

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Joaquin

44 N San Joaquin Street #260

Stockton, CA 95202

From: (Public Agency): City of Stockton, Community Development Dept Planning Div
345 N. El Dorado Street
Stockton, CA 95202

(Address)

Project Title: Bear Creek South Residential Project

Project Applicant: Tri Pointe Homes IE-SD, Inc.; Bear Creek Family Limited Partnership; La Morada Partnership, LTD; Eight Mile Road Investors, LLC; Tri Pointe Homes Holdings, Inc.

Project Location - Specific:

Immediately northeast of the intersection of West Lane and Morada Lane.

Project Location - City: Stockton Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

The Bear Creek South Project consists of annexation of approximately 530 acres into the City of Stockton; entitlements include annexation, rezoning; approval of a Development Agreement; and approval of three Tentative Maps for development of approximately 504 acres with 2,241 single-family residential units, parks, open space, and associated infrastructure. Project lands include: APNs 120-020-260, 120-020-270, 120-020-300 (portion), 120-020-310, 120-020-320, 120-030-060, 120-030-070, 120-030-090, 120-030-100, 122-010-050, 124-010-010, 124-010-030, 124-010-070, 124-020-110, and 124-020-120.

Name of Public Agency Approving Project: City of Stockton

Name of Person or Agency Carrying Out Project: See "Project Applicant" list above

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: Public Resources Code section 21083.3 and CEQA Guidelines section 15183

Reasons why project is exempt:

The Project is exempt from additional environmental review pursuant to PRC section 21083.3 and CEQA Guidelines Section 15183 because it is consistent with the development density and applicable policies established by the City's adopted Envision Stockton 2040 General Plan, for which an Environmental Impact Report (SCH No. 2017092025) was previously certified. A Section 15183 Consistency Analysis was prepared and demonstrates that the Project is consistent with the General Plan and that none of the circumstances identified in CEQA Guidelines Section 15183(b) requiring additional environmental review are present. Specifically, the Project will not result in significant effects peculiar to the Project or its site, significant effects that were not analyzed as significant effects in the General Plan EIR, or potentially significant off-site or cumulative impacts that are more severe than those previously analyzed in the certified General Plan EIR. Accordingly, no additional environmental review is required pursuant to PRC section 21083.3 and CEQA Guidelines Section 15183.

Lead Agency

Contact Person: Scott Speer, Planning Manager Area Code/Telephone/Extension: (209) 937-8195

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? • Yes No

Signature: [Signature] Date: 7/8/26 Title: Planning Manager

• Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

Filed Doc #: 39-07082026-206
Wed Jul 08 14:16:16 PDT 2026
Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: jstevens

Revised 2011

