

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

NOTICE OF EXEMPTION

TO:

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Office of Planning & Research P. O. Box 3044, Room 212 Sacramento, California 95812-3044 FROM:

San Joaquin County

Community Development Department 1810 East Hazelton Avenue

1810 East Hazelton Avenue Stockton, California 95205

X

County Clerk, County of San Joaquin

Project Title: 6 Year Time Extension for previously approved Major Subdivisions No. PA-1000266, 267

Project Location - Specific: The project site is located northeast of Byron Road within the Mountain House community, and north of Central Pkwy. and Great Valley Pkwy. in Mountain House.. (APN/Address: 209-170-03 & 258-040-01 (Neighborhood K); 209-040-09, 209-170-03, 209-470-04, &258-040-01 (Neighborhood L) / 18500 S. Henderson Rd., Tracy) (Supervisorial District: 5)

Project Location - City: Mountain House

Project Location - County: San Joaquin County

Project Description: 6 Year Time Extension for previously approved Major Subdivision applications. The project is a 6 year time extension request for previously approved 2 Major Subdivision applications as follows: 1) Neighborhood K (Major Subdivision Application No. PA-1000267) to include the development of 332 acres that would include the creation of 814 single family lots; 65.4 acres for medium density lots; 23 acres for medium high density lots; 4.6 acres for high density lots; one 1.36-acre site for Neighborhood Commercial (CN); 16.26 acres for Community Commercial (C-C); 17.0 acres for the Mixed Use (Old River Site); one 5.6-acre neighborhood park site; one 2.90-acre community park; one 40.14-acre regional park site; one 17.11-acre K-8 school site; and 6.33 acres designated for public facilities, both public and private. And 2) Neighborhood L (Major Subdivision Application No. PA-1000266) to include the development of 366 acres that would include the creation of 764 single-family lots; 2 parcels totaling 29 acres (Parcel "N" 7.90 acres), (Parcel "R" 21.14 acres) for medium density residential expecting to yield 297 housing units; one 2.63-acre parcel (Parcel "V") for high density residential use; one 16-acre k-8 school site; one 5-acre neighborhood park site; one 1.50-acre Neighborhood Commercial (C-N) site; and one 2.75-acre Community Commercial (C-C) site. In addition, there is one 2-acre Public Facilities (P-F) site; 22.9 acres designated for community parks; 23.60 acres for the creek community parks; and 36.96 acres designated for a regional park.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and P-F (Public Facilities). The General Plan designation is OS/PR (Parks and Recreation), OS/RC (Resource Conservation), and R/LM (Low and Medium Density Residential).

Project Proponent(s): Mountain House Developers LLC

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project:

Frank Girardi, Associate Planner

San Joaquin County Community Development Department

Exemption Status:

General Exemptions. (Section 15061[b][3])

Exemption Reason:

Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:

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Signature:	Dom 12	Date:	8-20-21
Name:	Domenique Martorella	Title:	Deputy County Clerk
	Signed by Lead Agency		
Date Received	for filing at OPR:		