



Jennifer Jolley, Director

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**APPLICATION REFERRAL:
Staff Review with Notice**

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200255 (SA)**

PROPERTY OWNER: Mahadeva & Bhanu Ravada
5472 Starflower Wy.
Livermore, CA 94551

APPLICANT: Schack & Company, Inc.
1025 N Central Ave.
Tracy, CA 95376

PROJECT DESCRIPTION: A Site Approval application for a 7,544 square-foot a 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).

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

ENVIRONMENTAL DETERMINATION: 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.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than December 26, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: November 28, 2023

- TO:**
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| SJC Supervisor: District 5 | San Joaquin Council of Governments | Building Industry Association |
| SJC Assessor | Delta Commission | Carpenters Union |
| SJC Building Division / Plan Check | Delta Stewardship Council | Delta Keeper |
| SJC Environmental Health | Caltrans – District 10 | Buena Vista Rancheria |
| SJC Fire Prevention Bureau | CA Regional Water Quality Control Board | California Tribal TANF Partnership |
| SJC Mosquito Abatement | CA Fish & Wildlife Region: 3 | California Valley Miwok Tribe |
| SJC Public Works | PG&E | North Valley Yokuts Tribe |
| SJC Sheriff Communications Director | 1007 Pico & Naglee Reclamation District | United Auburn Indian Community |
| City of Tracy | SJC Resource Conservation | Haley Flying Service |
| Tracy Unified School District | Federal Emergency Management Agency | Precissi Flying Service |
| Tracy Rural Fire District | US Fish & Wildlife | Sierra Club |
| Air Pollution Control District | Builders Exchange | |