



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: 2022040227

PROJECT TITLE: General Plan Amendment No. PA-2200131, Master Plan Amendment No. PA-2100205, Specific Plan II Amendment No. PA-2100206, Zone Reclassification No. PA-2200132, and Revisions of Approved Actions No. PA-0600327

PROJECT LOCATION: The project site is located north and south of Byron Highway and includes lands south of Old River along Kelso Road, Mountain House, San Joaquin County. (Supervisorial District: 5)

PROJECT DESCRIPTION: Mountain House Developers, LLC is proposing amendments to the General Plan, Mountain House Master Plan and Specific Plan II, and rezoning, specifically, amendments to Neighborhoods H, I, J, L, and the Town Center in the Mountain House development. The applicant is also requesting the elimination of the prior Condition of Approval requiring that Neighborhood I be restricted to active-adult residents and thereby prohibit school-age children from living in that area. This would require amendments to the Master Plan, Specific Plan II, and revisions to the conditions of approval for Neighborhood I. Additionally, the applicant is proposing a 16-acre K-8 school site to accommodate the additional students generated by the proposed change to Neighborhood I. Mountain House is located north of the city of Tracy. General boundaries of the Mountain House Community include the Alameda County/San Joaquin County line on the 1 Nest, Old River on the north, Mountain House Parkway on the east, and 1-205 on the south. The Town Center and Neighborhood H are located just south of Byron Road and Neighborhoods I, J, and L are located just north of Byron Road and south of Old River Road.

PROPONENT: Mountain House Developers, LLC

This is to advise that the San Joaquin County Board of Supervisors has approved the above-described project on September 13, 2022, and has made the following determinations regarding the above-described project:

1. The project will 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 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:  Date: 9/15/22

Name: Allen Asio 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.*