



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: Major Subdivisiion No. PA-2000126

PROJECT LOCATION: The project site is located east of, and adjacent to, Central Pkwy.; and is bounded on the north, east, south, and west by Ramsey Dr., Tradition St., Phelps Dr., and Central Pkwy; Mountain House, San Joaquin County. (APN/Address: 209-450-39/1401 S. Tradition St., Mountain House) (Supervisory District: 5)

PROJECT DESCRIPTION: Neighborhood D proposes the development of a 13.31-acre R-MH parcel (Parcel 'Q', or Tract 4047 in Neighborhood D) that would: 1) be divided into 171 residential lots, which would range in size from 2,035 square-feet to 2,085 square-feet (average lot size of 2,235 square-feet), and 36 common area lots; 2) provide for the construction of 166 single family attached ("duet") homes and five detached single family homes with the following characteristics/amenities: a) two-story construction, with homes ranging in size from approximately 1,777 square-feet to 2,073 square-feet of living area with three to four bedrooms; b) two-car garage per home; c) private back yard and side yard per home; d) homes constructed in the Mission, Prairie, Traditional and Farmhouse architectural themes (to facilitate diversity in colors, materials, roof lines and street frontage); and e) homes fronting onto the loop road and onto alleys within the project, and onto public streets generally on the perimeter of the project; 3) provide internal circulation featuring: a) a loop street and alleys, with no parking along them and with a width of 22 feet between curbs; b) sidewalks on both sides of the loop street, and a sidewalk on one side of the alleys; and c) two access points to public streets: one to Ramsey Drive, between Central Parkway and Tradition Street; and one to Phelps Drive, between Central Parkway and Tradition Street; 4) provide guest parking scattered throughout the project for 92 guests; 5) provide a homeowner's association for the maintenance of common area lots (e.g., private streets, landscaping, guest parking areas); and 6) be developed at a density of 12.85 dwelling units per acre.

The Property is zoned R-HM (Medium-High Density Residential) and the General Plan designation is R/MH (Medium-High Density Residential).

PROPONENT: Shea Mountain House, LLC / Mountain House Developers / Shea Homes

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. 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 17, 2020

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