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		RECEIPT NUMBER:			
50-		50-10/26/2022-1	0-10/26/2022-189		
		STATE CLEARINGHOUSE NUMBER (If applicable)			
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARL	Y				
LEAD AGENCY	LEADAGENCY EMAIL		DATE		
CITY OF WATERFORD PLANNING DEPARTMENT			10/26/2022		
COUNTY/STATE AGENCY OF FILING	<del></del>	· <u> </u>	DOCUMENT	NUMBER	
STANISLAUS COUNTY			50-2022-250		
PROJECT TITLE		<del></del>	٠		
				•	
CONDITIONAL USE PERMIT NO. 2021-02 AND ARCHITECTUR	AL SITE PLAN REVIEW NO.	2021-03			
PROJECT APPLICANT NAME	PROJECT APPLICANT	EMAIL	PHONE NUMBER		
TAIT & ASSOCIATES, INC.			(530) 903-6601		
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE	<del></del>	
11280 TRADE CENTER DRIVE	RANCHO CORDOVA	CA	95742		
PROJECT APPLICANT (Check appropriate box)	<del> </del>		<del></del>	······································	
☐ Local Public Agency ☐ School District	Other Special District	State A	gency <	☑ Private Entity	
CHECK APPLICABLE FEES:		¢ 3 530 25 ¢			
☐ Environmental Impact Report (EIR)	8				
<ul> <li>☐ Mitigated/Negative Declaration (MND)(ND)</li> <li>☐ Certified Regulatory Program (CRP) document - payment d</li> </ul>	ue directly to CDEW	\$ 1,203.25 \$			
Certified (Vegulatory Program (CIXP) document - payment u	ue directly to ODI VV	Ψ 1,200.20 φ			
■ Exempt from fee     ■ Exempt from					
Notice of Exemption (attach)  ■ Notice of Exemption (attach)					
CDFW No Effect Determination (attach)					
☐ Fee previously paid (attach previously issued cash receipt o	ору)				
☐ Water Right Application or Petition Fee (State Water Resou	rces Control Board only)	•			
☑ County documentary handling fee		\$ 57.00 \$		57.00	
☐ Other		\$	<del>-</del>		
PAYMENT METHOD:				57.00	
☑ Cash ☐ Credit ☐ Check ☐ Other	TOTAL	RECEIVED \$		57.00	
SIGNATURE AC	SENCY OF FILING PRINTED	NAME AND TITLE			
M Co			•		
X ///	raceli Sibrian Deputy Clerk				

CEQA FILING COVER SHEET	50-2022-250
County	FILED
Mail to: CITY OF WATERFORD	October 26, 2022 DONNA LINDER
Name: 101 E St, WATERFORD CA. 95386	STANISLAUS COUNTY CLERK-RECORDER
	ву:
Address: -	Deputy Clerk
City, State, Zip	

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

THIS SPACE FOR CLERK'S USE ONLY

## **Project Title**

Conditional Use Permit No. 2021-02 and Architectural Site Plan Review No. 2021-03

		Check Document being Filed:
:		Environmental Impact Report (EIR)
		Mitigated Negative Declaration (MND) or Negative Declaration (ND)
į	V	Notice of Exemption (NOE)
		Other (Please fill in type):

Date removed from posting 12/4/22

FILED IN THE OFFICE OF THE STANIS COUNTY CLERK ON 10/20/20 Posted 10/20/22 Removed	SLAUS
Returned to agency on DEPUTY	

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



## Notice of Exemption Form

## CITY OF WATERFORD PLANNING DEPARTMENT

101 'E' STREET WATERFORD, CALIFORNIA 95386 **TELEPHONE (AREA CODE 209) 874-2328** FAX (209) 874-9656

## **Notice of Exemption**

Office of Planning and Research FROM: X

City of Waterford Planning Department

1400 Tenth Street

Sacramento, California 95814

101 "E" Street

Waterford, CA 95386

or

Х County Clerk County of Stanislaus 1021 "I" Street Modesto, CA 95354

Project Title:

Conditional Use Permit No. 2021-02 and Architectural Site Plan Review No. 2021-03

Project Applicant:

TAIT & Associates, Inc.

(530) 903-6601

11280 Trade Center Drive Rancho Cordova, CA 95742

Property Owner:

Mr. Benny Singh Dhanda, Dhanda Development Group

1463 Moffat Boulevard, Suite 3

Manteca, CA 95336

(209) 531-1401

Project Location:

The Proposed Project is located at 12725 Yosemite Boulevard, Waterford, California 95386. The Stanislaus County Assessor has assigned the Project site as Assessor Parcel Number 134-006-013. The Project site is bounded by F Street to the north and east, Yosemite Boulevard to the south, and commercial uses to the west. The Project site is

approximately 0.67-acres in size.

Project Description:

The Applicant, Tait & Associates, on behalf of the Property Owner of Record, Dhanda Development Group, is requesting a Conditional Use Permit to allow for the development of an Arco AM/PM Convenience Store and Fueling Station located at 12725 Yosemite Boulevard, Assessor Parcel Number (APN) 134-006-013.

The Project site is approximately 0.67-acres in size and is bounded by existing commercial development to the north, Yosemite Boulevard to the south, F Street to the east, and existing commercial development to the west. The Waterford General Plan designates the Project site for Commercial (CO) land uses, and it is located within the CH, Commercial Highway zone district.

In accordance with State CEQA Guidelines for implementation of the California Environmental Quality Act, and with the CEQA Guidelines, the City of Waterford hereby declares that it has approved the above-named project.

It has been determined that the project is Categorically Exempt under Class 32, Section 15332, Infill Development Projects, of the CEOA Guidelines.

CM ...

Mark Niskanen Planning Manager 10/21/22