



NOTICE OF DETERMINATION

TO: 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
 Stockton, California 95205

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2003102074

PROJECT TITLE: Master Plan Amendment No. PA-2100117, Specific Plan Amendment No. PA-2100118, Site Approval No. PA-2200047, General Plan Amendment No. PA-2200178, and Zone Reclassification No. PA-2200179

PROJECT LOCATION: The project site is located east of Delta Campus in Mountain House, south of Central Valley Parkway and Neighborhoods A and B, north of the I-205 Highway and westerly of undeveloped property adjacent to Mountain House Parkway, Mountain House, San Joaquin County. (Supervisorial District: 5)

PROJECT DESCRIPTION: A General Plan Amendment, Master Plan Amendment, Specific Plan III Amendment, Zone Reclassification and Site Approval to convert 32.9 acres of Industrial Property along I-205 to 16.9 acres of High-Density Residential and 16.0 acres of Mixed Use. The project also includes a Site Approval Application for the development of a three-story walk up 338 luxury apartment complex.

The Property is zoned I-P (Industrial Park) and the General Plan designation is I/L (Limited Industrial).

PROPONENT: GKG Mountain House Apartments, LLC and Mike Sandhu as Joint Applicants

This is to advise that the San Joaquin County Board of Supervisors has approved the above described project on October 18, 2022, and has made the following determinations regarding the above described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  Date: 10/25/22

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____