

**Notice of Completion & Environmental Document Transmittal**

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 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** PA-2400352: Administrative Use Permit - Enlarging Existing Retail Market (nonconforming)  
**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: Airport Way, Durham Ferry Rd., Kasson Rd., Zip Code: 95304  
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 40 ' 32.236 " N / 121 ° 15 ' 55.951 " W Total Acres: 13.97  
 Assessor's Parcel No.: 241-160-02 Section: 13 Twp.: 3S Range: 6E Base: MDBM  
 Within 2 Miles: State Hwy #: Waterways: San Joaquin River  
 Airports: New Jerusalem Airport Railways: Schools:

**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:

**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 \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 5,300 Acres 1.25 Employees 4  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 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:**  
**Retail Market (nonconforming) / AG-40 / AVG (General Agriculture)**  
**Project Description:** (please use a separate page if necessary)

An Administrative Use Permit to expand an existing nonconforming market with a 2,035 square foot building addition and an 850 square foot covered outdoor seating area. The proposed expansion will accommodate additional storage space, an enlarged food preparation area and kitchen, a larger walk-in cooler and freezer, a new office, and one additional restroom for a total of three restrooms. The indoor seating area will remain. The project occupies approximately 1.25 acres of the total 13.97-acre site. The project proposes three (3) driveways: two (2) from S. Airport Way and one (1) from S. Kasson Road. Water is supplied by a private on site well and sanitary sewer is supplied by a private on site septic system. A retention pond serves for storm water drainage. The project's Use Type, Retail Sales and Services - Market, is not a permitted use in the General Agriculture zones however, this existing market is considered legal nonconforming.

**Reviewing Agencies Checklist**

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

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| <input 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 type="checkbox"/> Caltrans District # <u>10</u>               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input 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 checked="" 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>3</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 10/1/2025 Ending Date 10/30/2025

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Jimmy Nagi</u>
Address: _____	Address: <u>30836 Airport Way</u>
City/State/Zip: _____	City/State/Zip: <u>Tracy CA 95304</u>
Contact: _____	Phone: <u>(209) 833-0471</u>
Phone: _____	

Signature of Lead Agency Representative: Alisa Gulart Date: 10/1/2025

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