

2019059026

MITIGATED NEGATIVE DECLARATION

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

                  X       County Clerk, County of San Joaquin

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

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PROJECT TITLE: A USE PERMIT APPLICATION NO. PA-1900042 (UP)

PROPONENT: California Islamic Center

PROJECT LOCATION: The project site is on the east side of North Lower Sacramento Road, 850 feet south of North Extension Road, Lodi. (APN/Address: 058-070-23/12828 North Lower Sacramento Road, Lodi) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Use Permit application to expand an existing religious assembly. The project will include the construction of a 4,680 square foot addition to the existing worship building, and the construction of a 640 square foot storage building. The religious assembly will operate from 5:00 A.M. to 10:00 P.M., seven (7) days a week, and anticipates having up to two (2) volunteers. The project will be served by a private well for water, a private septic tank for sewage disposal, and storm drainage will be retained on site. The parcel is provided access from North Lower Sacramento Road. No change is proposed for the maximum number of attendees. The project site is not under a Williamson Act contract.

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

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Based on the attached Initial Study, it has been found that the project will not have a significant effect on the environment.

Date: May 7, 2019

Contact Person: Giuseppe Sanfilippo

Phone: (209) 468-0227



SAN JOAQUIN COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
INITIAL STUDY

FILE NO: PA-1900042

PROJECT/APPLICANT: CALIFORNIA ISLAMIC CENTER/KHAN

**PROJECT DESCRIPTION:** A Use Permit application for the expansion of an existing 12,636 square foot neighborhood religious assembly facility previously approved for a maximum of 249 attendees. The project includes the construction of a 4,680 square foot addition to the existing worship building, and the construction of a 640 square foot storage building. The religious assembly will operate from 5:00 A.M. to 10:00 P.M., seven (7) days a week, and anticipates having up to two (2) volunteers. The religious services are held on Fridays from 1:00 P.M. to 2:30 P.M. The project will be served by a private well for water, a private septic for sewage disposal, and storm drainage will be retained on-site. No change is being proposed to the maximum number of attendees. (Use Type: Religious Assembly-Neighborhood). The project site is located on the east side of North Lower Sacramento Road, 850 feet south of North Extension Road, Stockton.

**RECOMMENDED ENVIRONMENTAL DETERMINATION:**

The proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared. —

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A Negative Declaration will be prepared. X

The proposed project may have a significant effect on the environment, an Environmental Impact Report is required. \_\_\_\_\_

ASSESSOR PARCEL NO: 058-070-23

ACRES: 18.54-acres

GENERAL PLAN: A/UR

ZONING: AG-40

CURRENT SITE CONDITIONS (topography, uses): Existing 12,636 square foot neighborhood religious assembly facility

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): A 5,320 square foot addition to an existing religious assembly facility for a total of 17,957 square feet.

**SURROUNDING LAND USES:**

North: Agricultural with scattered residences/Residential/Commercial/City of Lodi/Lodi Independence School.

South: Agricultural with scattered residences/Industrial/City of Stockton

East: Agricultural with scattered residences/Micke Grove Park/Industrial

West: Agricultural with scattered residences

**GENERAL CONSIDERATIONS:**

- 1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?  
 Yes  No Nature of concern(s): \_\_\_\_\_
- 2. Will the project require approval or permits by agencies other than the County?  
 Yes  No Agency name(s): \_\_\_\_\_
- 3. Is the project within the Sphere of Influence, or within two miles, of any city?  
 Yes  No City: Lodi

**ENVIRONMENTAL IMPACTS:**

"Yes" may only be checked in situations where there is substantial evidence to indicate that there may be a significant adverse impact on the environment if there is no change in the project description. (CEQA Guidelines, Sec. 15064)

See the "Discussion" section at the end of the Initial Study for explanation of any impacts checked "Yes", or any "No" answer marked with an asterisk (\*).

Sources: The following sources of information have been used in determining environmental impacts:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc. Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Copies of these reports can be found by contacting the Community Development Department.

Additional standard sources which should be specifically cited below include on-site visits by staff (note date); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (note report title, date, and consultant).

**1. Water:**

- a. Is any portion of the project subject to flood hazard?  
Flood zone: X (500)  Yes  No\*
- b. Will the project result in reduction of surface or ground water quality or quantity?  Yes  No
- c. Will the project result in increases to surface, channel or stream volumes, or alterations to drainage patterns and streams?  Yes  No
- d. Will the project result in erosion of or sedimentation to a channel, river, or body of water?  Yes  No

Other sources used: \_\_\_\_\_

**2. Earth:**

- a. Will the project result in or be subject to potentially hazardous geologic or soils conditions on or immediately adjoining the site (slides, springs, erosion, liquefaction, earthquake faults; steep slopes, septic tank limitations)?  Yes  No
  
- b. Will the project involve substantial grading which could result in secondary impacts (consider amount, steepness, and visibility of proposed slopes; consider effect of grading on trees and creek channels)?  Yes  No
  
- c. Will there be conversion of prime farmland (over 40 acres and not shown for development in the General Plan)?  Yes  No\*

Other sources used: San Joaquin County Soil Survey

**3. Plant/Animal Life:**

- a. Will there be a reduction or disturbance to any habitat for plants and animals (including removal or disturbance of trees, riparian areas, or migration routes)?  Yes  No \*
  
- b. Will the project impact any rare, endangered, threatened, or recreational species located on or near the site? (Check the Natural Diversity Data Base)  Yes  No \*

Other sources used: Natural Diversity Database

**4. Air/Climate:**

- a. Will the project make a significant contribution to the deterioration of existing air quality, including creation of objectionable odors; will future project residents be subjected to significant pollution levels?  Yes  No\*
  
- b. Will the project result in any impact to current climatic conditions? (Consider the introduction of water features, loss of wetland, etc.)  Yes  No

Other sources used: \_\_\_\_\_

**5. Noise:**

- a. Will the project expose people to high noise or vibration levels (over 65db/Ldn for residential uses or 75db/Ldn for industrial uses at the property line)?  Yes  No\*
  
- b. Will the project result in increased noise or vibration levels?  Yes  No

Other sources used: \_\_\_\_\_

**6. Energy/Natural Resources:**

- a. Will the project use substantial amounts of fuel or energy, require a substantial increase in demand upon existing sources, or require the development of new sources of energy?  Yes  No

- b. Will the project affect the potential use, extraction, conservation, or depletion of a natural resource (other than agricultural land)?  Yes  No

Other sources used: \_\_\_\_\_

**7. Hazards:**

- a. Will the project create a risk of explosion; release, generate or store Any hazardous substances; or cause other dangers to public health and safety?  Yes  No
- b. Are there any known hazardous substances located within 500 feet of the boundaries of this project, if in an existing or proposed residential area (this could include possible groundwater contamination)?  Yes  No
- c. Will the project result in interference with, or need, for emergency plans?  Yes  No

Other sources used: \_\_\_\_\_

**8. Utilities and Public Service:**

- a. \*\*Will the project require alteration of, addition to, or the need for new utility systems (water, sewer, drainage, solid waste), including a sphere of Influence or district boundary change?  Yes  No\*
- b. \*\*Will the project result in the need for or the expansion of the following services: fire and police protection, schools, parks and recreation, libraries, roads, flood control, solid waste or other public works facilities, public transit, or governmental services?  Yes  No
- c. Will the project adversely impact existing recreational/park opportunities or require new park/recreation opportunities?  Yes  No

Note: \*\* "Yes" answers to these two questions and 9 (b) below will require additional discussion, but do not necessarily indicate a potentially significant impact.

Other sources used: \_\_\_\_\_

**9. Transportation/Circulation:**

- a. Will the project generate significant traffic volumes and/or make a significant contribution to an existing circulation problem (consider existing LOS on nearby arterials and highways, road design, access, parking, accident potential)?  Yes  No\*
- b. \*\*Will the project cause special transportation considerations (consider water-borne, rail, air, pedestrian, and bicycle traffic, and public transportation systems and parking facilities)?  Yes  No
- c. Will the project result in a significant increase in commuting to and from the local community?  Yes  No
- d. Will the project be impacted by or interfere with an airport flight path?  Yes  No\*
- e. Will the project restrict access to the surrounding area?  Yes  No

Other sources used (note traffic studies): \_\_\_\_\_

**10. Cultural Resources:**

- a. Will the proposal result in an alteration of a significant archeological, or historical site, structure, or building?  Yes  No

Other sources used: \_\_\_\_\_

**11. Housing:**

- a. Will the proposal adversely affect the existing housing stock or create a demand for additional housing (more than 50 units)?  Yes  No

Other sources used: \_\_\_\_\_

**12. Aesthetics:**

- a. Will the project obstruct any public scenic vista or view, create an aesthetically offensive site open to public view, or produce new light or glare?  Yes  No

Other sources used: \_\_\_\_\_

**13. Land Use:**

- a. Is this project a growth-inducing action: Will it encourage additional requests for related uses, or will it set a significant land use precedent in the area?  Yes  No\*
- b. Will the project conflict with existing or planned land uses; is the project in conflict with any adopted plans?  Yes  No\*
- c. Will the project disrupt a natural or recreation area, impact access to waterways, or allow trespass onto surrounding land?  Yes  No\*

**14. Cumulative:**

- a. Will the project create any impacts which may not be significant for the project alone, but may be significant when combined with other anticipated development of similar type and or location?  Yes  No

Other sources used: \_\_\_\_\_

**15. Other Impacts:** Identify any other impact(s) not noted above which may be significant, and cite source(s). NONE KNOWN.

**16. Mandatory Findings of Significance:**

(A "Yes" answer to any of the following questions requires preparation of an EIR.)

- a. Does the project have the potential to degrade the quality of the environment or curtail the diversity in the environment?  Yes  No

- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?  Yes  No
- c. Does the project have impacts which are individually limited but cumulatively considerable?  Yes  No
- d. Does the project have environmental impacts which will cause substantial, adverse effects on human beings, either directly or indirectly?  Yes  No

**17. DISCUSSION OF ANY ENVIRONMENTAL IMPACTS NOTED ABOVE.**

(Discuss any questions answered "Yes" above, as well as any "No" answers marked with an asterisk (\*). Discuss any changes to the project which could mitigate the identified impacts. Discuss any proposed mitigation monitoring program submitted by the project applicant. Use additional attached pages if necessary.)

**PLEASE SEE INITIAL STUDY ATTACHMENT PA-1900042 (UP).**

Prepared by: Giuseppe Sanfilippo



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Title: Associate Planner

Date: May 7, 2019



INITIAL STUDY (ATTACHMENT)  
PA-1900042  
CALIFORNIA ISLAMIC CENTER/KHAN

PROJECT DESCRIPTION A Use Permit application for the expansion of an existing 12,636 square foot neighborhood religious assembly facility previously approved for a maximum of 249 attendees. The project includes the construction of a 4,680 square foot addition to the existing worship building, and the construction of a 640 square foot storage building. The religious assembly will operate from 5:00 A.M. to 10:00 P.M., seven (7) days a week, and anticipates having up to two (2) volunteers. The religious services are held on Fridays from 1:00 P.M. to 2:30 P.M. The project will be served by a private well for water, a private septic for sewage disposal, and storm drainage will be retained on-site. No change is being proposed to the maximum number of attendees. (Use Type: Religious Assembly-Neighborhood). The property has a General Plan designation of Agriculture-Urban Reserve (A/UR) and a zoning designation of General Agriculture-40 acre minimum (AG-40). The project site is located on the east side of North Lower Sacramento Road, 850 feet south of North Extension Road, Stockton.

### Environmental Issues

#### 1. Water

1.a. The project site is located in the Flood Zone X, 0.2 percent annual chance of flood designation. If approved any new developments will have to comply with Development Title Section 9-1605 regarding flood hazards. In addition, the project site contains potential wetlands. A referral has been sent to the U.S. Army Corps of Engineers for review.

#### 2. Earth

2. c. The Soil Survey of San Joaquin County classifies the soil on the parcel as *Acampo sandy loam, 0 to 2 percent slopes* and *Tokay fine sandy loam, 0 to 2 percent slopes*

*Acampo sandy loam's* permeability is moderately rapid and water capacity is moderate. This unit is suited to irrigated row, field, orchards, or vineyards. *Acampo sandy loam* has a storie index rating of 57 and a land capability of IIs irrigated and IVs nonirrigated.

*Tokay fine sandy loam's* permeability is moderately rapid and water capacity is high. This unit is suited to irrigated row crops. *Tokay fine sandy loam* has a storie index rating of 95 and a land capability of I irrigated and IVc nonirrigated.

#### 3. Plant and Animal Life

3. a & b. The Natural Diversity Database lists the vernal pool tadpole (*Lepidurus Packardi*) and the Swainson's hawk (*Buteo Swainsoni*) as rare, endangered, or threatened species potentially occurring in or near the project area. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) for review, and will determine if the applicant may participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the applicant chooses to participate, then the proposed project is consistent with the SJMSCP, as amended, as reflected in the conditions of project approval for this proposal. Pursuant to the Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant. If the applicant chooses not to participate, then the applicant will be required to participate in a similar mechanism that provides the same level of mitigation.

#### **4. Air/ Climate**

4. a. This project is for the expansion of an existing neighborhood religious assembly facility previously approved for a maximum of 249 attendees. The project includes the construction of a 4,680 square foot addition to the existing worship building and a 640 square foot storage building. All maneuvering areas for vehicles and trucks will be paved to prevent dust and dirt. The San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. The applicant will be required to meet existing requirements for emissions and dust control as established by SJVAPCD. The project was referred to the SJVAPCD for review. As a condition of approval; the project will be subject to the Districts rule and regulations to mitigate for any impacts on air quality. Therefore, any impacts to air quality will be reduced to less-than-significant.

#### **5. Noise**

5. a. The project site is located within the 65 dB noise contour for North Lower Sacramento Road. Pursuant to General Plan 2035 Background Report Table 15-7 (pg 15-22), the 65 dB noise contour is nine (9) feet from the side of the roadway. Pursuant to Development Title Table 9-1025.9, the Religious Assembly-Neighborhood use type is listed as a noise sensitive land use. However, the proposed development will occur outside of the 65 dB noise contour for North Lower Sacramento Road and impacts from road noise are expected to be less than significant.

The nearest residence is approximately 650 feet southwest of the project site. Additionally, there is four-hundred (400) feet of vacant land between the existing religious assembly and the property line to the south. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65dB for nighttime. The proposed project would be subject to these Development Title standards; and therefore, noise impacts from the proposed project, on nearby residences is expected to be less than significant.

#### **8. Utilities and Public Services**

8. a. This project will not be required to be served by public services. Water will be provided by an on-site well. Sewer services will be through a septic system. Storm water drainage will have to be retained on-site. The Environmental Health Department and the Department of Public Works will determine the feasibility of these systems.

#### **9. Transportation/ Circulation**

9. a. & d. This project is for the expansion of an existing neighborhood religious assembly facility previously approved for a maximum of 249 attendees. The project includes the construction of a 4,680 square foot addition to the existing worship building and a 640 square foot storage building. The Department of Public Works has determined that the proposed project will not significantly increase the traffic levels in the area as the proposed project is not expected to exceed fifty (50) vehicles during any hour. Projects that have a traffic volume that is less than fifty trips per hour have a less than significant impact on traffic.

The project site is located within Zone 7 (TPZ) of the Lodi Precissi Airpark Airport Influence Area, and within the comprehensive Airport Land Use Plan boundaries for the Kingdon Airpark and Lodi Precissi Airpark. The project site is located approximately 0.70 miles north of the nearest runway. The project shall abide by the applicable Airport Land Use Plan for the Kingdon Airpark Lodi Precissi Airpark. Referrals have been sent to the Airport Land Use Commission, Kingdon Airpark, and Lodi Precissi Airpark for review.

### **13. Land Use**

13. a.-c. This project is for the expansion of an existing neighborhood religious assembly facility previously approved for a maximum of 249 attendees. The project includes the construction of a 4,680 square foot addition to the existing worship building and a 640 square foot storage building. The expansion of the Religious Assembly-Neighborhood use type may be conditionally permitted in the AG-40 (General Agriculture, 40-Acre minimum) zone subject to an approved Use Permit application.

The proposed project will not be a conflict with any existing or planned uses, or set a significant land use precedent. The proposed project is not in conflict with any Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plan adopted by the County. Referrals have been sent to the San Joaquin Farm Bureau for review.

