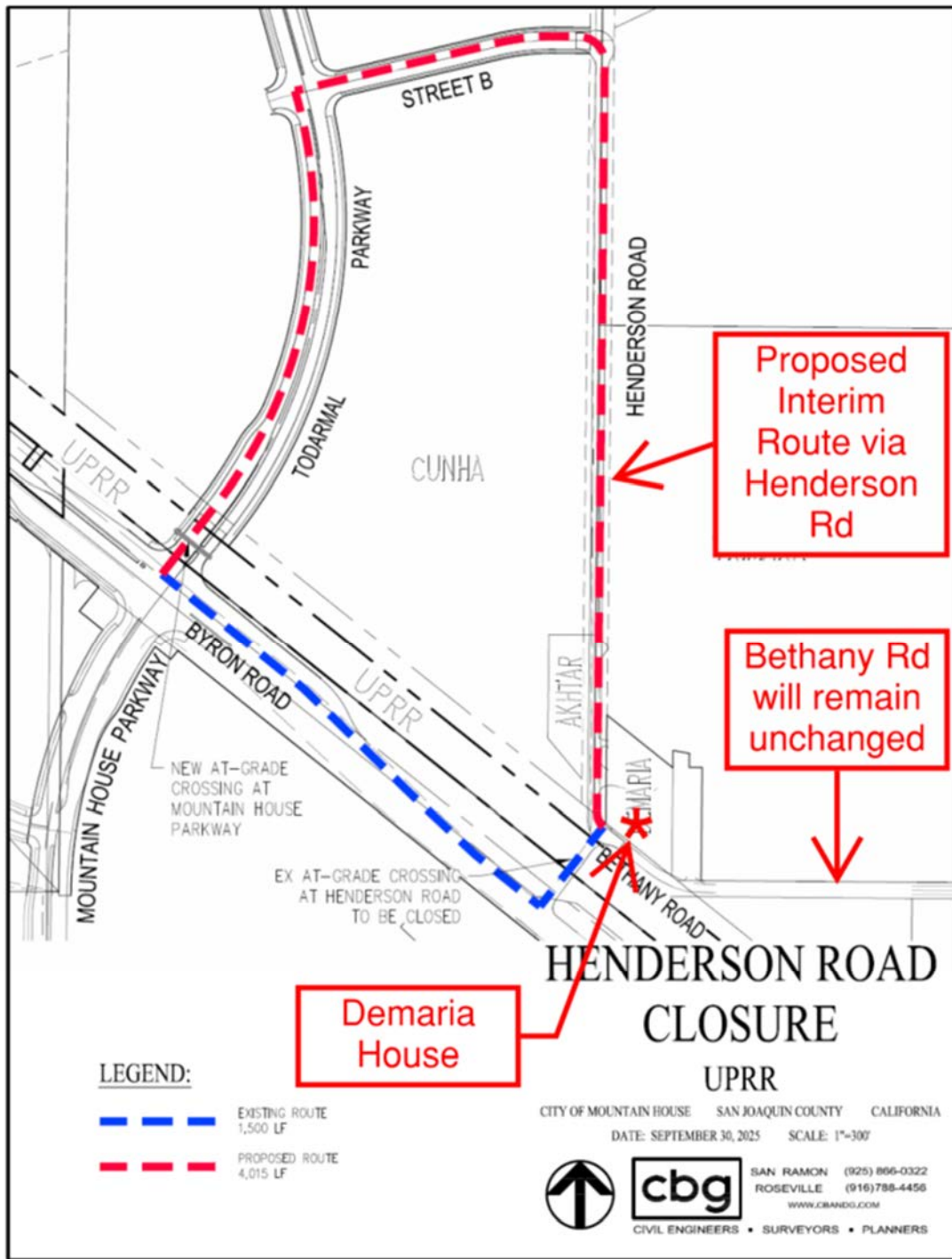


EXHIBIT 1 – Henderson Crossing: Current, Interim and Ultimate Traffic Routing

Meeting Materials

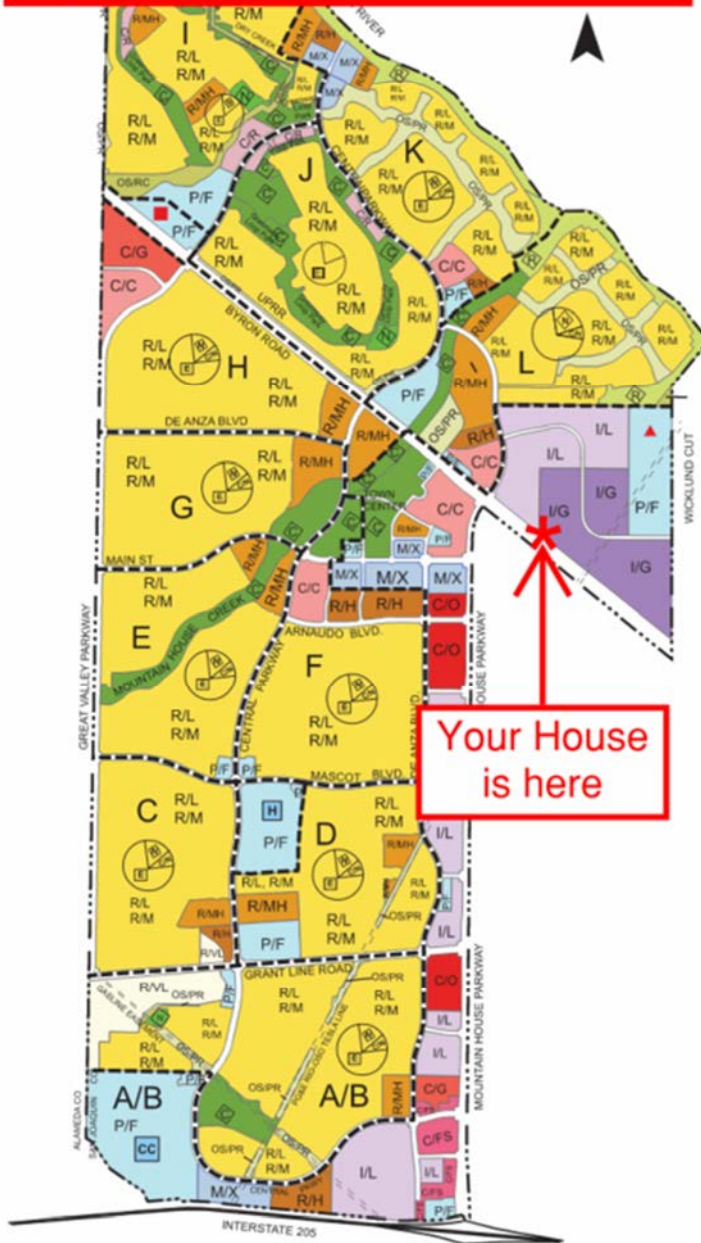
The Exhibits 2-5 were prepared by MHD for the meetings with the Demaria and Aguayo/Sandoval families to illustrate the proposed interim and ultimate traffic routes.



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EXHIBIT 2

This is the Proposed Mountain House Master Plan with the location of your house noted.



Legend

Master Plan Designations

Residential

- R/VL (Very Low Density Residential)
- R/L (Low Density Residential)
- R/L & R/M (Low & Medium Density Residential)
- R/M (Medium Density Residential)
- R/MH (Medium High Density Residential)
- R/H (High Density Residential)

Commercial

- C/O (Office Commercial)
- C/FS (Freeway Service)
- C/G (General Commercial)
- C/C (Community Commercial)
- C/R (Recreation Commercial)

Mixed Use

- M/X (Mixed Use)

Industrial

- I/L (Limited Industrial)
- I/G (General Industrial)

Open Space

- OS/RC (Open Space Resource Conservation)
- OS/PR (Open Space Parks and Recreation)

Public

- P/F (Public)
- Community College
- High School
- Transit Center

Parks

- Community Park
- Neighborhood Park
- Regional Park

Neighborhood Center

- Elementary School (K-8)
- Neighborhood Park
- C/N Neighborhood Commercial Site

Other

- County Line
- Community Boundary
- Neighborhood Boundary
- Railroad
- Easement
- Neighborhood Designation

Note: Names of internal roads may change. Specific Plans will show additional details.

See text of Master Plan for policies, neighborhood boundaries, and further information.

EXHIBIT 3

This is the Proposed Mountain House Master Plan with the location of your house noted - Closer View

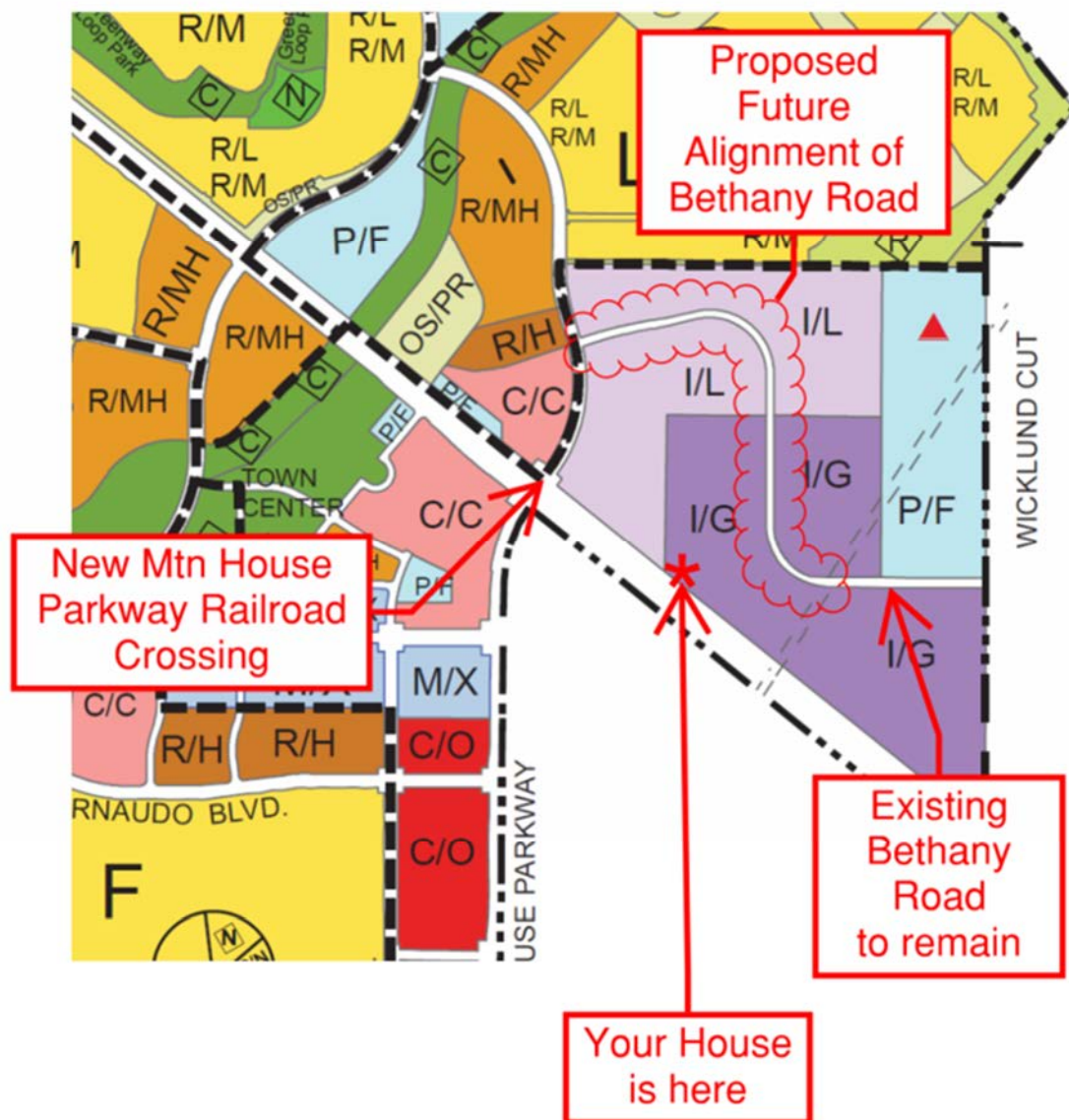


EXHIBIT 4

More detailed plan of the area around your home. This shows the planned relocation of Bethany Road.

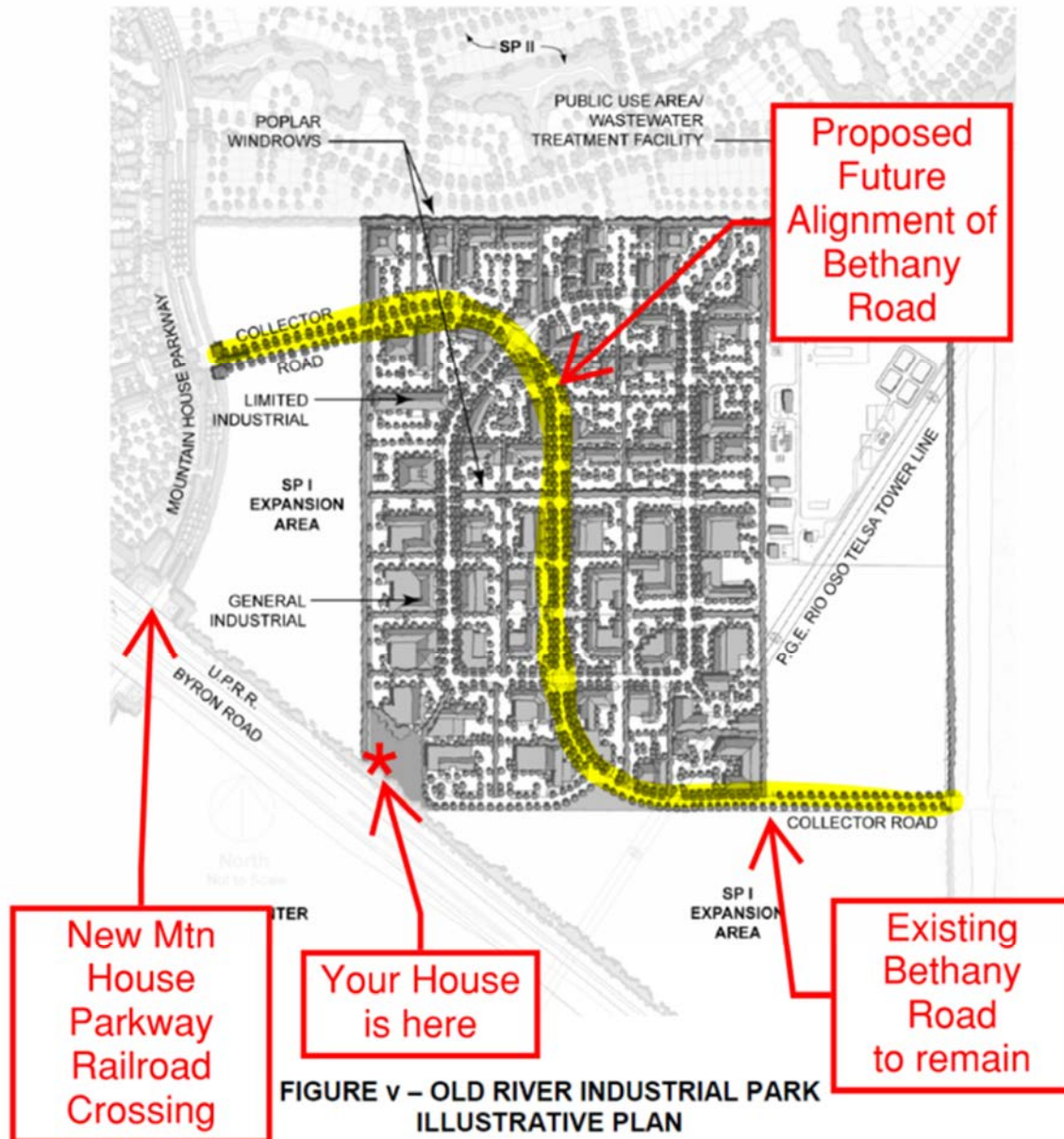


EXHIBIT 5

Property 1, Demaria - 19690 Henderson Rd, Tracy, CA 95391-9753

Property 1 is owned by Sally Demaria. Mrs. Demaria purchased the property in 2009 and lives full time in the home. The property is 1 Acre and has a 2,400 square foot home and a 1,500 square foot barn. See Exhibits 6 and 7. Mrs. Demaria's property is approximately 100 feet from the existing Henderson Road Crossing.



EXHIBIT 6 – DEMARIA PROPERTY



EXHIBIT 7 – DEMARIA RESIDENCE (WEST SIDE)

Mr. Sargent met with Mrs. Demaria, Mrs. Demaria's mother and Mrs. Demaria's aunt Toni Amant on November 6th 2025 at the MHD office in Mountain House. Mr. Sargent presented the Demaria family with maps and improvement plans to illustrate the planned railroad crossing closures. The timeline for the closure was also discussed.

Mrs. Demaria and her family voiced concerns at the November 6th meeting that the traffic in front of her house would be greatly increased when traffic is rerouted to Henderson Road in the interim condition. Currently Henderson Road, which passes on the west side of Mrs. DeMaria's home, is a dead end street with no other homes on it. There is currently very little traffic on this section of Henderson Road. Henderson Road is where Mrs. Demaria's front door, driveway and garage are all located. Mrs. Demaria stated that the increased traffic would pose a safety risk to her child, and make it difficult to park her horse trailer in her driveway.

At present, almost all the traffic that crosses at the Henderson Road Railroad Crossing turns onto Bethany Road and passes along the south side of the Demaria Property. When the Henderson Road Railroad Crossing is closed, on an interim basis traffic will be rerouted onto Henderson Road in front of the Demaria Home. This is not the ultimate route for the traffic. Eventually all the traffic will be rerouted away from the Demaria home via an extension of Bethany Road (see Exhibit 1). But there will be a temporary period of higher traffic in front of the Demaria Home until the new Bethany Road alignment is constructed. The timing of construction of Bethany is unknown at this time as the new Bethany Road alignment will be built as part of the adjacent industrial development and there are no current plans to start the industrial development. Exhibit 1 shows the current traffic route, the interim traffic route and the ultimate traffic route.

Mrs. Demaria also discussed her concerns related to the industrial zoning of the area north of her property, which may not be compatible with her preferred use of her property to keep horses. Mrs. Demaria said that she may be looking to sell her home in the future as she prefers to live in a more rural setting. She indicated that she was aware the City was going to expand to the area adjacent her home eventually, but now that development is getting closer it may be time to move.

Mrs. Demaria and Toni Amant attended the City Council meeting on November 12th. Sally Demaria spoke informally with City Councilmembers and expressed her concerns about increased traffic and potential difficulties parking her trailer in the Interim traffic routing via Henderson Road.

Property 2, Aguayo/Sandoval – 17571 W Bethany Rd, Tracy, CA 95391-7315

Property 2 is owned by Edgardo Vicente Aguayo and Janeli Sandoval. They purchased the home in 2021 and live there full time. Their property is 0.5 Acres and has a 1,500 square foot home. The property is approximately 100 feet from the existing Henderson Road Crossing (See Exhibits 8 and 9).

Mr. Sargent met with the Aguayo/Sandoval family at their home twice, on October 27th and November 8th, to discuss the planned closing of the railroad crossings. Exhibits 2-5 were shared with the Aguayo/Sandoval family to illustrate the proposed changes.



EXHIBIT 8 – AGUAYO/SANDOVAL PROPERTY



EXHIBIT 9 – AGUAYO/SANDOVAL RESIDENCE

The Aguayo/Sandoval family commented that the interim traffic routing via Henderson Road would not be an issue for them. The interim traffic routing via Henderson will not change the amount of traffic on Bethany Road in front of their home, so that was not a concern. They acknowledged that both the interim and ultimate routes to Byron Road would add a few minutes to their travel time, but not enough to be a concern. The Aguayo/Sandoval family were pleased to learn about the ultimate traffic route via a realigned Bethany Road. The Aguayo/Sandoval family sees this as a significant benefit as the traffic would be greatly reduced in front of their home.

Mr. Sargent informed the Aguayo/Sandoval family of the November 12th City Council meeting, but the Aguayo/Sandoval family did not attend the meeting.

Property 3, Filia MH LLC - 20199 Wicklund Rd, Tracy, CA 95391

Property 3 is owned by Filia Mh LLC which purchased the property in 2021. The property is 10.5 Acres and has a 1,357 square foot home and a number of barns and sheds. The property is occupied by a tenant, not the owners. The property is directly adjacent the existing Wicklund Road Crossing (See Exhibits 10 and 11).

Mr. Sargent contacted Suresh Vuyyuru via phone, as Mr. Vuyyuru represents that he is a part owner of the property with approximately 10 other owners. According to Mr. Vuyyuru, Filia Mh LLC purchased the property as a speculative investment. Filia Mh LLC hopes to develop or sell the property for a profit in the future. Mr. Vuyyuru, a resident of the City Mountain House, was familiar with the Mountain House Master Plan and did not have any objections to the closure of the Henderson or Wicklund Railroad Crossing.



EXHIBIT 11 – FILIA MH LLC PROPERTY



EXHIBIT 12 – FILIA MH LLC PROPERTY

Property 4, Salvador - 17700 W Byron Rd, Tracy, CA 95304

Property 4 is owned by Padilla Salvador. Mr. Sargent made several unsuccessful attempts to contact Mr. Salvador. It appears the Mr. Salvador lives at the property. Mr. Salvador purchased the property in 2013.

The closure of the Henderson Road Railroad crossing will require the removal of the existing signalized intersection in front of the property.



EXHIBIT 13 – SALVADOR PROPERTY



EXHIBIT 14 – SALVADOR RESIDENCE

Property 5, Pinnacle Ridge, LLC - 17510 Bethany Rd, Tracy, CA 95391

Property 5 is owned by Aaron Smud/Pinnacle Ridge, LLC. The property is zoned industrial and is used as an office building, an indoor baseball facility and an outdoor construction yard. The property was purchased in 2021 and the office building was constructed in 2022.

Mr. Sargent contacted Aaron Smud at Pinnacle Ridge to discuss the planned closing of the railroad crossings. Aaron Smud was involved in the recent development of the property and is familiar with the Mountain House Master Plan and the planned closures for the Henderson Road and Wicklund Road Railroad Crossings and had no objection to the closings.



EXHIBIT 15 – PINNACLE RIDGE PROPERTY



EXHIBIT 16 – PINNACLE RIDGE PROPERTY

Property 6, Akhtar – 19601 Henderson Road, Tracy, CA 95391

Property 6 is owned by Michael and Rabia Akhtar. The property is 0.59 Acres and is currently zoned AU-20. The property is within the Mountain House sphere of influence and is planned to be designated and zoned Industrial if and when it is annexed into the City of Mountain House. The Aktar family purchased the property in 2019. There are no structures on the property.



EXHIBIT 18 – AKHTAR PROPERTY



EXHIBIT 19 – AKHTAR PROPERTY

Both Michael Akhtar and his son Abraham Aktar attended the City Council meeting on November 12th. Messrs. Akhtar submitted letters of concern opposing the closure of Henderson Road; MHD understands that the City is providing that correspondence to the California PUC. Mr. Michael Akhtar’s letter asserts that the Henderson Railroad Crossing Closure would eliminate “all access to my property.” Mr. Abraham Akhtar’s letter asserts that the closure of Henderson Railroad Crossing would force a 5 mile detour to access the Akhtar property.

Public access to the Akhtar property from Henderson Road will be preserved during and after the closure of the Henderson Railroad Crossing. Post-closure, the new route via

Henderson Road will extend the travel distance to access the Akhtar property from 1,500 feet to 4,000 feet, or roughly a half a mile. This was explained to the Messrs. Akhtar during the November 12th City Council meeting. Mr. Sargent met with Messrs. Michael Akhtar and Abraham Aktar after the November 12th City Council meeting and formed the impression that the Messrs. Akhtars understood that access to their property from the public right of way would not being eliminated or impeded by closure of the Henderson Railroad Crossing.