

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-1900085 - Religious Assembly

Lead Agency: San Joaquin County - Community Development Dept.

Contact Person: Alisa Goulart

Mailing Address: 1810 East Hazelton Avenue

Phone: 209-468-0222

City: Stockton

Zip: 95205

County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Tracy, CA

Cross Streets: S. Naglee Rd., W. Larch Rd., Auto Plaza Dr., W. Middle Rd., S. Corral Hollow Rd. Zip Code: 95304

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 8.49

Assessor's Parcel No.: 212-050-01

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: Interstate 205

Waterways: Old River

Airports: _____

Railways: _____

Schools: Art Freiler EI, McKinley EI

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units _____

Acres _____

 Transportation: Type _____ Office: Sq.ft. _____

Acres _____

Employees _____

 Mining: Mineral _____ Commercial: Sq.ft. 57,588

Acres 8.49

Employees 12

 Power: Type _____

MW _____

 Industrial: Sq.ft. _____

Acres _____

Employees _____

 Waste Treatment: Type _____

MGD _____

 Educational: _____ Hazardous Waste: Type _____ Recreational: _____ Water Facilities: Type _____

MGD _____

 Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**

Residence/ AL-10 (Limited Agriculture, 10 acre minimum / A/UR (Agriculture/ Urban Reserve)

Project Description: (please use a separate page if necessary)

See Attachment.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>CV</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 12/4/24 Ending Date 1/2/25

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Michael Hakeem</u>
Address: _____	Address: <u>3414 Brookside Rd Suite 100</u>
City/State/Zip: _____	City/State/Zip: <u>Stockton, CA 95219</u>
Contact: _____	Phone: <u>209-474-2800</u>
Phone: _____	

Signature of Lead Agency Representative: Alisa Goulact Date: 11/26/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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PA-1900085- Project Description

A Conditional Use Permit for a religious assembly to be constructed in 2 phases over 5 years. Phase 1 of the project is to include construction of a single story, 43,770 square foot multipurpose building to include an assembly hall, a covered courtyard, a dining hall and kitchen, an office, meeting rooms, restrooms, shoe room storage rooms, lobby and wedding rooms. Phase 2 includes the construction of a 13,818 square foot addition to the multipurpose building to contain a classroom, prayer hall, office, guest room, and a priest room. The building height is 28.6 feet. The structure will have a dome with a maximum height of 52 feet.

The project will utilize private, on site services: Well, septic system, and storm water retention pond. Three water tanks for fire will be installed. On site parking for 365 vehicles will be provided. Two, 2-way driveways are proposed – one off of Naglee Road and one off of Larch Road. An 8-foot high solid wall is proposed for the south property line adjacent to Auto Plaza Drive. There will be no access from Auto Plaza Drive.

The operating hours for the assembly will be 10:00 a.m. to 7:00 p.m., 7 days per week, with a maximum of 15 employees. The classrooms will be utilized on Sundays only and will accommodate a maximum of 50 students. Also proposed are 4 annual special events with a maximum attendance of 700 people. These events are considered accessory to the main use.