



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: Site Approval No. PA-2300005

Project Location - Specific: The project site is vacant property bordered to the north by Aldrich Pl., to the east by Olson Ave., to the south by Bonner Dr. and the west by Vecindad St., Mountain House. (APN/Address: 262-020-10 / 1140 S. Vecindad St., Mountain House) (Supervisory District: 5)

Project Location – City: Mountain House

Project Location – County: San Joaquin County

Project Description: Site Approval application for the construction of 14,900 square foot single story building which is proposed to be divisible into six (6) retail suites a 2,500 square foot store and a 2,500 square foot daycare center. The project architecture follows the Farmhouse Architectural style that has been chosen for Neighborhood C of the Mountain House Specific Plan area II. The proposed project includes sufficient parking for the intended uses and the site design criteria meets the Mountain House Design Manual for Commercial development.

The Property is zoned C-N (Neighborhood Commercial) and the General Plan designation is C/N (Neighborhood Commercial).

Project Proponent(s): Loukya Investors, LLC represented by Yadagiri Kairamkonda

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

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

Exemption Status:
General Exemptions. (Section 15061[b](3))

Exemption Reason:

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies to 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 that was not anticipated by the prior CEQA analysis for the Mountain House Master Plan and Specific Plan II. Therefore, the project is not subject to CEQA.

This project is consistent with San Joaquin County General Plan, the Mountain House Master Plan adopted on November 10, 1994, which allows for Neighborhood Commercial (C-N) uses and the uses suggested by Specific Plan II. The proposed project would allow for the construction of 14,900 square foot single story building which is proposed to be divisible into six (6) retail suites a 2,500 square foot store and a 2,500 square foot daycare center. The project architecture follows the Farmhouse Architectural style that has been chosen for Neighborhood C of the Mountain House Specific Plan area II. The proposed project is consistent with the goals, policies, standards and maps of the Mountain House Specific Plan II of which an EIR was certified. As such, no further environmental review is necessary pursuant to CEQA.

Lead Agency Contact Person:

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

Signature: _____

Date: 8/22/23

Name: Allen Asio

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____