



**NOTICE OF EXEMPTION**

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

**Project Title:** 6 Year Time Extension for previously approved Major Subdivisions No. PA-1000266, 267

**Project Location - Specific:** The project site is located northeast of Byron Road within the Mountain House community, and north of Central Pkwy. and Great Valley Pkwy. in Mountain House.. (APN/Address: 209-170-03 & 258-040-01 (Neighborhood K); 209-040-09, 209-170-03, 209-470-04, &258-040-01 (Neighborhood L) / 18500 S. Henderson Rd., Tracy) (Supervisorial District: 5)

**Project Location – City:** Mountain House

**Project Location – County:** San Joaquin County

**Project Description:** 6 Year Time Extension for previously approved Major Subdivision applications. The project is a 6 year time extension request for previously approved 2 Major Subdivision applications as follows: 1) Neighborhood K (Major Subdivision Application No. PA-1000267) to include the development of 332 acres that would include the creation of 814 single family lots; 65.4 acres for medium density lots; 23 acres for medium high density lots; 4.6 acres for high density lots; one 1.36-acre site for Neighborhood Commercial (CN); 16.26 acres for Community Commercial (C-C); 17.0 acres for the Mixed Use (Old River Site) ; one 5.6-acre neighborhood park site; one 2.90-acre community park; one 40.14-acre regional park site; one 17.11-acre K-8 school site; and 6.33 acres designated for public facilities, both public and private. And 2) Neighborhood L (Major Subdivision Application No. PA-1000266) to include the development of 366 acres that would include the creation of 764 single-family lots; 2 parcels totaling 29 acres (Parcel "N" 7.90 acres), (Parcel "R" 21.14 acres) for medium density residential expecting to yield 297 housing units; one 2.63-acre parcel (Parcel "V") for high density residential use; one 16-acre k-8 school site; one 5-acre neighborhood park site; one 1.50-acre Neighborhood Commercial (C-N) site; and one 2.75-acre Community Commercial (C-C) site. In addition, there is one 2-acre Public Facilities (P-F) site; 22.9 acres designated for community parks; 23.60 acres for the creek community parks; and 36.96 acres designated for a regional park.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and P-F (Public Facilities). The General Plan designation is OS/PR (Parks and Recreation), OS/RC (Resource Conservation), and R/LM (Low and Medium Density Residential).

**Project Proponent(s):** Mountain House Developers LLC

**Name of Public Agency Approving Project:** San Joaquin County Planning Commission

**Name of Person or Agency Carrying Out Project:** Frank Girardi, Associate Planner  
 San Joaquin County Community Development Department

