



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Use Permit Application No. PLN2024-0070- Hickman Community Church
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Marcus Ruddicks, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 854 I Street City/Nearest Community: Hickman
Cross Streets: Lake Road and 4th Street Zip Code: 95323

Longitude/Latitude (degrees, minutes and seconds): -120° 44' 49.2" N / 37° 37' 15.6" W Total Acres: 8.91

Assessor's Parcel Number: 019-047-012 & 019-047-013 Section: 3 Twp.: 4 Range: 11 Base: MDB&M

Within 2 Miles: State Hwy #: SR 132 Waterways: Tuolumne River, TID Main Canal, TID Ceres Main Canal, MID Main Canal, WID Main Canal, WID W-10 Lateral

Airports: N/A Railways: N/A Schools: Hickman Charter ES, Waterford MS, Connecting Waters Charter, Waterford HS, Richard M Moon Primary, Lucille Whitehead Intermediate

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

Starting Date: April 4, 2025, 2025 Ending Date: April 24, 2025

Document Type:

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

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

- [] Residential Units: Acres: [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] Other Sq.ft.: 71,334 Acres: 1.64

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other: N/A

Present Land Use/Zoning/General Plan Designation:

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

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

Request to expand an existing church on two parcels in the Community of Hickman, one a 1.29± acre parcel in the Rural Residential (R-A) zoning district, and the other a 7.62± acre parcel in the in the General Agriculture (A-2-10) zoning district. The request includes the construction of four two-story classroom buildings, a replacement sanctuary building with 600-seat capacity, a kitchen, two restrooms, three storage buildings, and a picnic canopy, as well as the demolition of three existing modular classroom buildings, two unpermitted canopies, and an existing storage building. These changes are proposed to be completed over the course of six phases. The existing baseball field on-site will also be replaced with an expanded parking lot as part of Phase Three. The site is currently improved with 28,865± square feet of existing buildings, with 7,491± square feet of this set to be demolished in Phases Two through Six. After expansion, the church will be developed with a total of 71,334± square feet of improvements. See Early Consultation referral for full project description.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
 Address: 1010 10th Street, Suite 3400
 City/State/Zip: Modesto, CA 95354
 Contact: Marcus Ruddicks, Assistant Planner
 Phone: (209) 525-6330 / planning@stancounty.com

Applicant: Hickman Community Church
 Address: 854 I Street
 City/State/Zip: Hickman, CA 95323
 Contact: Justin Capp, Project Engineer
 Phone: (209) 524-4774 / justin.capp@justinwcapp.com

Signature of Lead Agency Representative:  Marcus Ruddicks (Apr 4, 2025 13:31 PDT)

Date: April 3, 2025