



MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research FROM: San Joaquin County
 P. O. Box 3044 Community Development Department
 Sacramento, California 95812-3044 1810 East Hazelton Avenue
 Stockton, California 95205

County Clerk, County of San Joaquin

PROJECT TITLE: Use Permit No. PA-2000003 and Minor Subdivision No. PA-2000090

PROJECT LOCATION: The project site is located at the northwest corner of Central Parkway and Mustang Way, Mountain House, San Joaquin County. (APN/Address: 254-260-48/54 W. Conejo Court, Mountain House) (Supervisorial District: 5)

PROJECT DESCRIPTION: This project consists of two (2) applications including a Use Permit and Minor Subdivision on a 3.0 acre parcel in Mountain House Community (Neighborhood E). The Use Permit PA-2000003 (UP) consists of the development of a pre-school building, a multi-use building. The Minor Subdivision application PA-2000090 (MS) includes a proposal to subdivide the 3-acre parcel into two (2) parcels resulting in Parcels 1 and 2 with lot areas of 1.61 acres and 1.36 acres, respectively. The Parcel is zoned P-F (Public Facilities) and the General Plan designation is P (Public).

The Use permit application PA-2000003 (UP) includes a proposal to construct an 18,126 square foot multi-use building on Parcel 1 and a 12,560 square foot pre-school building on Parcel 2.

On Parcel 1, the multi-use building will include an 8,500 square foot indoor sports facility, a 4,626 square foot medical office, and a 5,000 square foot commercial education facility. The indoor sports facility will be opened seven (7) days a week from 8:00 a.m. to 8:00 p.m and will include a swim academy with an indoor swimming pool for children and adults, and a “Karate Center and Kids Recreation Play Area”. The medical office will include a 24-hour urgent care facility, and an autism clinic, a therapist office, a dentist or optometrist office that will be opened seven (7) days a week from 8:00 a.m. to 6:00 p.m. The commercial educational facility will be opened seven (7) days a week from 8:00 a.m. to 8:00 p.m. to provide educational services pertaining to math and language arts enrichment and other related services including SAT/ACT preparation. Seventy-two (72) parking stalls (68 standard, 4 accessible stalls) is proposed for the multi-use building.

On Parcel 2, the pre-school is anticipated to be a 12,560 square foot Montessori pre-school and will include a 9,979 square foot fenced kids play area, 59 parking stalls (56 standard, 3 accessible stalls), and an unloading area for 200 students and 15 teachers, and will be opened Monday through Friday, from 6:30 a.m. to 6:30 p.m.

The Property is zoned P-F (Public Facilities) and the General Plan designation is P (Public).

PROPONENT: CATX Partners

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: November 12, 2020

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