



CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date: December 21, 2023

To: Distribution List (See Attachment A)

From: Teresa McDonald, Associate Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2022-0046 – IGLESIA APOSTOLICA

Comment Period: December 21, 2023 – January 23, 2024

Respond By: January 23, 2024

Public Hearing Date: Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Constantino Cervantes, Iglesia Apostolica

Project Location: 22007 I Street and 330 West 5th Street, north of Fink Road, in the Community of Crows Landing.

APN: 027-014-016

Williamson Act Contract: N/A

General Plan: Low-Density Residential

Community Plan: Residential

Current Zoning: Rural Residential (R-A)

Project Description: Request to re-establish and expand an existing legal non-conforming (LNC) church facility by remodeling a portion of the church building and constructing a 180 square-foot restroom addition, on a 0.38± acre parcel in the Rural Residential (R-A) zoning district.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>

USE PERMIT APPLICATION NO. PLN2022-0046 – IGLESIA APOSTOLICA

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources	X	STAN CO ALUC
	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
X	CEMETERY DISTRICT: HILLS FERRY		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: CROWS LANDING	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER - GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: WEST STANISLAUS	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	GSA: NORTHWESTERN DELTA MENDOTA	X	STAN COUNTY COUNSEL
X	HOSPITAL DIST: DEL PUERTO HEALTHCARE		StanCOG
	IRRIGATION DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:	X	SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: NEWMAN-CROWS LANDING UNIFIED		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:



STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2022-0046 – IGLESIA APOSTOLICA

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):

- 1.
2.
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name Title Date



CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1. **Project title:** Use Permit Application No. PLN2022-0046 – Iglesia Apostolica
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Teresa McDonald, Associate Planner
(209) 525-6330
4. **Project location:** 22007 I Street and 330 West 5th Street, north of Fink Road, in the Community of Crows Landing (APN: 027-014-016).
5. **Project sponsor's name and address:** Constantino Cervantes, Iglesia Apostolica
2279 Tuscany Court
E. Palo Alto, CA 94303
6. **General Plan designation:** Low-Density Residential
7. **Zoning:** Rural Residential (R-A)
8. **Description of project:**

Request to re-establish and expand an existing legal non-conforming (LNC) church facility by remodeling a portion of the church building and constructing a 180 square-foot restroom addition, on a 0.38± acre parcel in the Rural Residential (R-A) zoning district. The project site is currently improved with three structures that have not been utilized as a church facility since approximately 2012. The structures on-site includes a 2,220 square-foot church building with 62 square-foot porch, 2,758 square-foot social hall, and 1,428 square-foot dwelling with a 98 square-foot porch and 400 square-foot detached garage serving as a parsonage. The church building and social hall are currently vacant. The request also includes a remodel to a portion of the church building and construction of a 180 square-foot restroom addition. While the bell tower will remain, the bell within the existing bell tower is proposed to be removed. No signage is existing or proposed. Landscaping located throughout the interior and frontage of the project site consists of a combination of trees, shrubs, and grass. The proposed administrative hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. with an estimation of three volunteer employees on-site during this period. Church services will be held on Sundays from 6:00 a.m. to 9:00 a.m. and 12:00 p.m. to 5:00 p.m. with approximately 30 members at each service. The church building will have a maximum capacity of 100 and will not have any fixed seating as the seats are movable. Bible studies will be held Wednesdays and Fridays from 6:30 p.m. to 9:30 p.m. in the social hall with approximately 30 members attending each study. Weddings and receptions for members of the church will take place on Saturdays from 1:00 p.m. to 5:00 p.m., with up to 50 guests. An estimated three weddings are anticipated per year. Wedding ceremonies will take place within the church facility and receptions will take place in the social hall and will include amplified sound. Up to 15 other special events, such as baptisms or similar religious related events, are anticipated per year on Saturdays from 9:00 a.m. to 5:00 p.m. with up to 50 members on-site and will include amplified sound or acoustic music. The special events will take place both inside (in either the church building or social hall) and outdoors. Amplified sound is proposed for indoor events only. The events are for church members and the facility is not available to be rented out to the public. The kitchen in the social hall may be utilized to prepare food for the church events with no catering or food drives proposed. Church events with food, which will occur on Saturdays from 9:00 a.m. to 5:00 p.m., are intended to be open to members and/or guests, not the general public, and will not occur more than three days in a

90-day period. No other event types are proposed. Vehicle trips associated with regular church services and special events are expected to be 14 and 25 per event, respectively. Maximum daily vehicle trips are estimated to be 28 on Sundays considering both services. The LNC church has historically operated with no on-site parking, and 31 public on street parking spaces are proposed to be developed along both I Street and West 5th Street. The project site fronts on County-maintained Fink Road, Bonita Avenue, I Street, and West 5th Street (the primary entrance is on West 5th Street) and is served by Crows Landing Community Services District for water and private septic for wastewater services. An existing garage will be removed to make room for a replacement septic system to be installed. Churches are a permitted use in the R-A zoning district provided they first obtain a Use Permit; however, in this case the existing church facility was constructed prior to the property being zoned R-A in 1974 and is considered an LNC use. A Use Permit is required to enlarge, expand, or restore a non-conforming use in accordance with Section 21.80.070 of the Stanislaus County Zoning Ordinance.

- 9. Surrounding land uses and setting:** Residential uses surround the site to the north and east, an orchard is located to the south, and an elementary school is located to the west.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works, Stanislaus County Department of Environmental Resources, San Joaquin Valley Air Pollution Control District, Central Valley Regional Water Quality Control Board, Crows Landing Community Services District
- 11. Attachments:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature on File
Prepared by Teresa McDonald, Associate Planner

December 21, 2023
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) **Supporting Information Sources:** A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significant criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site is already developed with a church facility that include multiple buildings. Changes to the existing facility consist of an interior remodel a portion of the church building and construction of a 180 square-foot restroom addition. No new separate structures, additional exterior lighting, or signage is proposed. An existing garage will be removed to make room for a replacement septic system. The only scenic designation in the County is along Interstate 5 (I-5), which is approximately three miles from the project site. The site itself is not considered to be a scenic resource or a unique vista. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The California Department of Conservation’s (DOC) Farmland Mapping and Monitoring Program lists the project site’s soil as comprised of Urban and Built-Up Land. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the soil consists of: Grade 1 Vernalis clay loam, zero to two percent slopes, Storie Index rating 95; and Grade 1 Zacharias clay loam, zero to two percent slopes, Storie Index rating 95. While Grade 1 soils are considered Prime Farmland, the DOC lists the soil as Urban and Built-Up Land. The project site is already developed with an existing church facility since 1893. The project site is designated as Rural Residential (R-A), in the County’s zoning code, and neighboring parcels to the north, east, and west are developed with residential uses. There is no forest land in the vicinity. The project will not convert Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The neighboring parcel located approximately 65 feet to the south is in production agriculture but is separated from the project site by Fink Road and is zoned General Agriculture (A-2). There is no indication this project will result in the removal of adjacent contracted land from agricultural use.

Mitigation: None.

References: Application information; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County Zoning Ordinance; Stanislaus County General Plan; and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD’s most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified

as “extreme non-attainment” for ozone, “attainment” for respirable particulate matter (PM-10), and “non-attainment” for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the SJVAPCD has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The site is currently improved with a church facility and the request includes a remodel of the existing church building and a 180 square-foot restroom addition. Resuming operation of the church activities will increase traffic in the area and, thereby, impact air quality.

The project was referred to the SJVAPCD who have not responded to date; However, a standard condition of approval will be applied to the project requiring consultation with the SJVAPCD regarding compliance with standard District rules and regulations prior to issuance of a building permit. The SJVAPCD has a three-tiered approach to assessing projects for significant impacts to air quality via their Small Project Analysis Level (SPAL), Cursory Analysis Level (CAL), and Full Analysis Level (FAL) screening tools. Using the project type, size, and number of vehicle trips, the SJVAPCD has pre-quantified emissions and determined values below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. Projects which fall under SPAL are deemed to have a less than significant impact on air quality and, as such, are excluded from quantifying criteria pollutant emissions for CEQA purposes. The SJVAPCD categorizes places of worship less than 141,000 square feet in size that generate 1,000 non-heavy heavy-duty truck (HHDT) trips or fewer per day and 15 one-way HHDT trips or fewer per day as falling within the SPAL. The use anticipates generating a maximum of 28 daily vehicle trips. The proposed project falls within the SPAL screening level for places of worship and consequently is less than significant with respect to impacts on air quality.

Construction activities associated with new development can temporarily increase localized PM 10, PM 2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM 10 and PM 2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

Construction activities associated with the proposed project would consist primarily of demolition of an existing garage, replacement of a septic system, remodel of the existing church building, and a 180 square-foot addition. These activities would not require any substantial use of heavy-duty construction equipment and would require little grading as the site is considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

The proposed project is anticipated to be consistent with the applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less than significant impact.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project's operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed above. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans.

Mitigation: None.

References: Application information; SJVAPCD Small Project Analysis Level Guidance, dated November 13, 2020; Stanislaus County General Plan; and Support Documentation¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: The project is located within the Crows Landing Quad of the United States Geological Survey 7.5-minute quadrangle map. Based on results from the California Natural Diversity Database (CNDDDB) Quad Species List, there are six animal and one plant species which are state or federally listed or threatened that have been recorded to either occur or have occurred within the Crows Landing Quad. These species include the Swainson's hawk, tricolored blackbird, California Ridgways rail, green sturgeon - southern DPS, steelhead, Crotch bumble bee, and the Delta button-celery. Three additional species are listed as species of special concerns within the Crows Landing Quad including the loggerhead shrike, Sacramento splittail, and western pond turtle. The site neither contains nor is adjacent to aquatic resources such as vernal pools, rivers, tributaries, creeks, lakes, or wetlands which makes the presence of any of the identified special status fish species unlikely to occur on-site. The site is currently improved with an existing church facility. The parcel is surrounded by residential development along West 5th Street to the north, I Street to the east, Fink Road to the south, and Bonita Avenue to the west. According to aerial imagery and application materials, the surrounding area consists primarily of developed residential parcels, a school, and agricultural uses. Parcels are routinely disturbed by practices associated with production agriculture, which also make it have a low likelihood to have the presence of the special status bird species for nesting or breeding habitat. According to CNDDDB records, the nearest documented occurrences of any nearby special-status species are over four miles away from the project site. The project was referred to the California Department of Fish and Wildlife and no response has been received to date.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

Impacts to biological resources are considered to be less than significant.

Mitigation: None.

References: Application information; California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan; and Support Documentation¹.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: There are no historical buildings registered with the state or federally, nor is the project site located within or near a historic district. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is developed with an existing church facility constructed in 1893. The project proposes a remodel, an addition to the existing church building, and removal of an existing garage to allow for a new septic system. Standard conditions of approval regarding the discovery of cultural resources or human remains during the construction process will be added to the project.

Impacts to cultural resources are considered to be less than significant.

Mitigation: None.

References: Application information; Office of Historic Preservation Built Environment Resource Directory (BERD), California Historical Resources, and California Historical Landmarks; Stanislaus County General Plan; and Support Documentation¹.

VI. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

The project site is currently developed with a church facility. This is a request to remodel a portion of the church building and construct a 180 square-foot restroom addition. An existing garage will be demolished to allow for construction of a new septic system. The site is served by PG&E. All construction and grading shall be in compliance with all San Joaquin Valley

Air Pollution Control District (SJVAPCD) regulations and with Title 24, Green Building Code, which includes energy efficiency requirements. Consequently, emissions would be minimal. As stated under the Air Quality section, a condition of approval requesting the operator contact and obtain any applicable SJVAPCD permits will be added to the project. If approved, the applicant anticipates a peak of 30 people will utilize the site for regular activities and up to 50 people for weddings and other special events. The site will operate Monday through Sunday from 6:00 a.m. to 9:30 p.m. As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per day generally or achieves a 15% reduction of VMT may be assumed to cause a less than significant transportation impact. As the project is expected to generate 28 daily vehicle trips, it is considered to have a less than significant impact.

The project was referred to PG&E who have not commented on the project to date. It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to energy use are considered to be less than significant.

Mitigation: None.

References: Application information; Stanislaus County General Plan; and Support Documentation1.

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
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Discussion: The USDA Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey indicates that the property is comprised of Vernalis clay loam, zero to two percent slopes and Grade 1 Zacharias clay loam, zero to two percent slopes. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. The project proposes to remodel a portion of the church building and construct a 180 square-foot restroom addition. Any alterations to existing structures which are subject to a building permit shall be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed.

The site proposes to replace an existing on-site private septic system for wastewater service. The Department of Environmental Resources (DER) responded to the Early Consultation referral stating that the on-site wastewater treatment system shall provide a 100% future expansion area and be designed according to the type and maximum occupancy of the proposed structure. Conformance to these requirements will be reviewed and approved by DER through the building permit process, which will take soil type into consideration within the specific design requirements. Conditions of approval will be added to the project to include these requirements. The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. The Department of Public Works responded to the project, requiring an encroachment permit, installation of sidewalks and asphalt pavement for all parking stalls located along the frontage of I street, installation of any required signs, and restricting parking, loading, and unloading within the County right-of-way. These comments will be applied as conditions of approval. Impacts to geology and soils are considered to be less than significant.

Mitigation: None.

References: United States Department of Agriculture Natural Resources Conservation Service Soil Survey; Referral response from the Department of Environmental Resources (DER), dated March 3, 2023, and as revised on August 22, 2023; Referral response from the Stanislaus County Department of Public Works, dated March 6, 2023; Application Materials; Stanislaus County General Plan; and Support Documentation¹.

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

The 2016 California Green Building Standards Code (CALGreen Code) went into effect on January 1, 2017, and includes mandatory provisions applicable to all new residential, commercial, and school buildings. The intent of the CALGreen Code is to establish minimum statewide standards to significantly reduce the greenhouse gas emissions from new construction. The Code includes provisions to reduce water use, wastewater generation, and solid waste generation, as well as requirements for bicycle parking and designated parking for fuel-efficient and carpool/vanpool vehicles in commercial development. The code also requires mandatory inspections of building energy systems for non-residential buildings over 10,000 square feet to ensure that they are operating at their design efficiencies. It is the intent of the CALGreen Code, that buildings constructed pursuant to the Code achieve at least a 15 percent reduction in energy usage when compared to the State’s mandatory energy efficiency standards contained in Title 24. The Code also sets limits on VOCs (volatile organic compounds) and formaldehyde content of various building materials, architectural coatings, and adhesives. With the requirements of meeting Title 24, CALGreen Code, greenhouse gas impacts from the project are considered to be less than significant. The project proposes to remodel a portion of the church building and construct a 180 square-foot restroom addition. An existing garage will be demolished to make room for a replacement septic system. A condition of approval will be added requiring the building permits for conversion of the garage and tenant improvement for an ADA bathroom be in compliance with Title 24, CALGreen Code, which includes energy efficiency requirements.

If approved, the applicant anticipates a peak of 30 people that will utilize the site for regular activities and up to 50 people for weddings and other special events. The site will operate Monday through Sunday from 6:00 a.m. to 9:30 p.m. As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per day generally or achieves a 15% reduction of VMT may be assumed to cause a less than significant transportation impact. As the project is expected to generate 28 trips per day, it is considered to have a less than significant impact on vehicle miles traveled.

The project was referred to the SJVAPCD who have not responded to date; However, staff will apply a standard condition of approval to the project requiring consultation with the SJVAPCD regarding compliance with standard District rules and regulations prior to issuance of a building permit. Projects which fall under the SJVAPCD Small Project Analysis Level (SPAL), are deemed to have a less than significant impact on air quality and, as such, are excluded from quantifying criteria pollutant emissions for CEQA purposes. The SJVAPCD categorizes places of worship less than 141,000 square feet in size that generate 1,000 non-heavy heavy-duty truck (HHDT) trips or fewer per day and 15 one-way HHDT trips or fewer per day as falling within the SPAL. The use anticipates generating a maximum of 28 daily vehicle trips. The proposed project falls within the SPAL screening level for places of worship and consequently is less than significant with respect to impacts on air quality.

Mitigation: None.

References: 2016 California Green Building Standards Code (CALGreen Code); SJVAPCD Small Project Analysis Level Guidance, dated November 13, 2020; Stanislaus County General Plan; and Support Documentation¹.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste			X	

within one-quarter mile of an existing or proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. The project proposes to remodel a portion of the church building and construct a 180 square-foot restroom addition. An existing garage will be demolished to make room for a replacement septic system. The project was referred to the DER Hazmat Division who requested a Phase I study, and if necessary, Phase II study prior to the issuance of a grading permit, and to contact the Department regarding permit requirements for hazardous materials and waste. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by West Stanislaus Fire Protection District. The project was referred to the Fire District and no response has been received to date. The project site is located within the vicinity of the Crows Landing Airport and was referred to the Stanislaus County Airport Land Use Commission (ALUC). The ALUC stated the project site is within the Stanislaus County Airport Land Use Compatibility Plan (ALUCP) areas for the Crows Landing Airport subject to requirements for FAR Part 77 Obstruction Surfaces and FAA Height Notification. FAR Part 77 Obstruction Surfaces and FAA Height Notification requires that the FAA be notified of any proposed construction or alteration having a height greater than an imaginary surface extending 50 feet outward and 1 foot upward (slope of 50 to 1) for a distance of 10,000 feet from the nearest point of any runway. Beyond FAA Height Notification Area boundary, any object taller than 200 feet requires FAA notification. Provided this notification takes place for any potential airway obstruction, the project is considered to be consistent with the Stanislaus County ALUCP. Conditions of approval will be added to the project requiring the applicant meet these requirements prior to issuance of any building permit. The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control. The groundwater is not known to be contaminated in this area. The project site is not within the vicinity of any wildlands. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Referral response from the Department of Environmental Resources, Hazmat Division, dated August 23, 2022; Referral response from the Stanislaus County Airport Land Use Commission (ALUC), dated September 2, 2022; Stanislaus County General Plan; and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge			X	

such that the project may impede sustainable groundwater management of the basin?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site.			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process.

The project proposes to remodel a portion of the church building and construct a 180 square-foot restroom addition. An existing garage will be demolished to make room for a replacement septic system. By virtue of the proposed construction the current absorption patterns of water upon this property will be altered; however, current standards require that all of a project's stormwater be maintained on-site. The applicant proposes to address stormwater runoff on-site via overland runoff, allowing runoff to percolate through the on-site soils.

A referral response received from the Central Valley Regional Water Quality Control Board (RWQCB) provided a list of the Board's permits and programs that may be applicable to the proposed project. The developer will be required to contact RWQCB to determine which permits/standards must be met prior to construction as a condition of approval.

The project proposes to continue to receive water service from the Crows Landing Community Services District (CSD). The project was referred to the CSD who commented that they are agreeable with the project provided all past due accounts are brought up to date. This request will be applied as a condition of approval.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California's groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSP), and achieving balanced groundwater levels within 20 years. The site is located in the San-Joaquin Valley Delta Mendota Sub Basin under the jurisdiction of the Northwestern Delta-Mendota GSA. The Northwestern Delta-Mendota GSA along with seven other GSAs are coordinating to adopt a GSP. The GSP has been submitted for review and the California Department of Water Resources Sustainable Groundwater Management Office has currently deemed the GSP inadequate.

Stanislaus County adopted a Groundwater Ordinance in November 2014 (Chapter 9.37 of the County Code, hereinafter, the "Ordinance") that codifies requirements, prohibitions, and exemptions intended to help promote sustainable groundwater extraction in unincorporated areas of the County. The Ordinance prohibits the unsustainable extraction of groundwater and

makes issuing permits for new wells, which are not exempt from this prohibition, discretionary. For unincorporated areas covered in an adopted GSP pursuant to SGMA, the County can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells do not constitute unsustainable extraction and has the authority to regulate future groundwater extraction. The site has an existing septic system serving the on-site facility and receives water from the Crows Landing CSD. There are no additional wells proposed as part of this request.

Goal Two, Policy Seven, of the Stanislaus County General Plan’s Conservation/Open Space Element requires that new development that does not derive domestic water from pre-existing domestic and public water supply systems be required to have a documented water supply that does not adversely impact Stanislaus County water resources. This Policy is implemented by requiring proposals for development that will be served by new water supply systems be referred to appropriate water districts, irrigation districts, community services districts, the State Water Resources Board and any other appropriate agencies for review and comment. Additionally, all development requests shall be reviewed to ensure that sufficient evidence has been provided to document the existence of a water supply sufficient to meet the short and long-term water needs of the project without adversely impacting the quality and quantity of existing local water resources.

Impacts associated with drainage, water quality, and runoff are considered to be less than significant.

Mitigation: None.

References: Referral response from the Central Valley Regional Water Quality Control Board, dated September 1, 2022; Referral response from the Department of Environmental Resources (DER), dated August 22, 2023; Referral response from the Crows Landing Community Services District, dated October 11, 2022; Northern & Central Delta-Mendota Region GSP; Stanislaus County General Plan; and Support Documentation¹.

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: This is a request to re-establish an existing legal non-conforming (LNC) church facility on a 0.38± acre parcel in the Rural Residential (R-A) zoning district. The project site is currently improved with three structures that have not been utilized as a church facility since approximately 2012: a 2,220 square-foot church building with 60 square-foot porch, 2,758 square-foot social hall, and 1,428 square-foot dwelling with a 400 square-foot detached garage serving as a parsonage. The church building and social hall are currently vacant. This is a request to remodel a portion of the church building and construct a 180 square-foot restroom addition and resume on-site activities. An existing garage will be removed to make room for a replacement septic system to be installed.

Landscaping located throughout the project site consists of a combination of trees, shrubs, and grass. The proposed administrative hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. with an estimated three volunteer employees on-site. Church services will be held on Sundays from 6:00 a.m. to 9:00 a.m. and 12:00 p.m. to 5:00 p.m. with approximately 30 members at each service. The church building will have a maximum capacity of 100 and will not have any fixed seating. Bible studies will be held Wednesdays and Fridays from 6:30 p.m. to 9:30 p.m. in the social hall with approximately 30 members attending each study. Weddings will take place on Saturdays from 1:00 p.m. to 5:00 p.m., with up to 50 guests. An estimated three weddings are anticipated per year. Wedding ceremonies will take place within the church facility and receptions will take place in the social hall and will include amplified sound. Up to 15 other special events, such as baptisms, are anticipated per year on Saturdays from 9:00 a.m. to 5:00 p.m. with up to 50 members on-site and will include amplified sound or acoustic music. The special events will take place both inside (in either the church building or social hall) and outdoors, and amplified sound is proposed for indoor events only.

The legal non-conforming (LNC) church has historically operated with no on-site parking, and 31 public on street parking spaces are proposed to be developed along both I Street and West 5th Street. According to Chapter 27.76 of the Zoning Ordinance, Churches, lodges and places of public assembly require one space for every three fixed seats, or for every three persons allowed under the maximum capacity established by the fire warden where there are no fixed seats, in the main place of assembly. The project would require approximately 33 off-street parking spaces based on a maximum capacity of 100 people. As the on-street parking is also LNC, the project is not required to meet the current off-street parking standards. Stanislaus County Public Works reviewed the request responded that they were not opposed to the proposed on street parking and are requiring sidewalks and asphalt pavement to be installed on I street, and for parking stalls to conform to Stanislaus County Standards and Specifications. The project site fronts on County-maintained Fink Road, Bonita Avenue, I Street, and West 5th Street, and is served by Crows Landing Community Services District for water and private septic for wastewater services. Churches are a permitted use in the R-A zoning district provided they first obtain a Use Permit; however, in this case the existing church facility was constructed prior to the property being zoned R-A in 1974 and is considered an LNC use. A Use Permit is required to enlarge, expand, or restore a non-conforming use in accordance with Section 21.80.070 of the Stanislaus County Zoning Ordinance. Ordinary maintenance and repairs may be made to any non-conforming building provided no structure alterations are made and provided that the work does not exceed fifteen percent of the appraised value in any one-year period. Had the request not included any structure alterations or exceeded the fifteen percent threshold, the request would not have required a use permit.

The Planning Commission, after a public hearing, may authorize the enlargement, expansion or restoration of a non-conforming use, or a change to a different use of equal or lesser intensity than the legal non-conforming use, on the same parcel as the existing use, if it finds that the enlargement, expansion, restoration or changes will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use; and will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of persons residing or working in the neighborhood or to the general welfare of the County; is logically and reasonably related to the existing use and that the size or intensity of the enlargement, expansion, restoration, or changes is not such that it would be more appropriately moved to a zoning district in which it is permitted.

The project will not physically divide an established community nor conflict with any habitat conservation plans. Impacts to land use and planning are considered to be less than significant.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance; Stanislaus County General Plan; and Support Documentation¹.

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Stanislaus County General Plan; and Support Documentation¹.

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion: The Stanislaus County General Plan Noise Element identifies daytime (7:00 a.m. to 10:00 p.m.) maximum allowable average noise exposure for stationary noise sources to be an hourly average of 55 decibels and maximum level of 75 decibels, and nighttime (10:00 p.m. to 7:00 a.m.) to be an hourly average of 45 decibels and maximum of 65 decibels, measured at residential or other noise-sensitive land use on neighboring properties. Noise consisting of speech, music, or recurring impulsive noises are subject to a reduction of these thresholds by an additional five decibels. However, where measured ambient noise levels exceed these standards, the standards shall be increased to the ambient levels, pursuant to the County General Plan Noise Element standards. The nearest sensitive receptor, a single-family dwelling, is located approximately 70 feet from the northern property line of the project site and is separated from the project site by West 5th Street. The project proposes to re-establish an existing legal non-conforming (LNC) church facility. This is a request to remodel a portion of the church building and construct a 180 square-foot restroom addition. Operating hours are limited to 6:00 a.m. to 9:30 p.m. daily. Weddings will take place on Saturdays from 1:00 p.m. to 5:00 p.m. Wedding ceremonies will take place within the church facility and receptions will take place in the social hall and will include amplified sound. Up to 15 other special events, such as baptisms, are anticipated per year on Saturdays from 9:00 a.m. to 5:00 p.m. with up to 50 members on-site and will include amplified sound or acoustic music. The special events will take place both inside (in either the church building or social hall) and outdoors, and amplified sound is proposed for indoor events only. The demolition of the existing garage, remodel of the church, installation of the replacement septic system, and pavement and sidewalks may result in a temporary increase in the area’s ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site itself is impacted by the noise generated from the roads surrounding the site on all sides (West 5th Street, I Street, Bonita Avenue, and Fink Road) and an existing school located on a neighboring parcel to the west. The project will be conditioned to abide by County Noise Element standards as well as regulations related to hours and days of construction.

The project site is located within the vicinity of the Crows Landing Airport and was referred to the Stanislaus County Airport Land Use Commission (ALUC). The ALUC stated the project site is located outside of the identified Safety Zones and Noise Contour Areas of the Crows Landing Airport.

Mitigation: None.

References: Application material; Referral response from the Stanislaus County Airport Land Use Commission (ALUC), dated September 2, 2022; Stanislaus County Noise Element and Support Documentation¹.

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County’s ability to meet their RHNA. The existing single-family residence is proposed to remain and to be occupied by the pastor. No population growth will be induced, nor will any existing housing be displaced as a result of this project. Impacts to population and housing are considered to be less than significant.

Mitigation: None.

References: Stanislaus County General Plan Housing Element; and Support Documentation¹.

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted School, Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. All adopted public facility fees will be required to be paid at the time of building permit issuance for the proposed construction.

The project site is located within the district boundaries of West Stanislaus Protection District for fire protection services, Stanislaus County Sheriff’s Office for police protection, Newman-Crows Landing Unified School; District for school services, Stanislaus County Parks Department for parks services, Pacific Gas and Electric for electrical services, and the Crows Landing Community Services District for water service. This project was circulated to all applicable school, fire, police, electric, community service, public works departments, and districts during the Early Consultation referral period, and no concerns were identified with regard to public services.

A referral response was received from the Crows Landing Community Services District (CSD) who commented that they are agreeable with the project provided all past due accounts are brought up to date. This request will be applied as a condition of approval. The Department of Public Works responded to the project, requiring an encroachment permit,

installation of sidewalks and asphalt pavement for all parking stalls located along the frontage of I street, installation of any required signs, and restricting parking, loading, and unloading within the County right-of-way. These comments will be applied as conditions of approval.

The project is anticipated to less than significant impacts to public services.

Mitigation: None.

References: Application material; Pacific Gas and Electric Service Area Maps; Referral response from the Crows Landing Community Services District, dated October 11, 2022; Referral response from the Stanislaus County Department of Public Works, dated March 6, 2023; Stanislaus County General Plan; and Support Documentation¹.

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development. Impacts to recreation are considered to be less than significant. Non-residential development pays parks fees through the payment of public facilities fees, which are collected during the issuance of a building permit.

Mitigation: None.

References: Stanislaus County General Plan; and Support Documentation¹.

XVII. TRANSPORTATION -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: The LNC church has historically operated with no on-site parking, and 31 public on street parking spaces are proposed to be developed along both I Street and West 5th Street. The project site fronts on County-maintained Fink Road, Bonita Avenue, I Street, and West 5th Street. Fink Road is identified as a 135-foot-wide expressway and no access is existing or proposed on Fink Road. Bonita Avenue, I Street, and West 5th Street are all 80-foot-wide.

If approved, operating hours are limited to 6:00 a.m. to 9:30 p.m. daily. The proposed project anticipates generating up to 28 daily trips. Additionally, the anticipated range of trips will be generated 50% from within Crows Landing and the remaining 50% from surrounding communities. As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per day generally or achieves a 15% reduction of VMT may be assumed to cause a less than significant transportation impact. As the project will generate 28 daily trips, which is fewer than 110 trips per day, it is considered to have a less than significant impact.

This project was referred to the Stanislaus County Department of Public Works and the California Department of Transportation (Caltrans). The Stanislaus County Department of Public Works responded stating they had no concerns or issues with the proposed project including the proposed on-street parking, nor did they indicate the proposed project will result in significant impacts to either LOS or VMT, and are requiring an encroachment permit, installation of sidewalks and asphalt pavement for all parking stalls located along the frontage of I street, installation of any required signs, and restricting parking, loading, and unloading within the County right-of-way. These comments will be applied as conditions of approval. Caltrans has not responded to date.

The County has adopted Public Facilities Fees, to address impacts to public services. Fees paid on behalf of the project include Regional Transportation Improvement Fees (RTIF), which will be utilized for improvements to existing County road network. Therefore, impacts to traffic are anticipated to be less than significant for the proposed project.

Transportation impacts are considered to be less than significant.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works, dated March 6, 2023; Stanislaus County General Plan; and Support Documentation¹.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion: In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment and no tribes have requested consultation or project referral noticing. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is improved with an existing church facility. The site is not located near any areas of high sensitivity. However, standard conditions of approval regarding the discovery of cultural or paleontological resources during the construction process will be added to the project.

Mitigation: None.

References: Stanislaus County General Plan; and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The project proposes to utilize a new private on-site septic system for wastewater service and address stormwater drainage via overland runoff. The existing septic system will be removed. A referral response from the Department of Environmental Resources (DER) stated that the on-site sewage disposal shall provide 100% of the original system for future expansion area, any new building shall be designed according to maximum occupancy to the estimated sewage flow rate, all applicable Local Agency Management Program (LAMP) standards shall be met, and necessary permits for the destruction of the existing system shall be obtained. The Department of Public Works will review and approve grading and drainage plans prior to construction. Conditions of approval will be added to the project to reflect these requirements.

The project proposes to continue to receive water service from the Crows Landing Community Services District (CSD). The project was referred to the CSD who commented that they are agreeable with the project provided all past due accounts are brought up to date. This request will be applied as a condition of approval.

The site is served by PG&E for gas service and electrical service. The project was referred to PG&E and no response has been received to date.

Impacts to utilities and service systems are considered to be less than significant.

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER), dated August 22, 2023; Referral response from the Department of Public Works, dated March 6, 2023; Referral response from the Crows Landing Community Services District, dated October 11, 2022; Stanislaus County General Plan; and Support Documentation¹.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the site is relatively flat, and the site has access to multiple County-maintained roads. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by West Stanislaus Protection District. The project was referred to the District and no comments have been received to date. California Building Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and embers. The proposed project will be required to meet these standards.

Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Stanislaus County General Plan; and Support Documentation¹.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	

<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>			<p>X</p>	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			<p>X</p>	

Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. With implementation of the conditions of approval recommended in this document, compliance with Stanislaus County requirements for Use Permits and church-type facilities, and application of standard practices, project-related impacts are not anticipated to degrade the quality of the environment, substantially reduce the habitat of plant or wildlife species, cause a wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plants or animals; or, eliminate important examples of the major periods of California history or prehistory. Impacts are anticipated to be less than significant.

There is a mix of production agriculture, residential development, and a school surrounding the site, the site is bordered by County-maintained roads on all sides. The parcels to the west, north, and east are all zoned Rural Residential. With the exception of one vacant parcel to the east, all the parcels to the west, north, and east are all developed with single-family dwellings. The parcels south of the site are zoned General Agriculture (A-2).

The A-2 zoned parcels to the south of the project site are both in agricultural production and are enrolled in Williamson Act Contracts. Any future unrelated new or expanding development of parcels located in the A-2 zoning district in the vicinity of the project site would be subject to the uses permitted by the A-2 zoning district or would require discretionary land use permits that are subject to CEQA review and the public hearing process. Rezoning parcels to another designation that would create islands or disregard infilling are not consistent with the General Plan and would likely not be approved.

The project will not generate environmental impacts that will directly or indirectly cause substantial adverse effects on human beings. Where potential impacts occur, standard project measures have been implemented to ensure direct and indirect impacts to human beings do not occur. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area and accordingly, impacts associated with the project are considered to be less than significant.

Mitigation: None.






References: Initial Study; Stanislaus County General Plan; and Support Documentation¹.

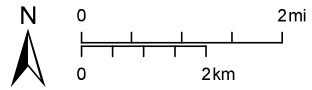
¹ Stanislaus County General Plan; and Support Documentation¹ adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.

**IGESIA
APOSTOLICA
UP
PLN2022-0046**

AREA MAP

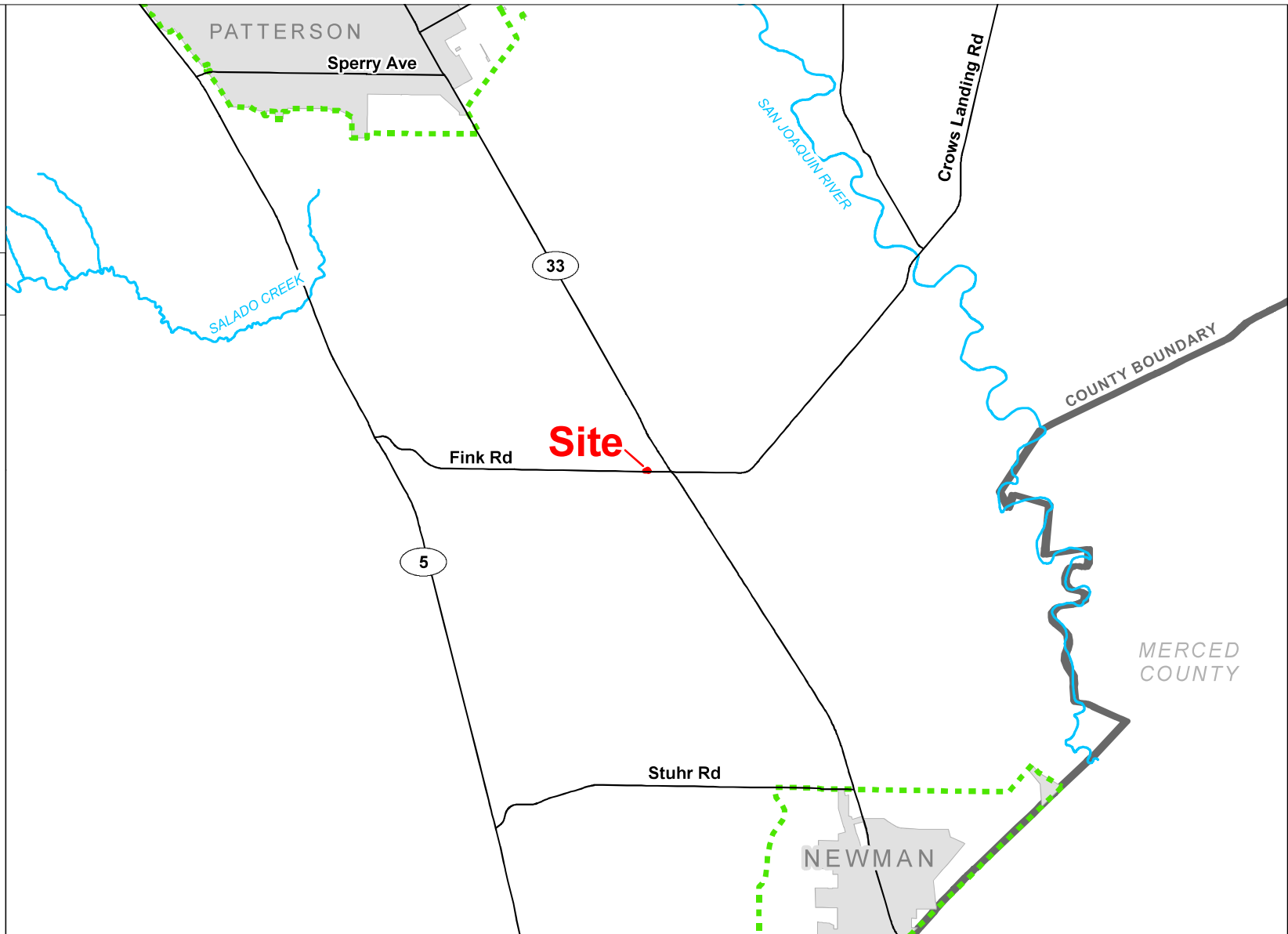
LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



Source: Planning Department GIS




Date: 4/13/2022



**IGESIA
APOSTOLICA
UP
PLN2022-0046**

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road

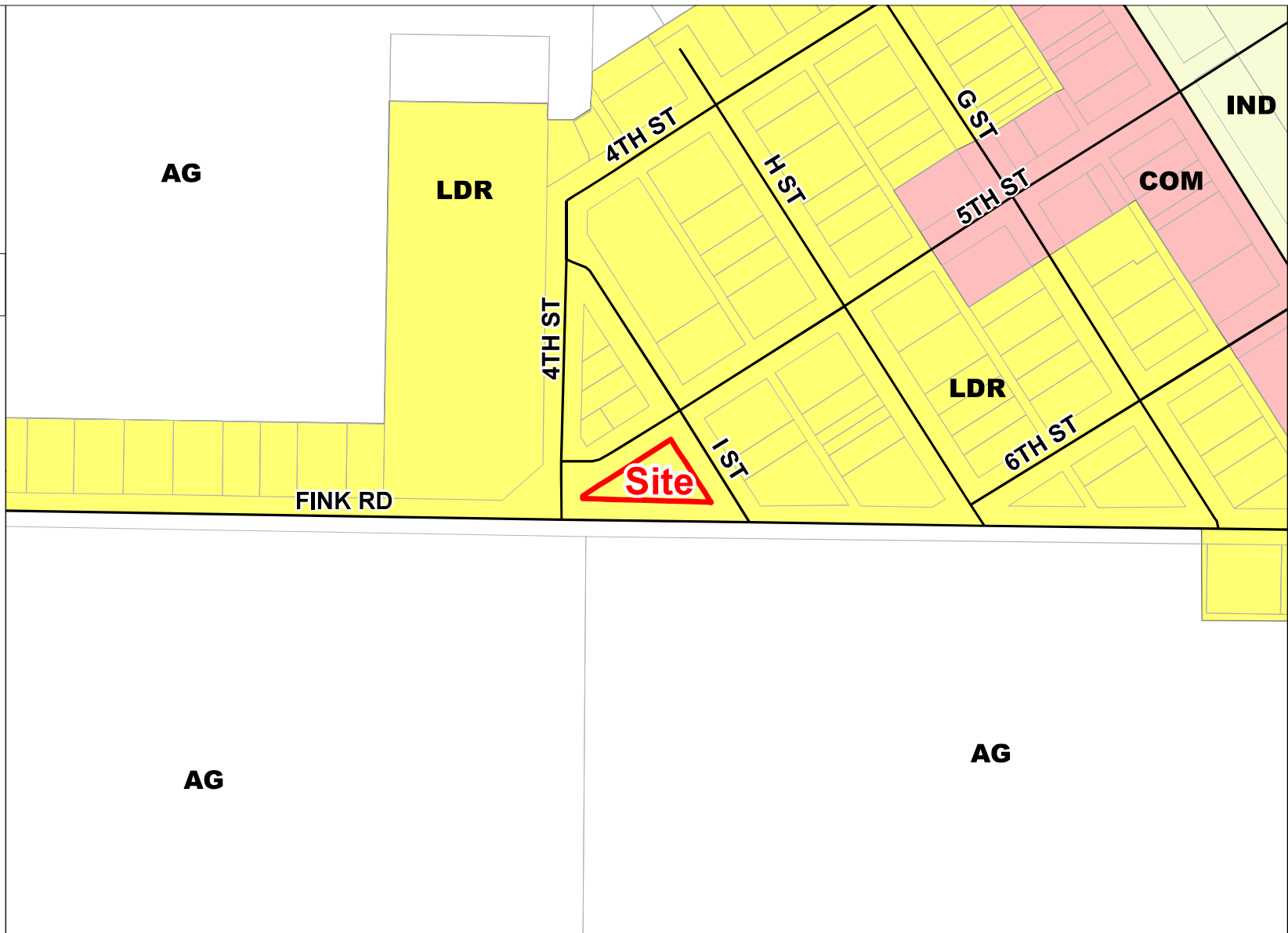
General Plan

-  Agriculture
-  Commercial
-  Industrial
-  Low Density Residential



Source: Planning Department GIS

Date: 4/13/2022



IGESIA APOSTOLICA



UP PLN2022-0046

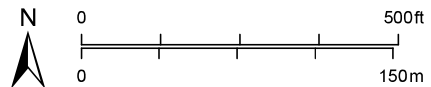
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road

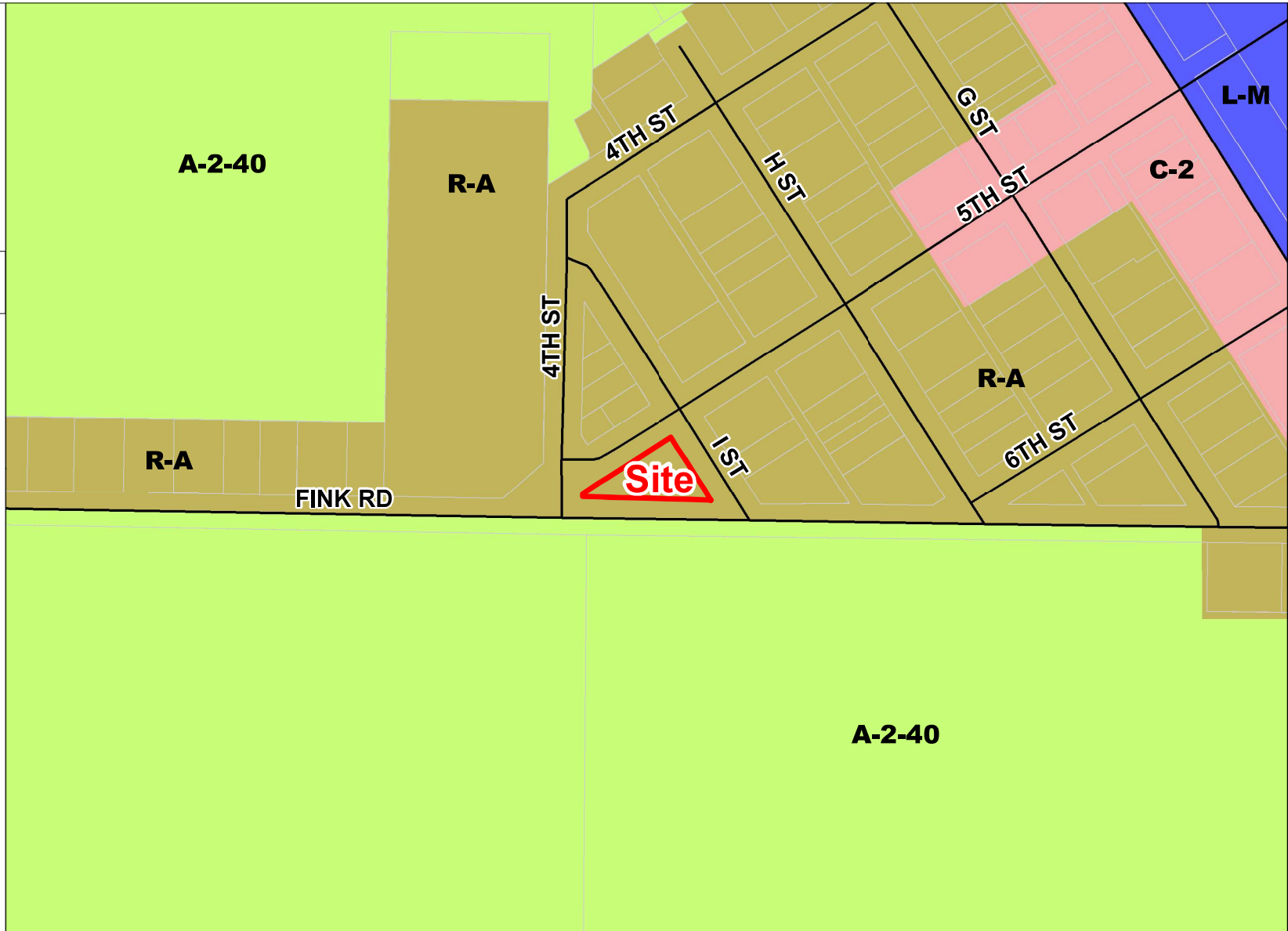
Zoning Designation

-  General Agriculture 40 Acre
-  Rural Residential
-  Limited Industrial
-  General Commercial



Source: Planning Department GIS

Date: 4/13/2022




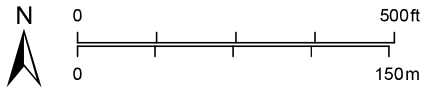
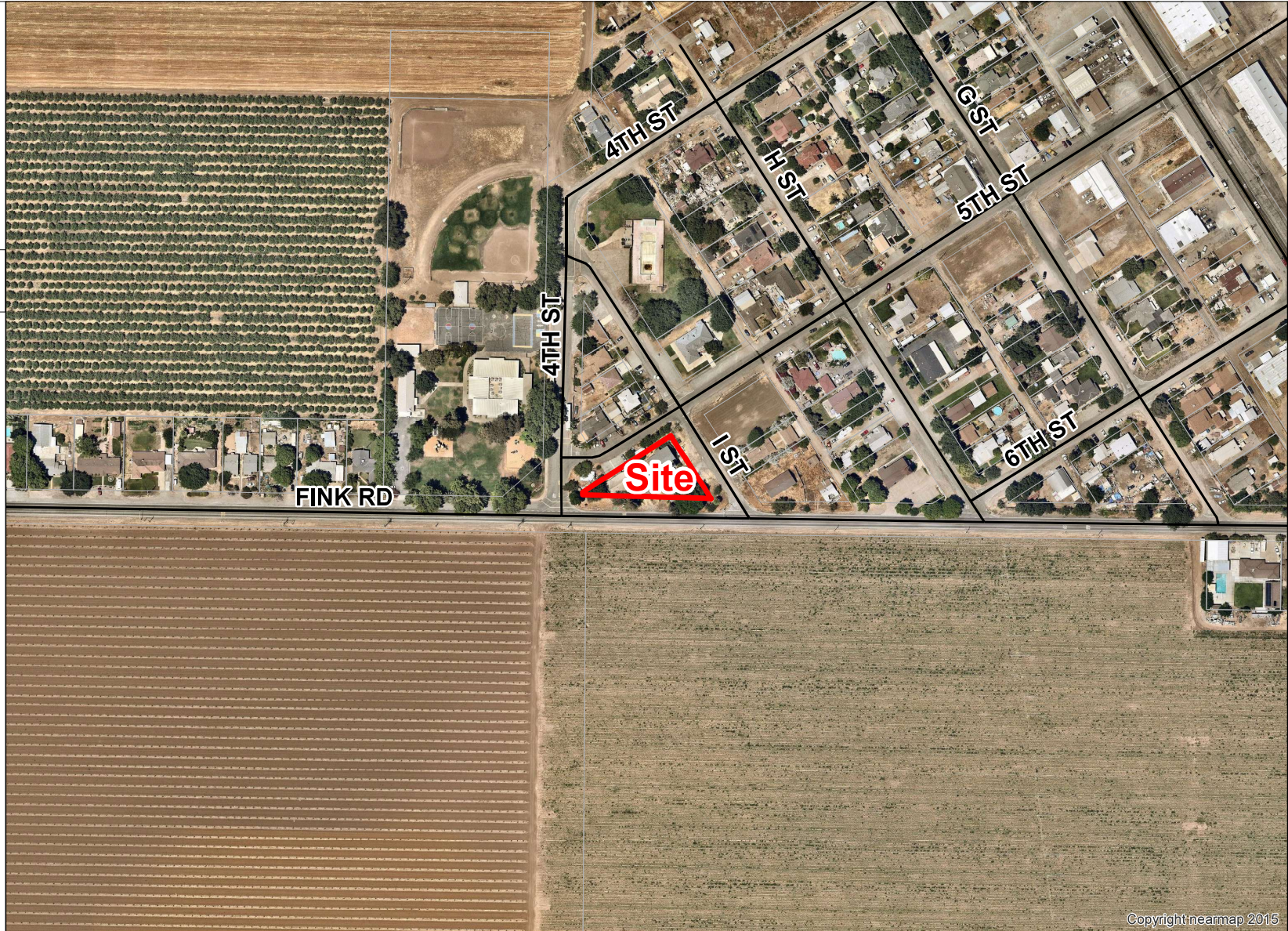
**IGESIA
APOSTOLICA
UP
PLN2022-0046**

2021 AERIAL AREA MAP

LEGEND

 Project Site

 Road






Source: Planning Department GIS

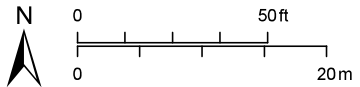
Date: 4/13/2022

**IGESIA
APOSTOLICA
UP
PLN2022-0046**

2021 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 4/13/2022



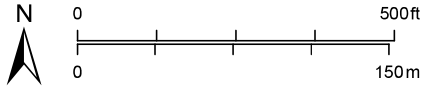
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IGESIA APOSTOLICA UP PLN2022-0046

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road



Source: Planning Department GIS

Date: 4/13/2022

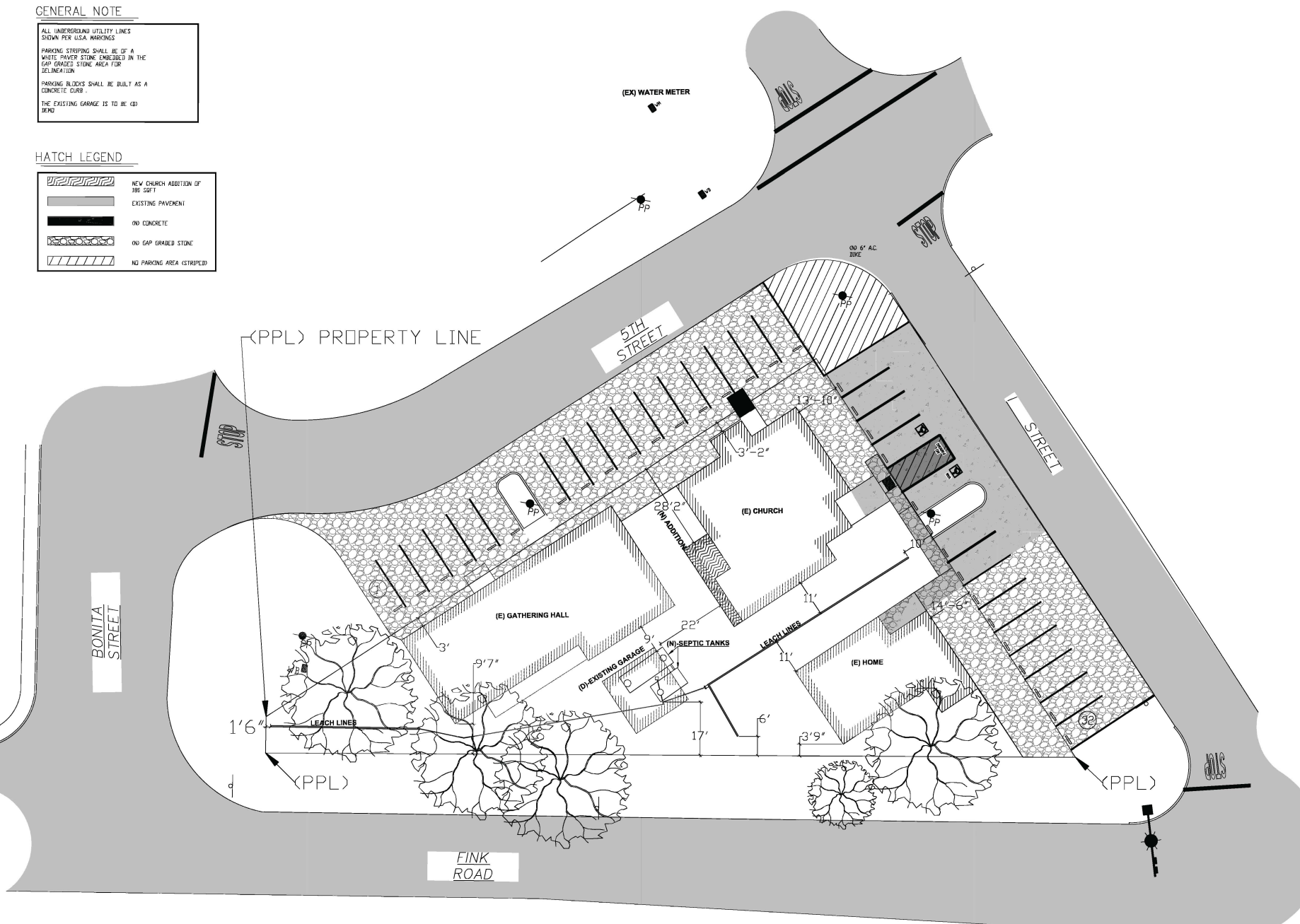


GENERAL NOTE

ALL UNDERGROUND UTILITY LINES SHOWN PER U.S.A. MARKINGS
 PARKING STRIPING SHALL BE OF A WHITE PAVER STONE EMBEDDED IN THE GAP GRADED STONE AREA FOR DELINEATION.
 PARKING BLOCKS SHALL BE BUILT AS A CONCRETE CURB.
 THE EXISTING GARAGE IS TO BE C&D PERM.

HATCH LEGEND

	NEW CHURCH ADDITION OF 186 SQFT
	EXISTING PAVEMENT
	NO CONCRETE
	NO GAP GRADED STONE
	NO PARKING AREA (STRIPED)



DESIGNER
 NATE MARTINEZ
 nna.te71@gmail.com
 209-872-9596

NATE
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 RIVERBANK CA 95367

OWNERS ADDRESS
 CONSTANTINO CERVANTES
 P O BOX 5831
 REDWOOD CITY CA 94063

PROJECT DESCRIPTION
 REMODEL TO EXISTING CHURCH BUILDING

REVISIONS

▲	DATE
▲	DATE
▲	DATE
▲	DATE
▲	DATE

FILE DISCUSSION
 FUENTE DE VIDA
 2807 I STREET
 CRIVIS LANDING CA 95566
 APN-027-014-016

FILE DISCUSSION

RE-ESTABLISH THE USED PERMIT OF AN EXISTING CHURCH BUILDING (CALLED FUENTE DE VIDA) AND FULL REMODEL OF THE INTERIOR AND EXTERIOR OF THE CHURCH BUILDING
--

FILE DISCUSSION

JOB-#-2023-23
APN-027-014-016
DRAWN BY-NM
SCALE AS NOTED
DATE=10.5.2023

SHEET NUMBER
 SP-1

SCALE-1"=20'0"

Rev. #	Date	Description

PARKING LOT LAYOUT
 2ND ST STREET
 CROWSLANDS, CA 95315
 APN: 027-014-016

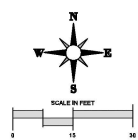
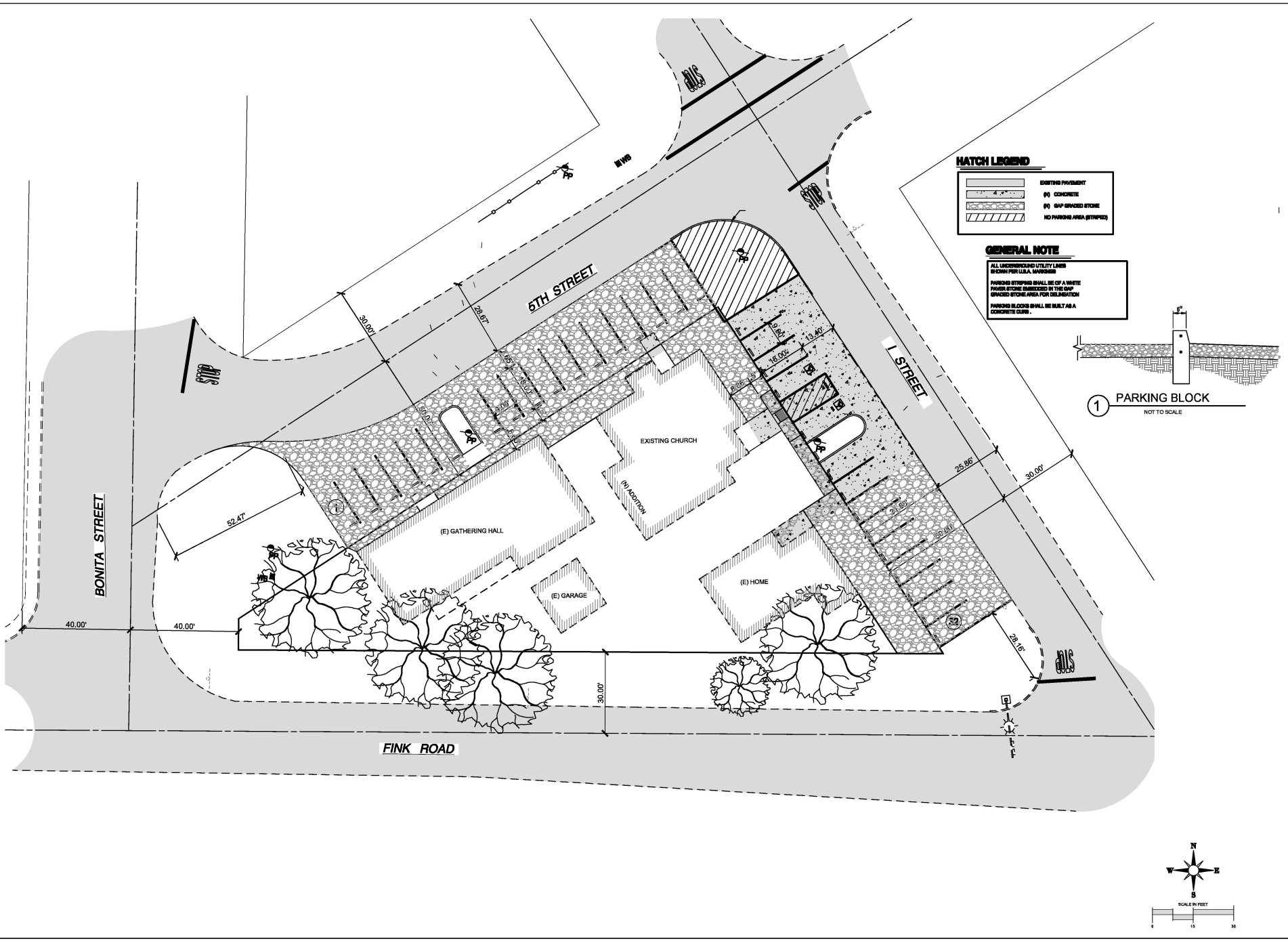
JEPEDA
ENGINEERING
 265 CHATELAIN WAY
 MOCHELO, CA 95331
 CELL: (209) 996.8810
 EMAIL: jepeda@yahoo.com

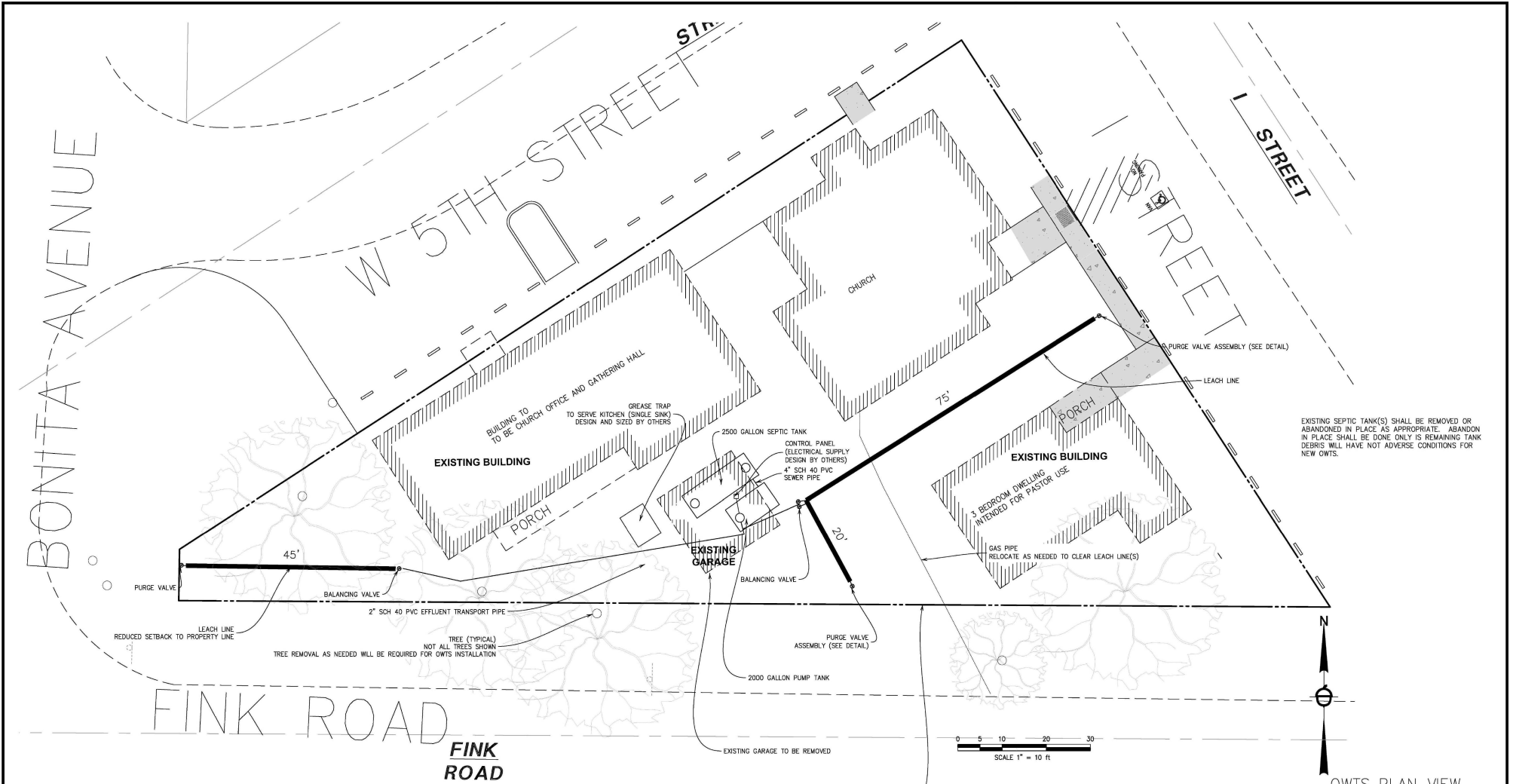
Job#: EDC-0009
 Scale: AS NOTED
 Date: 5/25/23
 Drawn By: SCU
 Checked By: JIM

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SHEET:
SP-2





EXISTING SEPTIC TANK(S) SHALL BE REMOVED OR ABANDONED IN PLACE AS APPROPRIATE. ABANDON IN PLACE SHALL BE DONE ONLY IF REMAINING TANK DEBRIS WILL HAVE NOT ADVERSE CONDITIONS FOR NEW OWTS.

IMPORTANT NOTE ON DEPTH OF SEWER PIPE: SEWER PIPE FROM ALL SOURCES TO SEPTIC TANK IS BY OTHERS. ACORN ONSITE, INC. WAS ASKED ON FEB 15, 2023 TO PLACE SEPTIC TANK AND PUMP TANK IN EXISTING GARAGE LOCATION WITH UNDERSTANDING THAT SEWER PIPE FROM ALL SOURCES WILL BE OF SUFFICIENT ELEVATION (HIGH ENOUGH) THAT SEPTIC TANK AND PUMP TANK WILL HAVE A MAXIMUM OF 3' OF SOIL COVER. IF THIS DEPTH DOES IS NOT POSSIBLE, DUE TO DEPTH AND SLOPE OF INCOMING SEWER PIPE FROM SOURCES, THEN REDESIGN OF SEPTIC TANK ARRANGEMENT OR OTHER MEANS WILL BE REQUIRED.

PROPERTY LINE AS SHOWN ON SITE PLAN BY OTHERS. LAND SURVEYOR SHALL LOCATE AND MARK PROPERTY LOCATION PRIOR TO ANY SEPTIC SYSTEM INSTALLATION. IF PROPERTY LINE LOCATION DOES NOT ALLOW PLACEMENT OF LEACH LINES AS SHOWN THEN REEVALUATION OF PROJECT DESIGN WILL BE NECESSARY.

REVISION: 10/5/2023 REMOVED STATEMENT EXISTING USE OF CHURCH OFFICE/GATHERING HALL.

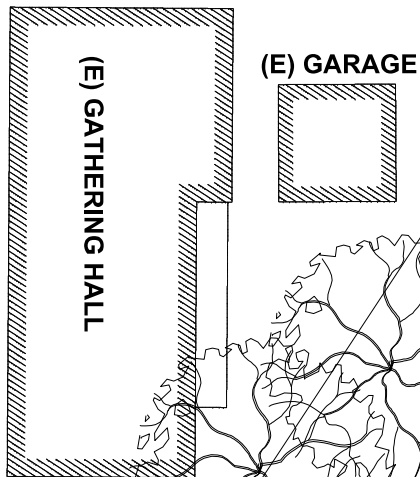
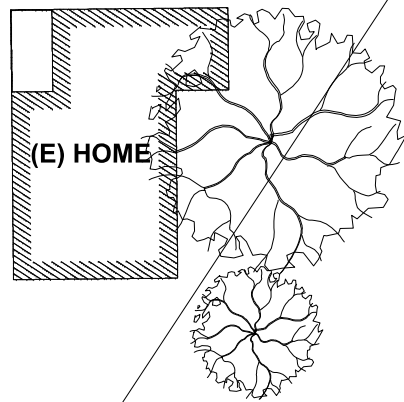
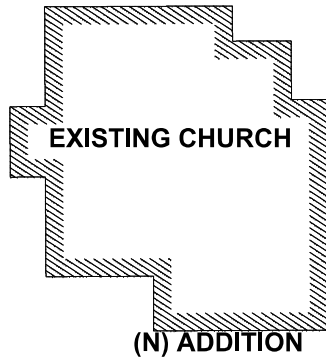
THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES AND SITE FEATURES SHOWN FROM SITE MAP PROVIDED BY OTHERS. PROPERTY LINES SHALL BE MARKED BY LAND SURVEYOR PRIOR TO ANY CONSTRUCTION. IF PROPERTY LINES LOCATED IN FIELD ARE SUCH THAT THERE IS NOT SUFFICIENT AREA TO INSTALL THE PROPOSED SEPTIC SYSTEM THEN EVALUATION OF DESIGN AND PERHAPS A SEPARATE REDESIGN WILL BE NECESSARY. THIS PLAN ONLY ADDRESSES THE NEW OWTS COMPONENTS AS SHOWN, ALL OTHER SITE INFORMATION IS FROM SITE PLAN PROVIDED BY PROPERTY OWNER OR PROPERTY OWNER AGENTS.



10/4/2023

OWTS PLAN VIEW

OWTS PLAN 22007 I STREET CROWS LANDING, CALIFORNIA	
PROPERTY OWNER: CONSTANTINO CERVANTES 22007 I STREET CROWS LANDING	APN: 027-014-016
ACORN ONSITE, Inc.™ ACORN ONSITE, INC. 2288 BUENA VISTA AVENUE, LIVERMORE, CALIFORNIA 94550 (925) 447-5200 FAX (925) 447-0919 www.AcornOnsite.com SEPTIC SYSTEM ENGINEERING	SCALE: 1" = 10'
	CONTOUR INTERVAL: NONE
DATE: FEB 15, 2023	PROJECT NO. 858
SHEET NO. 2 OF 2	



- SCOPE OF WORK**
- 1- CHURCH REMODEL
 - 2- INSTALL TWO NEW BATHROOM MAN AND WOMAN
 - 3- INSTALL ONE NEW SEPTIC SYSTEM
 - 4- REPLACE THE EXISTING WINDOWS
 - 5- INSTALL NEW FIRE SPRINKLER SYSTEM
 - 6- REPLACE ALL ELECTRICAL SYSTEM
 - 7- REPLACE ALL DRYWALL&FLOORING
 - 8- INTERIOR AND EXTERIOR PAINTING
 - 9- CONGREGATION SOFT-1634
 - 10- BATHROOMS SOFT-297
 - 11- STUDENT SOFT-357
 - 12- THE EXISTING GARAGE IS TO BE DEMO TO ALLOW PLACEMENT OF THE SEPTIC TANK SYSTEM

PLAN SCHEDULE

PAGE#	SHEET NAME
A01	VICINITY MAP & TITLE
A02	EXISTING FLOOR PLAN
A03	FLOOR PLAN W/ADDITION
A04	ELEVATION
A05	CUT SECTIONS
A06	ELECTRICAL
A07	TRUSS LAYOUT
A08T	ADA REFERENCE SHEET
F01	FOUNDATION
CG-1	CALIFORNIA GREEN NOTES
CG-2	CALIFORNIA GREEN NOTES
CG-3	CALIFORNIA GREEN NOTES
EN-1	CALIFORNIA ENERGY CALC'S
SP-1	SITE PLAN W/LEACH LINES,SEPTIC PARKING LAYOUT & ADDITION
SP-2	SITE PLAN & PARKING
DWTS-1	SEPTIC NOTES
DWTS-2	SEPTIC LAYOUT
F-1	FIRE SPRINKLER PLAN TO BE DEFERRED

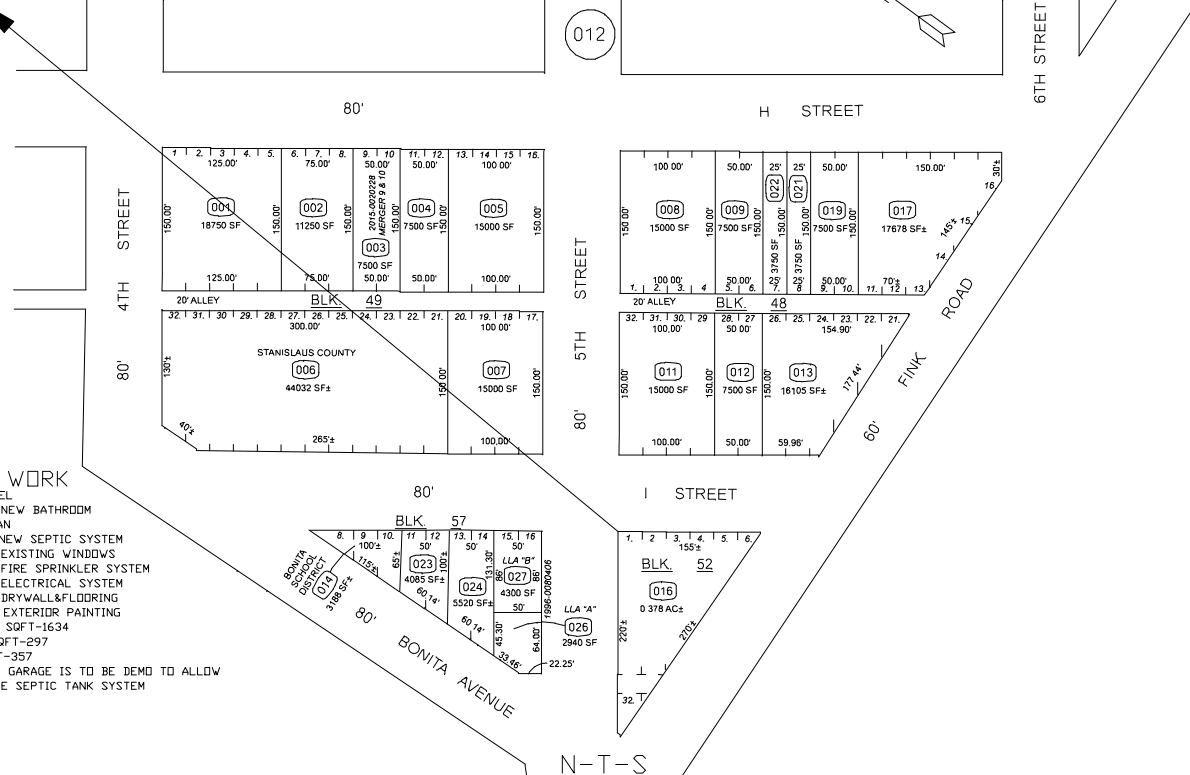
COUNTY OF JURISDICTION-STANISLAUS COUNTY APPLICABLE CODES,

2022-CA BUILDING CODE
2022-CA ELECTRICAL CODE
2022-CA MECHANICAL CODE
2022-CA PLUMBING CODE
2022-CA GREEN BUILDING CODE
2022-CA CFC CALIFORNIA FIRE CODE
1-OCCUPANCY CODE-A-ASSEMBLY (WORSHIP)
2-ZONING (R-A)
3-CONSTRUCTION TYPE-VB
4-CBC (CALIFORNIA BUILDING CODE)
DESIGN CRITERIA BY THE STRUCTURAL ENGINEER
WIND EXPOSURE CATEGORY 'C'
RISK CATEGORY II-SEE STRUCTURAL SHEETS

SITE NOTES

1.0--Property lines	PPL
1.1 Bench Mark	BM
2.0--Water Connection	WC
3.0--Gas Connection	GC
4.0--power Pole (PGE)	PP-PGE
5.0--Sewer Connection	SW-C
6.0--Public Utility Easement	PUE

VICINITY MAP



DESIGNER
NATE MARTINEZ
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209-872-9596

NATE
P O BOX 1352
RIVERBANK CA 95367

OWNER ADDRESS
CONSTANTIN CERVANTES
P O BOX 583
REDWOOD CITY CA 94063

PROJECT DESCRIPTION
REMODEL TO EXISTING CHURCH BUILDING

OWNER
FUENTE DE VIDA
2207 I STREET
CROUS LANDING CA 95349
APN-027-014-016

REVISIONS

DATE
DATE
DATE
DATE
DATE

FILE DISCRPTION

RE-ESTABLISH THE USED PERMIT OF AN EXISTING CHURCH BUILDING (CALLED FUENTE DE VIDA) AND FULL REMODEL OF THE INTERIOR AND EXTERIOR OF THE CHURCH BUILDING

FILE DISCRPTION

JOB-#-2023-23
APN-027-014-016
DRAWN BY-NM
SCALE AS NOTED

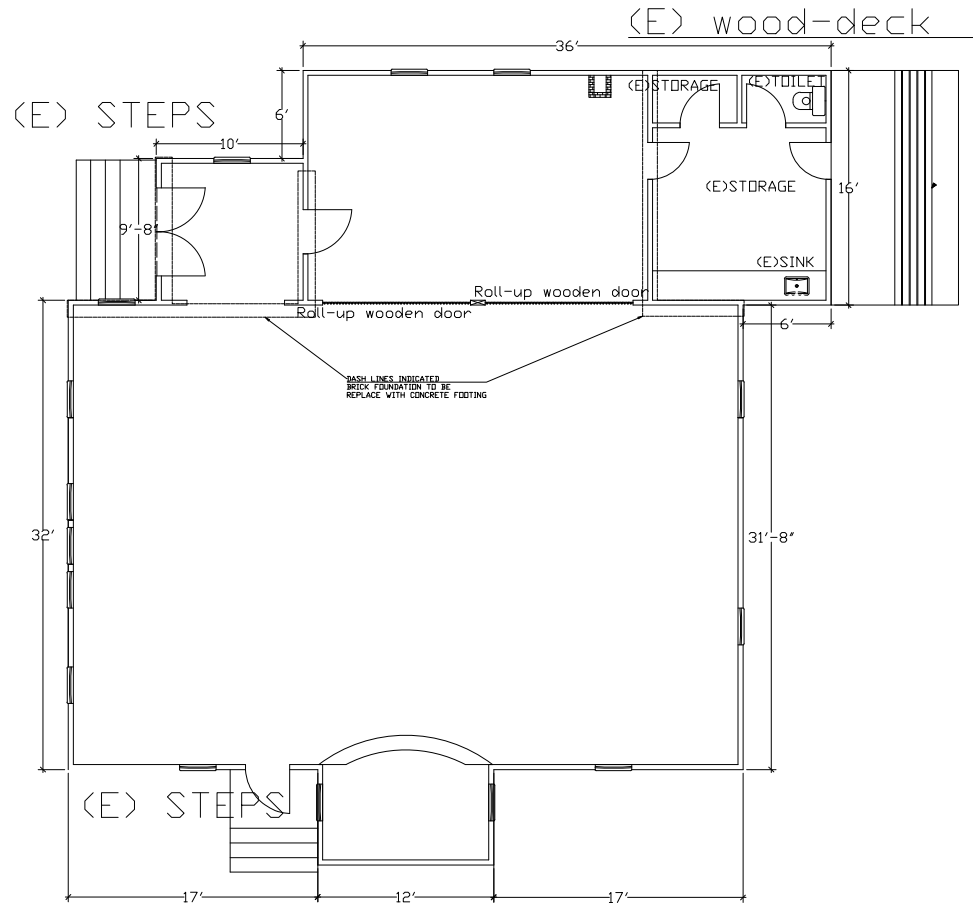
DATE=10.5.2023

SHEET NUMBER

A01

EXISTING FLOOR PLAN

- A-THE EXISTING SQFT OF THE BUILDING (2212)
- B-THE BUILDING CURRENTLY HAS THREE ENTRANCES
- C-ON STREET PARKING FOR THE CONGREGATION
- D-PROPERTY CURRENTLY HAS TWO HOMES-ONE WITH 3B/2 BATHROOMS AND 4B/2 BATHROOMS



EXISTING FLOOR PLAN
 BUILDING TOTAL = 2212 SQFT ADDITION=180

DESIGNER
 NATE MARTINEZ
 nna.te71@gmail.com
 209-872-9596

NATE
 P O BOX 1352
 RIVERBANK CA 95367

OWNERS ADDRESS
 CONSTANTINO CERVANTES
 P O BOX 5831
 REDWOOD CITY CA 94063

PROJECT DESCRIPTION
 REMODEL TO EXISTING CHURCH BUILDING
 FUENTE DE VIDA
 2807 I STREET
 CEDAR LANDING CA 95009
 APN-027-014-016

REVISIONS	
▲	DATE
▲	DATE
▲	DATE
▲	DATE
▲	DATE

FILE DISCRPTION
 RE-ESTABLISH THE USED PERMIT OF AN EXISTING CHURCH BUILDING (CALLED FUENTE DE VIDA) AND FULL REMODEL OF THE THE INTERIOR AND EXTERIOR OF THE CHURCH BUILDING

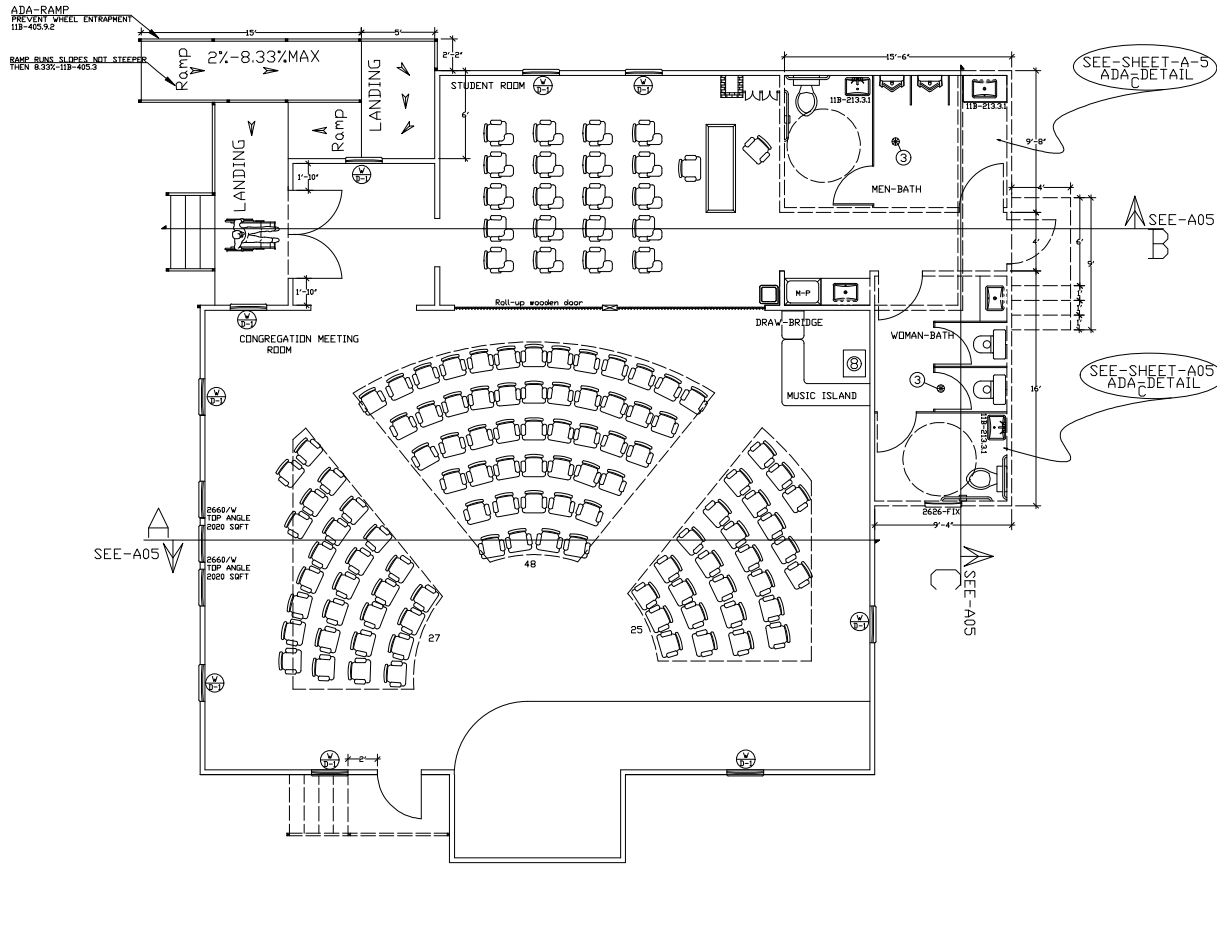
FILE DISCRPTION
 JOB-#-2023-23
 APN-027-014-016
 DRAWN BY-NM
 SCALE AS NOTED
 DATE=10.5.2023

SHEET NUMBER
 A02

FLOOR PLAN-NOTES

- 1- LOAD CAPACITY-AND TOTAL SEAT ALLOCATED #100-SEATS
- 2- KIDS SCHOOL-TOTAL SEAT ALLOCATED #20-SEATS
- 3- WOMAN BATHROOM TOTAL SEATS -2 WITH ONE ADA
- 4- MAN BATHROOM TOTAL SEATS-1 WITH 1 ADA AND TWO URINALS
- 5- ONE HAND WASH SINK
- 7- HAND RAILS SHALL BE PROVIDED PER-11B-502.2
- 8- FLOOR IDENTIFICATION PER-11B-504.B
- 9- STAIR RISER AND STAIR THREADS SHALL BE PER 11B-210.1, 11B-504.1 (210.1,504.1)
- 10- OPEN RISERS ARE NOT PERMITTED PER 11B-504.3-(504.3)
- 11- STAIR RISER SHALL NOT BE MORE THEN 7 3/4" MAX AND 11" THREAD MINIMUM
- 12- HANDRAILS ARE TO BE PROVIDED PER 11B-505.1-(505.1) FOR BOTH STAIRS AND RAMPS. HANDRAILS ARE TO BE CONSISTENT HEIGHT ABOVE WALKING SURFACE, STAIR NOSINGS. AND RAMP SURFACES. 34"-38" PER 11B-505.4 FIG-CD-24A

- 13- WHERE PARKING SPACES ARE PROVIDED, PARKING SPACES SHALL BE PER-11B-208.1
- 14- PARKING FOR ADA SHALL BE PER 11B-208.3.1
- 15- PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED PER 11B-502.6.1
- 16- PARKING WHEEL STOPS SHALL BE PROVIDED PER 11B-502.7.2
- 17- ADDITIONAL SIGNAGE SHALL BE PROVIDED PER 11B-502.8 EITHER IN A CONSPICUOUS PLACE AT EITHER EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO-ONSITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE PER 11B-502.8
- 18- ANY GLAZING WITHIN 2' OF ANY DOOR NEEDS TO BE TEMPER-PER 2406.4.6-2406.4.3 OR LESS THEN 18" OF THE FLOOR HAS TO BE TEMPER GLASS



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PROJECT DESCRIPTION
 REMODEL TO EXISTING CHURCH BUILDING

FILE DISCRPTION
 FUENTE DE VIDA
 2807 I STREET
 CROUS LANDING CA 95369
 APN-027-014-016

REVISIONS	
▲	DATE
▲	DATE
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FILE DISCRPTION
 RE-ESTABLISH THE USED PERMIT OF AN EXISTING CHURCH BUILDING (CALLED FUENTE DE VIDA) AND FULL REMODEL OF THE THE INTERIOR AND EXTERIOR OF THE CHURCH BUILDING

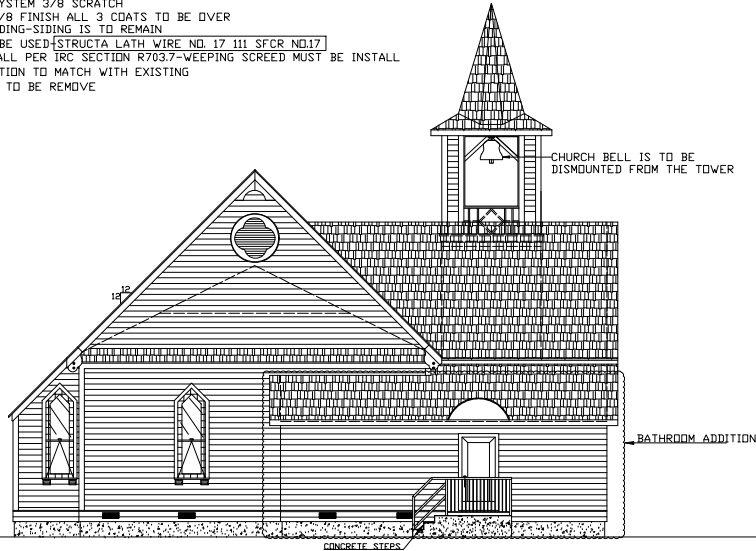
FILE DISCRPTION
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 APN-027-014-016
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 SCALE AS NOTED
 DATE=10.5.2023

SHEET NUMBER
 A03

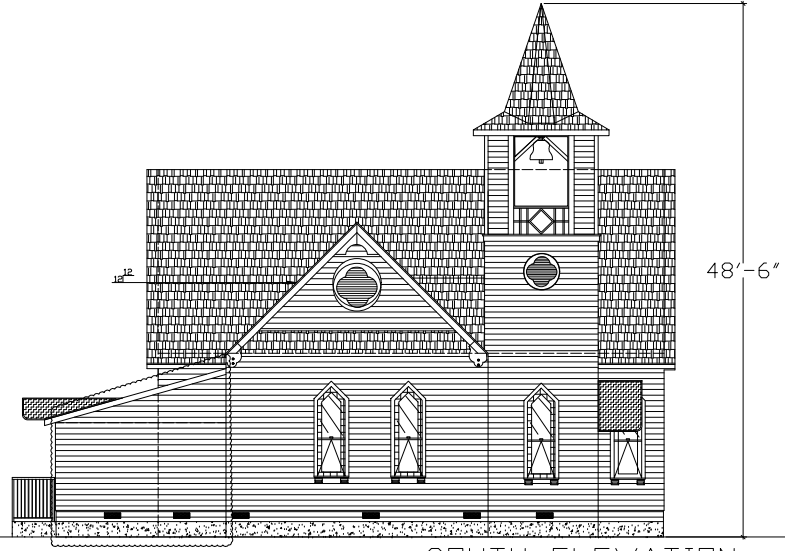
SCALE-1/4" = 1'-0"

SHEET NOTES

- 1- CLOUDED AREA SHOWS THE NEW BATHROOM ADDITION
- 2- SEE ENGINEER NOTES FOR NEW FOOTING DETAILS/SHEER
- 3- NEW ROOF ATTIC TO HAVE 150FT² OF VENTING PER 150S0FT OF ATTIC SPACE
- 4- CRAWL SPACE VENTING 1" SQFT OF AIR SPACE PER 150 SQFT OF THE AREA
- 5- THE EXISTING EXTERIOR TO BE COVER WITH NEW STUCCO
NEW STUCCO TO BE AS FOLLOWS
3-COAT STUCCO SYSTEM 3/8 SCRATCH
3/8 BROWN AND 1/8 FINISH ALL 3 COATS TO BE OVER
THE EXISTING SIDING-SIDING IS TO REMAIN
- 6- STUCCO WIRE TO BE USED (STRUCTA LATH WIRE NO. 17 III SFCR NO.17)
LATH SHALL BE INSTALL PER IRC SECTION R703.7-WEEPING SCREED MUST BE INSTALL
- 7- NEW SHINGLE SECTION TO MATCH WITH EXISTING
- 8- THE CHURCH BELL TO BE REMOVE



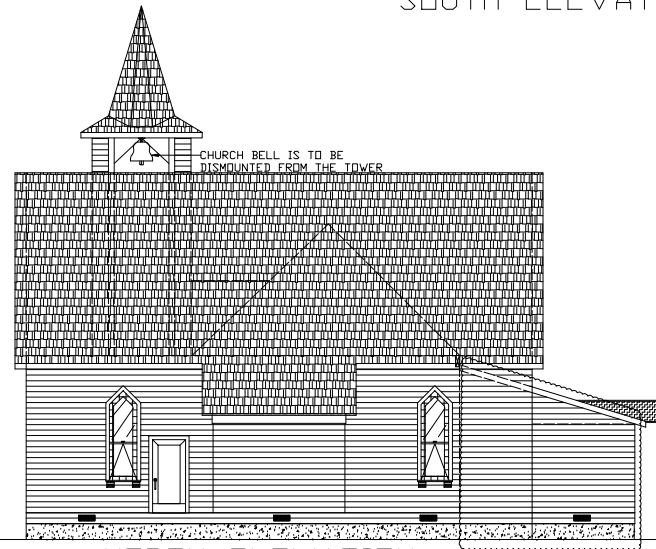
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

SCALE-3/16" = 1'-0"

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FUENTE DE VIDA
2807 I STREET
CROUS LANDING CA 95040
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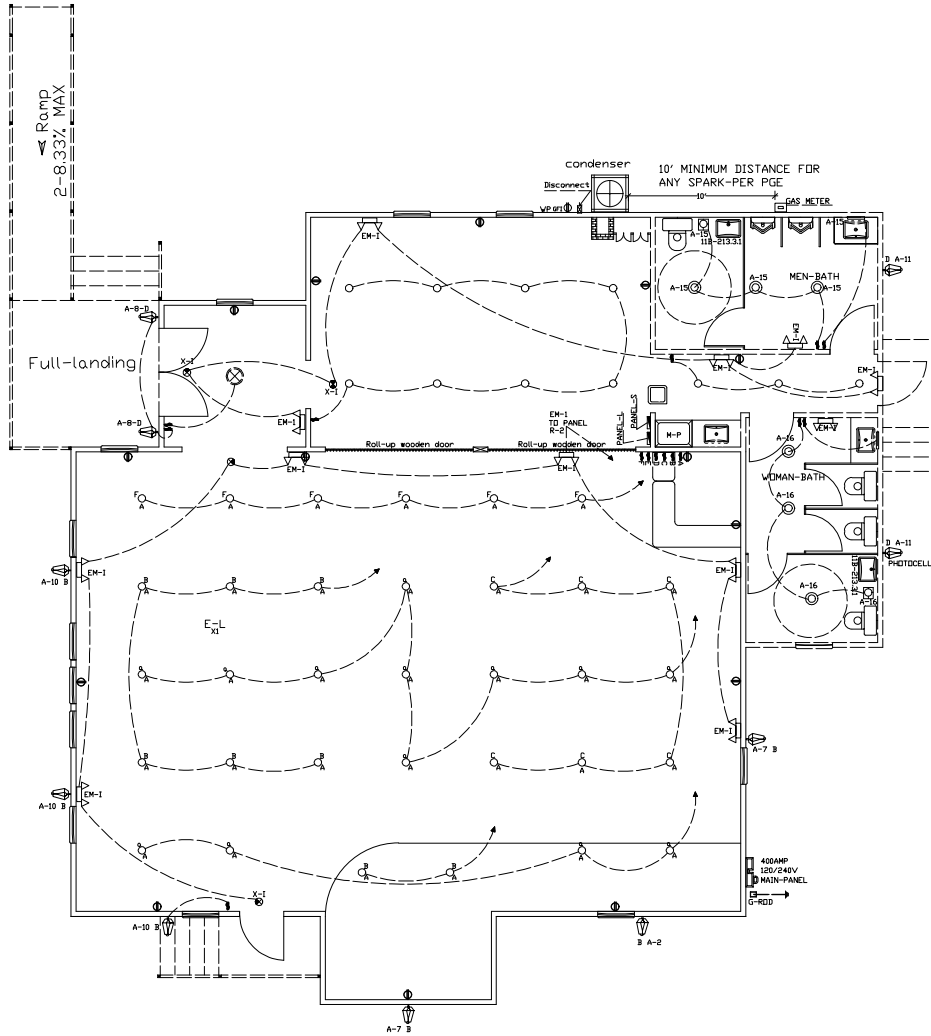
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SHEET NUMBER

A04

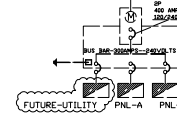
PLAN NOTES-

- ===== WALL TYPE
- - - - - DASH-LINES NEW CONSTRUCTION
- (E) - SOLID-LINES EXISTING
- GROUND ROD W/#40 COPPER



ONE LINE DIAGRAM

POWER SUPPLY
Y 4"-CONDUIT



Panel board

ckt	Description	W	V	ph	A	B	Phase 'A'	Phase 'B'	Phase 'C'	Description	ckt	
1	LIGHTS	14	15	1	66	66	66	66	19	14	LIGHTS	
2	LIGHTS	14	15	1	66	66	66	66	19	14	LIGHTS	
3	LIGHTS	14	15	1	130	450	175	450	1	15	14	LIGHTS
4	LT-OUTSIDE WALL PACK	12	20	1	720	40	720	40	1	20	12	LT-OUTSIDE WALL PACK
5	LT-OUTSIDE BATHS	14	20	1	720	40	720	40	1	20	14	LT-OUTSIDE BATHS
6	PLUGS	12	20	1	720	40	720	40	1	20	12	PLUGS
7	PLUGS	12	20	1	720	40	720	40	1	20	12	PLUGS
8	LT-BATH MANS	14	15	1	215	293	293	293	1	20	14	LT-BATH MANS
9	FURNACE-PLUG	14	15	1	130	130	130	130	1	20	14	FURNACE-PLUG
10						8800	8800	8800	2	20	6	A/C
11							8800	8800	2	20	6	A/C
12									2	20	6	A/C
13									2	20	6	A/C
14									2	20	6	A/C
15									2	20	6	A/C
16									2	20	6	A/C
17									2	20	6	A/C
18									2	20	6	A/C
19									2	20	6	A/C
20									2	20	6	A/C
21									2	20	6	A/C
22									2	20	6	A/C
23									2	20	6	A/C
24									2	20	6	A/C

F-Calcs
 phase total watts 1641 771 10184 9316
 phase total amps 14.1 7.71 10.184 9.316
 Watts total 5599 KW = 125-AMPS
 240 Volts
 Main lug 285 A
 Main breaker 100-AMPS

Light fixture schedule

Type	Lamp	Description	Manufacture	driver	voltage	watts
○	A	NEW CONSTRUCTION RECESSED LIGHT 6" DIAM. BODK T-24	HALO D SIMILAR	SWITCH CONTROL	120	11
□	B	LED 1800-LM 4000-K WALL MOUNT BUSK TO DAWN DR. SIMILAR	COMMERCIAL ELECTRIC	LIGHT CONTROL CLICK	120	150
■		LED 2500-LM 4000-K WALL PACK-DIMMABLE BUSK TO DAWN MODE1003-934-903-BRONZE	COMMERCIAL ELECTRIC	SWITCH AND FOTICELL CONTROL	120	20
●	X1	LED LED EDGE LIGHT-EXT STON W/ INTEGRAL BATTERY, SINGLE GREEN IN MIRROR-ARROWS PFR PLAN	LITHONIA SEDG-10MR-EL-M6		120	4
⚡	EM-1	6V 6W 24V 54V MR-24 EMERGENCY LIGHT V UNIT INTEGRAL BATTERY	LITHONIA 3-ELM-2		120	10.8
□	E	LED NICKEL VANITY LIGHT WITH CLEAR AND SAND GLASS SHADES	HAMPTON BAY	SENSOR MOTION	120	60

Panel board

ckt	Description	W	V	ph	A	B	Phase 'A'	Phase 'B'	Phase 'C'	Description	ckt		
1	LIGHTS	12	20	1	540	720					4		
2	LIGHTS	12	20	1	540	720					4		
3	LIGHTS	12	20	1	360		180	180		1	20	12	PLUG SOUND BODY
4	LIGHTS	12	20	1	360		180	180		1	20	12	PLUG SOUND BODY
5													
6													
7													
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 Main lug 285 A
 Main breaker 100-AMPS

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