

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

LEAD AGENCY: San Joaquin County Community Development Department

PROJECT APPLICANT: Gurudwara Sahib Tracy c/o Michael Hakeem of The Law Offices of Hakeem, Marengo, Ellis, and Ramirez, Stockton, CA

PROJECT TITLE/FILE NUMBER(S): 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. (Use Type: Assembly - Religious).

The project site is located on the southeast corner of W. Larch Road and S. Naglee Road, in Tracy.

ASSESSORS PARCEL NO(S): 212-050-01

ACRES: 8.49 acres

GENERAL PLAN: A/UR

ZONING: AL-10

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
Square footage totaling 57,588 for use as religious assembly.

SURROUNDING LAND USES:

NORTH: Agricultural with scattered residences; W. Larch Road
SOUTH: City of Tracy; commercial; Auto Plaza Way; Interstate 205
EAST: Low density residential; City of Tracy
WEST: City of Tracy; S. Naglee Road

REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc.

Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff (note date); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application. Copies of these reports can be found by contacting the Community Development Department.

TRIBAL CULTURAL RESOURCES:

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No

GENERAL CONSIDERATIONS:

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?

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Yes

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No

Nature of concern(s): Enter concern(s).

2. Will the project require approval or permits by agencies other than the County?

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Yes

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No

Agency name(s): Enter agency name(s).

3. Is the project within the Sphere of Influence, or within two miles, of any city?

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Yes

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No

City: City of Tracy