



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

**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:** College Park at Mountain House Specific Plan III Update

**PROJECT LOCATION:** The project sites are three (3) proposed Residential sites located south of Grant Line Rd., west and east of Central Parkway, Mountain House, San Joaquin County. (APNs: 209-060-51, -65, & -68 ) (Supervisory District: 5)

**PROJECT DESCRIPTION:** This project consists of seven (7) separate applications:  
 1) San Joaquin County 2035 General Plan Map Amendment [No. PA-2300143 (GPA)];  
 2) Mountain House Master Plan Amendment [No. PA-2300145 (MPA)];  
 3) Mountain House Specific Plan I, II and III Amendments [No. PA-2300147 (SPA)];  
 4) Zone Reclassification [No. 2300144 (ZR)];  
 5) Major Subdivision [No PA-2300148 (SU)];  
 6) Major Subdivision [No PA-2300149 (SU)];  
 7) Major Subdivision [No PA-2300150 (SU)].

These applications collectively address the following goals:

First, the proposed project serves to embrace the conclusive effort of the Mountain House Community Services District's (MHCS D) adoption of the Parks, Recreation and Leisure Plan of May of 2021 and fold the elements of this plan into the Mountain House policy documents.

Second, the project application proposes the downgrading of a planned neighborhood collector road, Cooperation Street, to a local or neighborhood street type. This action would allow the street's right-of-way width to be reduced in light of the previously-planned K-8 school site being eliminated.

Third, the project would serve to modify the allowable uses in Specific Plan III, Table 3-9, for properties zoned Industrial Park (I-P) to allow off-premise liquor sales with the approval of a Conditional Use Permit.

Fourth, the project would serve to modify the General Plan, Mountain House Master Plan and Specific Plan III land uses, for three (3) independent sites, from public and quasi-public land uses to residential. Two (2) of the three (3) identified sites for the suggested land uses changes are properties that the MHCS D has identified as surplus lands not needed for the parks and/or open space purposes that they are presently designated for. The third site was initially identified as a future K-8 school site for Lammersville Unified School District (LUSD). LUSD designed and constructed the Evelyn Costa Elementary School to accommodate 947 students rather than the typical LUSD K-8 facility that accommodates 450-500 students. The LUSD Board of Trustees determined that with the completion of the Evelyn Costa school, the proposed project site #3 is surplus and is no longer necessary to meet long-term student growth projections of the College Park Neighborhood.

Fifth, the proposed project includes the processing of three (3) independent Major Tentative Subdivision Maps to create five (5), 61 and 115 new residential lots within the College Park Neighborhood.


**PROPONENT:** Mountain House Investors, LLC / Rurka Capital, LLC

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This is to advise that the San Joaquin County Board of Supervisors has approved the above-described project on May 21, 2024, and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. An Addendum to the 2005 Mountain House Specific Plan III EIR (SCH No. 2003102074) was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made conditions of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A Statement of Overriding Considerations was not 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.sigov.org/commdev>.

Signature:  Date: 5/23/24

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_