



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-2100089

PROJECT LOCATION: The project site is located at the southwest corner of N. Arturo Blvd. and N. Central Pkwy., immediately east of N. Estes Way, Mountain House, San Joaquin County. (APN/Address: 256-040-01 / 350 N. Estes Way, Mountain House) (Supervisory District: 5)

PROJECT DESCRIPTION: A Major Subdivisiion application which proposes the development of a 28.01-acre (R-MH) Medium-High Density Residential parcel to be divided into 254 residential lots and 54 common area parcels that will be owned and maintained by a community home owner's association. The major subdivision will include the construction of 136 duet style homes (single-family attached duplexes), 8 half-duets (single-family detached homes), and 110 single family homes with reciprocal use easements. The characteristics/amenities of the homes will include two-story construction. There are 3 access points, or entrances, into this proposed community; 2 from Estes Rd. and the other from Arturo Blvd. All entrances are private streets with sidewalks that connect to a central private loop road with homes fronting on the interior of the loop, and alleys radiating outward from the loop road to the edges of the property. There is no parking on the private alleys, but street parking is allowed on the loop road. There will be a total of 683 parking spaces at various locations throughout on the project including 530 parking spaces on the lot, 134 undesignated street parking spaces, and 18 guest-parking stalls. There will be a homeowner's association for the maintenance of common area lots (e.g., private streets, landscaping, and guest parking areas).

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

PROPONENT: SunChaser Real Estate One LLC / Lennar Homes of California

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: September 8, 2021

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