



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: Master Plan Amendment No. PA-2100205, Specific Plan II Amendment No. PA-2100206, Specific Plan Map Amendment No. PA-2100216, Specific Plan III Map Amendment No. PA-2100217, & Revisions of Approved Actions No. PA-0600327

PROJECT LOCATION: The project site is located in the Specific Plan II, planning area for Mountain House, San Joaquin County. (Supervisory District: 5)

PROJECT DESCRIPTION: This project is comprised of five applications. A Master Plan Amendment (PA-2100205), a Specific Plan II Amendment (PA-2100206), and a Revisions of Approved Actions application for a Major Subdivision (PA-0600327). Also, a Specific Plan I Map Amendment (PA-2100216) and Specific Plan III Map Amendment (PA-2100217) are proposed and focus on ancillary changes to these documents to conform to, and be consistent with, changes proposed by (PA-2100205) and (PA-2100206).

The proposed Master Plan Amendment and Specific Plan II Amendment primarily focus on changes to the map figures and text of these documents. Maps of the proposed amendments are available for review at <https://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=actlist&typ=apd>. The Revisions of Approved Actions application will amend the conditions of approval for Neighborhood I from an “age-restricted” neighborhood to an “active adult” neighborhood. A summary of the proposed amendments and modifications will include:

Town Center

- Redesignate 5.2 acres of Public Facility (P-F) to Residential Medium High (R-MH).
- Relocate 1.8 acres of Public Facility (P-F) earmarked for a future police station from Vivaldi Street to the southwest corner of Raphael Street and Byron Road.
- Redesignate 4.1 acres of Mixed Use (M-X) to Public Facility (P-F) to allow for expansion of the future Community Park.
- Eliminate a segment of Vivaldi Street (from Raphael Street to Providence) and integrate that segment into Community Park.

Neighborhood H

- Redesignate 11.5 acres from Residential High (R-H) Senior to (R-MH) Medium High Density Residential.
- Eliminate the Senior designation for a 5.0-acre (R-MH) Medium High Density Residential parcel.

Neighborhood I

- Amend the active-adult designation for Neighborhood I to allow for a mixed active adult and family neighborhood.
- Redesignate 16.0 acres from Commercial Recreation (C-R) for a new K-8 School.
- Redesignate 5.0 acres from Commercial Recreation (C-R) to P-F (Public Facility) for a Neighborhood Park.

Neighborhood J

- Redesignate approximately 22 acres from Commercial Recreation (C-R) to Public Facilities (P-F). This will allow for the relocation of the North Community Park from its current location east of Central Parkway and north of Byron Road.

Neighborhood L

- Redesignate 22.0 acres from Community Park to Public Facilities.
- Relocate the K-8 School approximately 1,000 feet south of its existing proposed location.
- Relocate the Neighborhood Park approximately 1,300 feet south of its existing proposed location.
- Relocate the 1.0 acre Neighborhood Commercial site approximately 1,300 feet south-east of its existing location.

PROPONENT: Mountain House Developers, LLC

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: April 8, 2022

Contact Person:

John B. Anderson Phone: (209) 468-3160 FAX: (209) 468-3163 Email: mountainhouseplanning@sjgov.org