

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 # 2020049005

Project Title: PA-1900036 (UP)

Lead Agency: Community Development Department Contact Person: Frank Girardi
Mailing Address: 1810 E Hazelton Avenue Phone: (209) 468-8469
City: Stockton, CA Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Lockeford
Cross Streets: N. Elliot Rd. and State Route 88 Zip Code: 95237

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____
Assessor's Parcel No.: 051-210-13 & 70 Section: 25 Twp.: 04N Range: 07E Base: _____
Within 2 Miles: State Hwy #: St Rt 88 Waterways: Mokelumne River; Bear Creek
Airports: _____ Railways: _____ Schools: Lockeford E. S.

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

Governor's Office of Planning & Research

Local Action Type:

APR 01 2020

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: _____

STATE CLEARINGHOUSE

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 3,537 Acres 0.23 Employees 2
 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: GHGs

Present Land Use/Zoning/General Plan Designation:

Bed and Breakfast Inn/ AG-40 (General Agriculture 40-acre minimum/ A/G (General Agriculture)

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

A Use Permit application for a change in use of a Historical Resource pursuant to Development Title Section 9-1053.5 in two (2) phases in over three (3) years. Phase 1 to include a conversion of an existing 2,937 square foot storage building into a community assembly hall. This building is listed as a National Registered Historical Places building and was originally used as an assembly hall. Phase 1 also includes the construction of a 600 square foot covered patio and grading to provide thirty-five (35) parking spaces as required by the Development Title. Phase 2 includes grading for seven (7) additional parking spaces for the community assembly hall which exceeds the Development Title standards and is not a requirement for the project. The community assembly hall will operate 8 a.m. to 10 p.m. four (4) days per week on variable days with (continued next page).

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.

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two (2) employees with a maximum of 100 customers. The community assembly hall proposes to have twenty-five (25) indoor and outdoor events per year with amplified music and sound on Friday, Saturday, or Sunday during the hours of 11 am to 9 pm for the outdoor events, and 11 am to 10 pm for the indoor events. The outdoor events will be located adjacent to the community center building to the south east in an opened lawn area. The community assembly hall also proposes 100 events per year that will not include amplified music or sound on variable days during the week from 9 am to 9 pm. An existing bed and breakfast inn is located onsite in the historic Locke House building. The parcel will be served by public sewer and water by the Lockeford Community Service District. A private well exists on-site for irrigation uses. Stormwater drainage will be retained on-site. Access to the parcel will be off of N. Elliott Road.

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".

<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
X <input checked="" type="checkbox"/> Caltrans District #10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	X <input checked="" type="checkbox"/> Regional WQCB #5S
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
X <input checked="" 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
X <input checked="" type="checkbox"/> Fish & Game Region #2	<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"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date 3/30/20 Ending Date 4/29/20

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Mike Smith Engineering, Inc.</u>
Address: _____	Address: <u>P.O. Box 611</u>
City/State/Zip: _____	City/State/Zip: <u>Lodi, CA 95241</u>
Contact: _____	Phone: <u>(209) 334-2332</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 3/30/20

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