



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. PLN2026-0074 – ISLAMIC CENTER OF MODESTO, INC.
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Kristy Doud, Deputy Director of Planning
Street Address: 1010 10th Street, Suite 3400 **Phone / Email:** (209) 525-6330 / planning@stancounty.com
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 1445 Carpenter Road **City/Nearest Community:** Modesto
Cross Streets: Shaddox Road **Zip Code:** 95358

Longitude/Latitude (degrees, minutes and seconds): -121°1'59.253" N 37° 39' 24.6198" W **Total Acres:** 46.68±
Assessor's Parcel Number: 081-028-052 **Section:** 24 **Twp.:** 3 **Range:** 8 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** 99 and 132 **Waterways:** N/A
Airports: N/A **Railways:** N/A **Schools:** Modesto Junior College and Martone

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

Starting Date: September 23, 2026 **Ending Date:** October 13, 2026

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 _____

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: <u>Early Consultation</u>

Present Land Use/Zoning/General Plan Designation:

Mosque

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.

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

Request to utilize an existing mosque to operate a K-8 school on a 2.31 acre parcel in the Rural Residential zoning district. The school will begin with an initial enrollment of approximately 44 K-3 students and will add grades annually until they reach a maximum enrollment of 100 K-8 students. No physical expansion of the existing facility is proposed with the exception of a freestanding electronic reader board (20-feet-tall and 72 square feet in size). Existing classrooms will be used, and existing conference rooms will be converted into classrooms as needed, until full enrollment is reached. Existing outdoor spaces located at the rear and south side of the mosque will be utilized for recreation. The school is proposed to operate Monday through Friday between the hours of 8 a.m. to 3 p.m. with up to 19 employees.

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".

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

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County Planning and Community Development
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Kristy Doud, Deputy Director of Planning
Phone/Email: (209) 525-6330 / planning@stancounty.com

Applicant: Dr. Hassan Hussain
Address: 7395 River Nine Dr.
City/State/Zip: Modesto, CA 95356
Contact: John Hedlund, JH Architecture
Phone/Email: (209)289-4510/jhedlund@jharch.net

Signature of Lead Agency Representative: Kristy Doud
Kristy Doud (Sep 23, 2026 11:22:49 PDT)

Date: September 23, 2026