



MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research
 P. O. Box 3044
 Sacramento, California 95812-3044

FROM: San Joaquin County
 Community Development Department
 1810 East Hazelton Avenue
 Stockton, California 95205

County Clerk, County of San Joaquin

PROJECT TITLE: Use Permit No. PA-1900127 (UP)

PROJECT LOCATION: The project site is located on the north side of West Grant Line Road, 985 feet east of South Hansen Road, northwest of Tracy, San Joaquin County. (APN/Address: 209-190-33 and 209-190-40/16151 West Grant Line Road, Tracy) (Supervisory District: 5)

PROJECT DESCRIPTION: A Use Permit application to expand an existing religious assembly from a maximum of 170 members to a maximum of 700 members in two (2) phases over four (4) years. Currently, the religious assembly utilizes, and will continue to utilize, a 4,920 square foot assembly hall, a 2,500 square foot office and visitor’s quarters, a 1,409 square foot garage and office, a 4,250 square foot resident parsonage, and a 96 square foot storage building. Phase 1 includes the construction of a 28,965 square foot assembly hall, a 250 square foot well house, a 700 square foot water pump house for fire, a 6,453 square foot porch and hallway structure to connect the proposed assembly hall with a future social hall, and the conversion of an existing 6,150 square foot agricultural building into a storage building. Phase 2 includes the construction of a two-story, 17,715 square foot social hall with a kitchen and dining area, and an upstairs area for retreat and guest preachers. The project will be served by a private well and a private septic system; storm drainage will be retained on site. The site plan proposes three (3) driveways off of W. Grant Line Road.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROPONENT: Dharm Singh / Sukhjot ‘Tony’ Singh

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.[DM1]

Date: January 21, 2020

Contact Person:
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