



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, 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: Minor Subdivision and Site Approval No. PA-2300280 and PA-2300281

Project Location - Specific: The project site is located within neighborhood H of the Mountain House Specific Plan II area, at the southeast corner of N. Montebello St. and W. Questa Trail. 768 N. Montebello St. / APN 256-500-05 (Supervisorial District: 5)

Project Location – City: Mountain House

Project Location – County: San Joaquin County

Project Description: Minor subdivision to create two (2) parcels from the existing parcel, to facilitate a 3,460 square-foot single-story building for retail uses and a 7,350 square-foot daycare center.

Project Proponent(s): DNS Investment II LLC, 1159 Willow Ave, Sunnyvale CA 94806

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

Name of Person or Agency Carrying Out Project: Brad Wall, Mountain House Contract Planner
 San Joaquin County Community Development Department

Exemption Status:
 Categorical Exemption (15315 Minor Land Divisions and 15332 In-Fill Development)

Exemption Reason:
 The California Environmental Quality Act (CEQA) Guidelines Section 15315 states that division of property into four or fewer parcels, when the division is consistent with the General Plan and zoning, located in an urbanized area, and all services and access is available, among certain other applicable criteria, is exempt from CEQA. Guidelines Section 15332 exempts from CEQA infill development in urbanized areas of less than five acres, and that generally meets similar criteria to those applicable to Section 15315, among certain other applicable criteria.

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

Signature:  Date: 5/21/24

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____