



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: Major Subdivision No. PA-2100120

Project Location - Specific: The project site is located south of Grant Line Ave. and immediate north of the Delta College Mountain House campus located to the south. The project is located at the extreme western edge of the Mountain House Specific Plan III area. The project will connect to Nasergholi Avenue and Pasqua Glen and Subdivision Tract 3507 to the east, Mountain House. (APN/Address: 209-070-23, -24 / Neighborhood A7, Mountain House) (Supervisory District: 5)

Project Location – City: Mountain House

Project Location – County: San Joaquin County

Project Description: Major Subdivision application which proposes the development of a 35.83-acre (R-VL and R-L) Very Low Density and Low-Density Residential property into 143 residential lots and sets aside 4.71 acres for parks and open space that would include the following:

- 1) The construction of 140 single family lots of about 5,000 square-feet each and 3 lots greater than 17,000 square-feet in size.
- 2) There are 2 existing access points, or entrances, into this proposed community including extensions of Nasergholi Avenue and Pasqua Glen.
- 3) Three existing PG&E gas lines bisects the property in a northwest to southeast direction and shall serve as a central location for a proposed Neighborhood Park feature. The park elements proposed shall include turf volleyball courts, 2 tot lot play areas, and a shade structure as well as enhanced landscaping as allowable by the deed restrictions for the area.

The Property is zoned P-F (Public Facilities), R-L (Low-Density Residential), & R-VL (Very Low-Density Residential) and the General Plan designation is OS/O (Other Open Space), R/L (Low-Density Residential), R/M (Medium-Density Residential), & R/VL (Very Low-Density Residential).

Project Proponent(s): Sanidhya Dhir, Suneha Holdings, LLC, Altamont Hills, LLC, and South Orange Ave, LLC / Carlson, Barbee and Gibson, Inc.

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:
 Special Situations. (Section 15182)

Exemption Reason:
 This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15182. Section 15182 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."

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

Signature:  _____

Date: 11/22/22 _____

Name: Allen Asio

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____