



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. PLN2021-0068 - Wood Colony Christian School
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 2530 Finney Road City/Nearest Community: City of Modesto/Community of Wood Colony
Cross Streets: North Avenue and Beckwith Road Zip Code: 95358
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 7± acres
Assessor's Parcel Number: 005-030-035 and -020 Section: 15 Twp.: 3 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: MID Lateral No. 7 and Hetch Hetchy R/W
Airports: N/A Railways: N/A Schools: Hart-Ransom Union/Modesto Union

Local Public Review Period: (to be filled in by lead agency)
Starting Date: December 8, 2021 Ending Date: January 10, 2022

Document Type:
CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [x] 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 [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:
[] Residential Units: Acres: Sq.ft.: Employees:
[] Office Sq.ft.: Acres: Employees:
[] Commercial Sq.ft.: Acres: Employees:
[] Industrial Sq.ft.: Acres: Employees:
[x] Educational Private school facility
[] Recreational
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type: MW
[] Waste Facilities Type: MGD
[] Hazardous Waste Type:
[] 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 [x] Other N/A

Present Land Use/Zoning/General Plan Designation:
Private school facility with 26,000± square-feet of building space for instructional use, two residences, a tool shed and 3,575± square-foot barn, and 2± acre track and field area
Zoning: General Agriculture (A-2-40) GP: Agriculture

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

Request to expand the area of an existing private school facility from 5± acres to 7± acres by incorporating a 2± acre area for a track and soccer field in the A-2-40 zoning district. The existing track and field did not receive appropriate land use entitlements prior to establishment. As such, a use permit is required to amend the boundaries for the school located on Assessor Parcel Number (APN) 005-030-035 and permit the existing track and field currently located on the eastern portion of APN 005-030-020, to the north of the school facility. If approved, a Lot Line Adjustment (LLA) application will be processed following the expansion request, to maintain the use on one parcel. No construction or site development is proposed under this request. The existing track is currently 24-foot wide, composed of hard packed dirt and encircles a 1.3± acre field, which will be used as a soccer field. The existing field currently receives irrigation water from Modesto Irrigation District. The applicant has requested an alternative from the County's Agricultural Buffer requirements on the east and north portion of the project site consisting of a 0-foot buffer and a proposed 6-foot tall slatted chain link fence along the north and east property lines of APN 005-030-020. The existing school was permitted under Use Permit 79-85 – Brethren Heritage School, for temporary instruction of 150 students. Subsequently, the permit was amended under a time extension in 1982 to allow for 250 students and a permanent school facility. The project site is currently developed with the following: approximately 26,000± square-feet of building space for instructional use; two residences; a tool shed; a 3,575± square-foot barn; three parking areas consisting of 59 standard spaces and 2 accessible spaces; and 1± acre area consisting of a basketball court and baseball field. The two residences onsite are occupied by caretakers of the school facility. The project site is landscaped with mature deciduous and evergreen trees along the road frontage and adjacent to the instructional buildings and residences. On-site lighting for the existing school facility consists of fifty-five exterior wall fixtures on the existing buildings, and five pole-lighting fixtures approximately 18-20 feet in height. The school operates Monday through Friday from 8:00 a.m. to 3:00 p.m. No changes to the hours of operation are proposed as part of this request. The track and field will only be used in conjunction with the school during normal hours of operation; no public use is proposed. The school currently enrolls 60-85 students from Kindergarten to eighth grade and a total of 27 employees. The students are brought to school by 6-7 school buses with 10-12 students per bus and no more than 10 students are brought to school by individual passenger vehicles per day. No increase in the number of students or employees is anticipated under this request. The site is served by the Wood Colony Christian School Public Water System and private septic system, and has access to County-maintained Finney Road.

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".

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| <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 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 checked="" 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 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 | |



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Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily Basnight
Phone: (209) 525-6330

Applicant: Carla Hoblit, Wood Colony Christian School, Inc.
Address: 2572 Finney Road
City/State/Zip: Modesto, CA 95358
Contact: Carla Hoblit
Phone: 209-521-7266

Signature of Lead Agency Representative: [Handwritten Signature]

Date: 12/08/2021