



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

**NOTICE OF EXEMPTION**

TO:  Office of Planning & Research  
 P. O. Box 3044, Room 212  
 Sacramento, CA 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, CA 95205

County Clerk, County of San Joaquin

**Project Title:** Development Agreement Amendment No. PA-2200244

**Project Location - Specific:** The project site is located south of Grant Line Rd, within Neighborhood A/B of the Mountain House Specific Plan III area. (APN: 209-060-40 & -41 and 209-080-33) (Supervisorial District: 5)

**Project Location – City:** Mountain House

**Project Location – County:** San Joaquin County

**Project Description:** The proposed Second Amendment to the Mathews-Rivani Development Agreement PA-0500148 (DA) would serve to extend the life of the Major Subdivision Map PA-0500143 (SU) and Tract Map No. 3506 to be consistent with the term of the existing Development Agreement. The Second Amendment to the Development Agreement (“Amendment”) also clarifies and provides certainty of timing for public land dedication to the Mountain House Community Services District (“MHCS D”) as well as allowing original conditions of the Major Subdivision Map required of the MHCS D to be updated to reflect current conditions. All other conditions of approval imposed for Tract Map No. 3506 in the 2005 approval will remain unaffected.

**Project Proponent(s):** MH 284, LLC by Joesph Rivani

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

**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:**  
 The California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that 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 is not subject to CEQA. The Community Development Department has determined that the proposed Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the proposed Amendment will not have a significant impact on the environment and therefore, Staff is of the opinion that this project is exempt from CEQA.

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

Signature:  Date: 10/26/23

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_

*Authority cited: Sections 21083 and 21110, Public Resources Code.  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*