



NOTICE OF DETERMINATION

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

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2020110209

PROJECT TITLE: Use Permit No. PA-2000003 and Minor Subdivision No. PA-2000090

PROJECT LOCATION: The project site is located at the northwest corner of Central Parkway and Mustang Way, Mountain House, San Joaquin County. (APN/Address: 254-260-48/54 W. Conejo Court, Mountain House) (Supervisorial District: 5)

PROJECT DESCRIPTION: This project consists of two (2) applications including a Use Permit and Minor Subdivision on a 3.0 acre parcel in Mountain House Community (Neighborhood E). The Use Permit PA-2000003 (UP) consists of the development of a pre-school building, a multi-use building. The Minor Subdivision application PA-2000090 (MS) includes a proposal to subdivide the 3-acre parcel into two (2) parcels resulting in Parcels 1 and 2 with lot areas of 1.61 acres and 1.36 acres, respectively. The Parcel is zoned P-F (Public Facilities) and the General Plan designation is P (Public).

The Use permit application PA-2000003 (UP) includes a proposal to construct an 18,126 square foot multi-use building on Parcel 1 and a 12,560 square foot pre-school building on Parcel 2.

On Parcel 1, the multi-use building will include an 8,500 square foot indoor sports facility, a 4,626 square foot medical office, and a 5,000 square foot commercial education facility. The indoor sports facility will be opened seven (7) days a week from 8:00 a.m. to 8:00 p.m and will include a swim academy with an indoor swimming pool for children and adults, and a "Karate Center and Kids Recreation Play Area". The medical office will include a 24-hour urgent care facility, and an autism clinic, a therapist office, a dentist or optometrist office that will be opened seven (7) days a week from 8:00 a.m. to 6:00 p.m. The commercial educational facility will be opened seven (7) days a week from 8:00 a.m. to 8:00 p.m. to provide educational services pertaining to math and language arts enrichment and other related services including SAT/ACT preparation. Seventy-two (72) parking stalls (68 standard, 4 accessible stalls) is proposed for the multi-use building.

On Parcel 2, the pre-school is anticipated to be a 12,560 square foot Montessori pre-school and will include a 9,979 square foot fenced kids play area, 59 parking stalls (56 standard, 3 accessible stalls), and an unloading area for 200 students and 15 teachers, and will be opened Monday through Friday, from 6:30 a.m. to 6:30 p.m.

The Property is zoned P-F (Public Facilities) and the General Plan designation is P (Public).

PROPONENT: CATX Partners

This is to advise that the San Joaquin County Planning Commission has approved the above described project on December 17, 2020, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  _____ Date: 12/18/20 _____

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____