



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
P.O. Box 3044
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(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. PLN2021-0105 - MODESTO'S NEIGHBORHOOD CHURCH
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Avleen K. Aujla, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: Morrow Road City/Nearest Community: Modesto's sphere of Influence
Cross Streets: between Kiernan Ave and Bangs Ave Zip Code: 95356
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 8.54
Assessor's Parcel Number: 078-016-001 Section: 01 Twp.: 3S Range: 18E Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways: N/A
Airports: N/A Railways: Union Pacific Schools: Modesto City Schools

Local Public Review Period: (to be filled in by lead agency)
Starting Date: January 27, 2022 Ending Date: February 11, 2022

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI OTHER: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec [] Other: FONS!

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 Church

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 N/A

Present Land Use/Zoning/General Plan Designation:
Walnut Orchard / Zoning: A-2-10 (General Agriculture) / GP: Urban Transition

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

Request to construct and operate a Neighborhood Church on an 8.54± acre parcel currently improved with walnut orchard in the A-2-10 zoning designation. The request includes the construction of two new structures of 18,000± square feet each, two be constructed in two phases. The first phase includes the construction of an 18,000± square-foot pre-engineered metal building, approximately 30± feet in height, which will include a main sanctuary with seating capacity of 350 with and without removable chairs, a main foyer, five offices, two classrooms, two board rooms, a kitchen, four designated children's rooms, bathroom facilities in both the foyer and children's areas, three general storage rooms, and a server/electrical room. The Phase 2 of the project proposes approximately 18,000± square feet of multi-purpose space, which will be used for Bible Studies, Sunday School Classrooms, Office Space, and Restrooms. The site will also be developed with a 135 parking spaces in phase one and 109 parking spaces in phase two lot with lighting, a storm water basin, landscaping in accordance with City of Modesto, a well, a septic system, a children's play area, and a large grassy field. The proposed structures would be used for indoor religious ceremonies, Occasional weddings or special events to occur inside the building. The church proposes to operate Monday-Friday from 8:00am-5:00pm with approximately five full time employees. Wednesday evening services from 6:30pm - 8:30pm to be attended by approximately 100 church members. Two Sunday morning services at 9:00am and 10:45am attended by approximately 200 church members per service. Other evening and weekend special church- related events for church members including seminars, outreaches, additional services, and special holiday productions are also proposed. The church proposes up to six (6) special outside events per year may occur, like a trunk or treat, or Easter egg hunt. these will be for church members and the church does not propose to use amplified sound and no outdoor concerts are proposed. The site will utilize a private well and septic system and be provided access from Morrow Road and is within the City of Modesto's LAFCO adopted Sphere of Influence. Parking lot lighting, signage, and landscaping will be designed to comply with City of Modesto standards.

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 checked="" 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 checked="" 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 | |

Lead Agency (Complete if applicable):

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

Applicant: **Modesto's Neighborhood Church**
Address: **4909 and 4919 Morrow Road**
City/State/Zip: **Modesto, CA 95356**
Contact: **Dave Romano, Lance Lowell**
Phone: **209-521-4968, 209-529-8990**

Signature of Lead Agency Representative: *Avleenkaur*
Avleenkaur (Jan 26, 2022 16:40 PST)

Date: 1-26-2022