



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: Site Approval No. PA-2100287

Project Location - Specific: The project site is on the north side of E. Arnaudo Ave., located between S. Tradition St. and S. Providence St., Mountain House. (APN: 254-020-02) (Supervisorial District: 5)

Project Location – City: Mountain House

Project Location – County: San Joaquin County

Project Description: Site Approval application for the construction of 172 apartment units to include a total of 28 three-story buildings, 60 feet in height; and 1 two-story recreation/leasing office facility with recreation amenities of about 5,000 square feet. Application includes a total of 172 two-car garages and 43 uncovered parking spaces, including 3 ADA spaces for a total of 387 parking spaces. This project is on the same site as PA-2100154 approved earlier this year. The applicant is seeking recommendations on this alternative style of apartment development. Only one of the apartment projects will be allowed to proceed and the other Site Approval will be terminated.

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

Project Proponent(s): Van Daele Development Corp.

Name of Public Agency Approving Project: San Joaquin County Community Development Department

Name of Person or Agency Carrying Out Project: John B. Anderson, Mountain House Contract Planner
 San Joaquin County Community Development Department

Exemption Status:
 Special Situations. (Section 15182[c])

Exemption Reason:
 This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15182(c). Section 15182(c) states that "Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments."

This project is consistent with Mountain House Master Plan and Specific Plan I, adopted on November 10, 1994, which allows for High Density Residential (R-H) uses. The proposed project includes the development of 172 apartment units, and a recreation/leasing office facility with recreation amenities of about 5,000 square feet. The proposed project is consistent with the goals, policies, standards and maps of the Mountain House Specific Plan I of which an EIR was certified. As such, no further environmental review is necessary pursuant to CEQA.

Lead Agency Contact Person:
 John B. Anderson Phone: (209) 468-3160 Fax: (209) 468-3163 Email: mountainhouseplanning@sjgov.org

Signature:  Date: 8/17/22

Name: Allen Asio Title: Deputy County Clerk
 Signed by Lead Agency

Date Received for filing at OPR: _____