

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 Hazellon 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 El, McKinley El

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: Other:
 Water Facilities: Type MGD

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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| <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 1/14/25 Ending Date 2/12/25

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 Boulact 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.