



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: Time Extension for previously approved Use Permit No. PA-1800159

Project Location - Specific: The project site is located at the northwest corner intersection of Grant Line Road and Mountain House Parkway between De Anza Boulevard and Mountain House Parkway in the Specific Plan III area of Mountain House. (APN/Address: 209-450-35 / 18201 W. Grant Line Rd., Mountain House) (Supervisorial District: 5)

Project Location – City: Mountain House

Project Location – County: San Joaquin County

Project Description: Time Extension for a previously approved Use Permit for the development of a proposed commercial retail plaza to include the following:

- Building 1, located adjacent to Mountain House Parkway, to contain a 7,000-square-foot building for a proposed full-service restaurant with an outside patio;
- Building 2, located adjacent to Grant Line Road, to contain a 2,400-square-foot building for a proposed quick serve restaurant with a drive-through service lane;
- Building 3, located at the northeast corner of Grant Line Road and De Anza Boulevard, to contain 2,400-square-foot building for a proposed quick serve restaurant with a drive-through service lane;
- Building 4, located in the central portion of the development north of the gas pumps, to contain a 6,750-square-foot building for a proposed convenience store and restaurant;
- A canopy structure for 10 gas pumps, located in the central portion of the development adjacent to Grant Line Road, associated with the proposed convenience store and restaurant; and
- A 3,133-square-foot car wash building located adjacent to De Anza Boulevard north of Building 3.

On October 18, 2022, the Board of Supervisors granted an automatic 2-year Time Extension for all planning applications that are in approved status, with the exception of minor subdivisions, major subdivisions, and quarry operations. This project applied for a Time Extension prior to its expiration date, which kept it in active status; therefore, it has been granted a 2-year Time Extension.

The Property is zoned I-P (Industrial Park) and the General Plan designation is I/L (Limited Industrial).

Project Proponent(s): Turlock Petroleum (aka Mountain House Square, Inc.)

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: John B. Anderson, Contract 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:

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

Signature:  Date: 11/10/22

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____