



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: Revisions of Approved Actions for previously approved Major Subdivisions No. PA-0500838 and No. PA-0600161

Project Location - Specific: The project site is located east of Neighborhoods A and B, at the southwest corner of Grant Line Road and west of Mountain House Parkway, south of Grant Line Road, Mountain House. (APN/Address: 209-060-65, -66 & -67 / Undeveloped land in the Mountain House Community, Specific Plan III, westerly of Tract # 3481 and 3635, south of Grant Line Road and Mountain House Parkway.) (Supervisory District: 5)

Project Location – City: Mountain House

Project Location – County: San Joaquin County

Project Description: Revisions of Approved Actions for 2 Major Subdivision applications to amend a Condition of Approval related to the Agricultural Mitigation Fee, respectively. Major Subdivision No. PA-0600161 was approved by the Board of Supervisors (BOS) on November 14, 2006, and included the subdivision of a 142.9-acre parcel into 10 parcels for financing purposes. The parcels would range in size from 2.34-acres to 29.2-acres as follows:

- Parcel 1 – 6.07 acres;
- Parcel 2 – 18.01 acres;
- Parcel 3 – 29.2 acres;
- Parcel 4 – 21.61 acres;
- Parcel 5 – 16.46 acres;
- Parcel 7 – 15.78 acres;
- Parcel 8 – 6.72 acres;
- Parcel 9 – 6.22 acres; and
- Parcel 10 – 20.51 acres

Major Subdivision Map No. PA-0500838 (Tentative Map Tract 3481) was also approved by the BOS on November 14, 2006, and included the subdivision of 143-acres into 286 residential lots.

The BOS approved a 6-year Time Extension in November 2018, which extended the life of both Major Subdivision applications until November 14, 2024.

Both applications include a Condition of Approval that requires payment of an Agricultural Mitigation Fee prior to approval of the Final Maps for reference Major Subdivisions. The Condition was included prior to the BOS establishing a County-wide Agricultural Mitigation Fee in 2006 via Ordinance No. 4308 (Chapter 9-1080: Agricultural Mitigation), which requires payment of Agricultural Mitigation fees at the time of Grading Permit or Building Permit issuance (Chapter 9-1080[e][f]).

The proposed Revisions of Approved Action would amend the Condition of Approval related to the timing of payment of Agricultural Mitigation fees to be in compliance with Chapter 9-1080 of the San Joaquin County Development Title.

The Property is zoned R-L (Low Density Residential), R-M (Medium Density Residential), C-O (Office Commercial), I-P (Industrial Park) , and P-F (Public Facilities).The General Plan designation is R/LM (Low and Medium Density Residential), C/O (Office Commercial), I/L (Limited Industrial), and OS/PR (Parks and Recreation).

Project Proponent(s): Amanjit Sandhu et al.

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

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

Exemption Status:

General Exemptions. (Section #15061[b][3])

Exemption Reason:

Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:

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

Signature:  Date: 11/8/22

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____