



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

MITIGATED NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: Site Approval No. PA-2200255

PROJECT LOCATION: The project site is on the northside of W. Larch Rd., 930 feet east of N. Corral Hollow Rd., Tracy, San Joaquin County. (APN/Address: 212-180-12 / 11703 W. Larch Rd., Tracy) (Supervisory District: 5)

PROJECT DESCRIPTION: A Site Approval application for a 7,544 square-foot Religious Assembly facility for a maximum occupancy of 50 attendees to be constructed in 2 phases over 5 years. Phase 1 proposes to construct a 3,000-square-foot prayer hall; a 3,000-square-foot storage and office space, and 17 parking spaces. Phase 2 proposes to construct a 1,544 -square-foot single-family residence for the priest. There are 10 festivals proposed with this application with a maximum of 40 attendees. The project will be served by on-site well, septic, and storm drainage systems. The proposed project site has direct access from the northside of W. Larch Rd. The project site is not under a Williamson Act Contract.

The Property is zoned R-L (Low Density Residential) and the General Plan designation is R/L (Low Density Residential).

PROPONENT: Mahadeva & Bhanu Ravada / Schack & Company, Inc.

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 Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: November 28, 2023

Contact Person:

Nancy Arroyo Phone: (209) 468-3140 Fax: (209) 468-3163 Email: narroyo@sjgov.org