



NOTICE OF EXEMPTION

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

County Clerk, County of San Joaquin

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

Project Title: 1-Year Time Extension for previously approved Site Approval No. PA-2000072

Project Location - Specific: The project site is located on the southwest corner of N. Wilson Way and E. McAllen Rd., Stockton. (APN/Address: 132-020-22 / 4343 N. Wilson Way, Stockton) (Supervisorial District: 4)

Project Location – City: Stockton

Project Location – County: San Joaquin County

Project Description: 1-Year Time Extension for a previously approved Site Approval application to develop an existing 4.55-acre lot in 2 phases over 4 years. Phase 1 to include a 5,940-square-foot convenience store and quick-serve restaurant with drive-thru; a 4,323-square-foot carwash; a 5,335-square-foot canopy with 8 gas dispensers for automobiles; and 2 canopies (1,386 square-feet each) with 8 gas dispensers for tractor-trailers. Phase 2 to include a 2,637-square-foot building to house a Starbucks coffee shop with drive-thru and a fast-food restaurant. (Use Type: Gasoline Sales – Combination; Eating Establishment - Convenience). The business proposes to operate 24 hours per day, 7 days per week. The applicant is also proposing a modification to the sign ordinance to permit a pylon sign with a maximum height of 100 feet and a maximum surface area of 300 square-feet, to be located on the northeast corner of the property. The project will be served by the City of Stockton for sanitary sewer service and will utilize a private onsite well and onsite stormwater retention pond.

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

Project Proponent(s): Blyden LP / IGRA Investments Inc.

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

Name of Person or Agency Carrying Out Project: Alisa Goulart, Associate Planner
San Joaquin County Community Development Department

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

Exemption Reason:
Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies 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 and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

Signature: Domenique Martorella Date: 8-16-22

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____