



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: Development Agreement Amendment No. PA-2300058

Project Location - Specific: The project site is located primarily north of the Byron Highway, but the application does include a few scattered properties in the Town Center and along Grant Line Road, generally within neighborhoods C, D, H, I J, K, L of the Mountain House Specific Plan II area (APNs: 209-04-009; 209-17-003 and -004; 209-45-040 and -041; 254-55-007, -008, -011, -012, -015, -016, -018, -019, -020, -023, -024, -027 and 028; 256-27-068; 256-51-002 and -003; 258-02-003, -006, -007, -008, -011, -017, -018, -020, -031, -036 and 038; 258-03-005, -013, and -036; 262-02-004; 262-19-021 and -024; and, 262-24-056.) (Supervisorial District: 5)

Project Location – City: Mountain House

Project Location – County: San Joaquin County

Project Description: The proposed Amendment to the Shea Mountain House, LLC Development Agreement would serve to extend the life of the three (3) approved Major Subdivision Maps PA-0600327 (NBH I and J), PA-1000267 (NBH K) and PA-1000262 (NBH L) (SUs) and future subdivisions of the remaining subject property to be consistent with the terms of the existing Subsequent Development Agreement.

Project Proponent(s): MHD, LLC by Dave Sargent

Name of Public Agency Approving Project: San Joaquin County Board of Supervisors

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

Exemption Status:
 General Exemption 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@sigov.org

Signature: 

Date: 5/23/24

Name: Allen Asio

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____