



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Use Permit Application No. PLN2018-0080 - Central Valley Crescent
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5043 Tully Road City/Nearest Community: City of Modesto
Cross Streets: Kiernan Avenue and Tully Road Zip Code: 95356
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 2.71
Assessor's Parcel Number: 004-069-033 Section: 31 Twp.: 2 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: 219 Waterways: MID Main Canal

Big Valley Christian, Agnes Baptist Elem., Mary Lou Dieterich Elem., Eisenhut Elem., Prescott Jr. High, Grace M Davis Highschool, Woodrow Elem., Chrysler Elem.

Airports: Railways: Schools:

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

Starting Date: June 16, 2023 Ending Date: July 19, 2023

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
OTHER: [ ] Joint Document [ ] Final Document [ ] 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: [ ] Water Facilities Type: MGD
[ ] Office Sq.ft. Acres: Employees: [ ] Transportation Type:
[ ] Commercial Sq.ft. Acres: Employees: [ ] Mining Mineral:
[ ] Industrial Sq.ft. Acres: Employees: [ ] Power Type: MW
[ ] Educational [ ] Waste Facilities Type: MGD
[ ] Recreational [ ] Hazardous Waste Type:
[ ] OCS Related [ ] Other Church Sq. ft: 720sf Acres: 2.71±

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 [ ] Geological/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: Not Applicable

**Present Land Use/Zoning/General Plan Designation:**

Single-family dwelling, detached residential structure / Zoning: General Agriculture (A-2-40) / General Plan Designation: Agriculture

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

Request to establish a mosque on a 2.71± acre parcel in the General Agriculture (A-2-40) zoning district. The project proposes to convert an existing single-story, 13-foot-tall, 720 square-foot detached garage into a a mosque to be used as a prayer hall for Central Valley Crescent (CVC). While the facility has previously been in operation at this site without permits, a Use Permit is required to permit the proposed mosque. No new exterior construction is proposed; however, both a change of occupancy for the change in use of the structure and a building permit for a tenant improvement to bring the existing garage's restroom into compliance with ADA standards will be required. The applicant proposes to install two graveled parking lots providing 35 parking spaces and one paved ADA parking space, frontage landscaping, and a driveway approach providing access to County-maintained Tully Road. The balance of the site is proposed to be planted in orchard.

The project site is also developed with an existing 1,560 square-foot single-family dwelling, which is proposed to be used as on-site housing for CVC's Imam and family. Both the proposed mosque and existing residence site will utilize the existing private well for domestic water and septic system for wastewater service. The site is not currently irrigated but proposes to be served by MID for irrigation of the proposed orchard trees. Parking lot lighting consisting of 15-foot-tall, pole-mounted solar LED parking lights are proposed within the parking areas

**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 agency with an "S".

- |  |   |
|--|---|
| <input type="checkbox"/> Air Resources Board                       | <input type="checkbox"/> Office of Emergency Services   |
| <input type="checkbox"/> Boating & Waterways, Department of        | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> California Emergency Management Agency    | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Highway Patrol                 | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u>  | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input type="checkbox"/> Caltrans Division of Aeronautics          | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Planning                         | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Central Valley Flood Protection Board     | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy    | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Coastal Commission                        | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Colorado River Board Commission           | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                             |
| <input checked="" type="checkbox"/> Conservation, Department of    | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy                    |
| <input type="checkbox"/> Corrections, Department of                | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input type="checkbox"/> Delta Protection Commission               | <input type="checkbox"/> Santa Monica Mountains Conservancy   |
| <input type="checkbox"/> Education, Department of                  | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Energy Commission                         | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>  | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Food & Agriculture, Department of         | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> General Services, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input type="checkbox"/> Health Services, Department of            | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> Housing & Community Development           | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board         | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission       |   |

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

Consulting Firm: Stanislaus County  
 Address: 1010 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Kristen Anaya, Assistant Planner  
 Phone: (209) 525-6330

Applicant: Sohel Sareshwala  
 Address: 7150 Carver Road  
 City/State/Zip: Modesto, CA 95356  
 Contact: Sohel Sareshwala  
 Phone: (209) 324-0747

Signature of Lead Agency Representative: Signature on file

Date: June 16, 2023