



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: 2020080263

PROJECT TITLE: Major Subdivision 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: Major Subdivision application for the development of a 13.31-acre R-MH parcel (Parcel 'Q' of Neighborhood D) for 171 residential lots which would range in size from 2,061 square-feet to 2,805 square-feet.

The Property is zoned R-MH (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 to advise that the San Joaquin County Planning Commission has approved the above described project on October 15, 2020, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration 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 not adopted for this project.
6. Findings were not 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: *Dom 12* Date: 10-19-20

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

*Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.*