



MITIGATED NEGATIVE DECLARATION

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

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

County Clerk, County of San Joaquin

PROJECT TITLE: Six-Year Time Extension application No. PA-0600327

PROJECT LOCATION: The project site is located north of Byron Road and west of Central Parkway, immediately adjacent to the Alameda County/San Joaquin County boundary in Mountain House, San Joaquin County. (APN(s): 258-020-35 & 258-030-01)(Supervisory District: 5)

PROJECT DESCRIPTION: A Six-Year Time Extension application for a previously approved Major Subdivision application in the Mountain House Community that would result in the creation of 2,070 single family lots on 440 acres, 3 parcels totaling 28 acres for multifamily development (e.g., town homes, condominiums, garden apartments); parcels totaling 222 acres for an 18-hole golf course and various golf course related activities (i.e., recreational facility, club house, practice facility, and maintenance yard); parcels totaling 26 acres for Dry Creek, detention basins, and open space; a 15-acre wetland parcel; numerous open space and park parcels totaling approximately 18 acres; and a Remainder Parcel totaling 416 acres. The total acreage of the project is 1,216.2 acres.

The Property is zoned R-L and R-M (Low and Medium Density Residential), R-MH (Medium-High Density Residential), C-R (Recreation Commercial), and P-F (Public Facilities); and the General Plan designation is R/L and R/M (Low and Medium Density Residential), R/MH (Medium-High Density Residential), C/R (Recreation Commercial), and P/F (Public Facilities).

PROPONENT: Shea Mountain House LLC. / Mountain House Developers LLC

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined through the Initial Study that there is no substantial evidence that the project may have a significant effect on the environment. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: August 9, 2019

Contact Person:

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