

# STANISLAUS COUNTY PLANNING COMMISSION

March 7, 2024

## STAFF REPORT

USE PERMIT APPLICATION NO. PLN2022-0046  
IGLESIA APOSTOLICA

**REQUEST: REQUEST TO RESTORE, REPAIR, AND EXPAND AN EXISTING LEGAL NONCONFORMING (LNC) CHURCH FACILITY ON A 0.38± ACRE PARCEL IN THE RURAL RESIDENTIAL (R-A) ZONING DISTRICT.**

### APPLICATION INFORMATION

Applicant:	Constantino Cervantes
Property owner:	Constantino Cervantes
Location:	22007 I Street and 330 West 5th Street, on the northeast corner of Fink Road and Bonita Avenue, in the Community of Crows Landing.
Section, Township, Range:	22-6-8
Supervisorial District:	District 5 (Supervisor C. Condit)
Assessor's Parcel:	027-014-016
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	0.38± acres
Water Supply:	Crows Landing Community Services District
Sewage Disposal:	Private Septic System
General Plan Designation:	Low-Density Residential
Community Plan Designation:	Residential
Existing Zoning:	Rural Residential (R-A)
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Church facility
Surrounding Land Use:	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.

### RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve the project, Exhibit A provides an overview of all of the findings required for project approval, which includes use permit findings.

## **PROJECT DESCRIPTION**

This a request to restore, repair, and expand an existing legal nonconforming (LNC) church facility on a 0.38± acre parcel in the Rural Residential (R-A) zoning district. The project proposes to remodel the existing church by repairing the foundation; replacing the electrical, drywall, insulation, and flooring; installing a new central heating cooling unit; and constructing a 180 square-foot expansion to provide additional bathrooms. The project also proposes to demolish a detached garage to allow for the installation of a new septic system and to develop 31 on-street parking stalls. While the bell tower structure of the church will remain, the bell within the existing bell tower is proposed to be removed.

The project site is improved with a church facility comprised of four buildings: church, social (gathering) hall, single family dwelling, and detached garage. The buildings existing on the church facility were constructed prior to the site's current zoning designation of Rural Residential (R-A) which became effective in 1974. Prior to the site's R-A zoning, it had a zoning of Unclassified (A-1) which permitted church facilities. The church was constructed approximately in 1895 and a social hall, single-family dwelling, and detached garage were constructed in 1958. The site has not been utilized as a church since 2012.

The proposed administrative hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. with up to 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.

Special events, anticipated to have up to 50 members in attendance, will take place both inside (in either the church building or social hall) and outdoors and will include amplified sound or acoustic music indoors only. The kitchen in the social hall may be utilized to prepare food for the church events with no catering or food drives proposed. 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. In addition to weddings, up to 15 other special events per year, such as baptisms or similar religious related events, are anticipated to be held on Saturdays from 9:00 a.m. to 5:00 p.m. The events will not occur more than three days in a 90-day period and are for church members only. The facility is not available to be rented out to the public. No other event types are proposed. Maximum daily vehicle trips are estimated to be 28.

The site is served by the Crows Landing Community Services District for water and private septic for wastewater services. Landscaping located throughout the interior and frontage of the project site consists of a combination of trees, shrubs, and grass. No signage is existing or proposed.

## **SITE DESCRIPTION**

The project site is located at 22007 I Street and 330 West 5th Street, on the northeast corner of Fink Road and Bonita Avenue, in the Community of Crows Landing. The project site is currently

improved with three buildings that have not been utilized as a church facility since approximately 2012. The buildings on-site include 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. 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).

Surrounding land uses consist of residential uses to the north and east, an orchard is located to the south, and an elementary school is located to the west.

### **ISSUES**

No issues have been identified as a part of this request.

As a legal nonconforming (LNC) use the church facility has operated with zero on-site parking. Under current standards a church is required to provide one parking 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. With a maximum capacity of 100, the church would require 33 parking spaces; a social hall might require additional parking, depending on if the facilities were utilized at the same or different times. As part of this request, the applicant is proposing to develop 31 parking spaces which will be located within the County road-right of way. While the parking is not required for restoration of the LNC use, it will be an enhancement to the use and as such has been captured in the project's conditions of approval. The applicant will work with County Department of Public Works to develop the parking in accordance with County standards.

All other conditions of approval applied to this project are standard (see Exhibit C - *Conditions of Approval*).

### **GENERAL PLAN AND COMMUNITY PLAN CONSISTENCY**

Consistency with the goals, objectives, and policies of the various elements of the General Plan must be evaluated when processing all discretionary project requests. The project site is designated as Low-Density Residential (LDR) in the Land Use Element of the General Plan and Residential in the Crows Landing Community Plan. The intent of the LDR designation is to provide appropriate locations and adequate areas for single-family detached homes in either conventional or clustered configurations.

Goal Four of the Land Use Element of the General Plan requires that development ensure that an effective level of public service be maintained in unincorporated areas, including parks, sewer, water, public safety, solid waste management, road systems, schools, health care facilities, etc. The project site is located within the Crows Landing Community Service District (CSD). The Crows Landing CSD has stated they are able to serve the project site with water provided that past due accounts are brought up to date.

Goal Three, Policy 20 of the Land Use Element of the General Plan states that nonconforming uses are an integral part of the County's economy and, as such, should be allowed to continue.

This project must comply with both the Stanislaus County General Plan Noise Element and Chapter 10.46 Noise Control Ordinance of the Stanislaus County Code.

As an existing use that is not expanding in intensity, this use is not subject to the County's adopted Buffer and Setback Guidelines. While agricultural uses exist south of the church facility, the people intensive use of the site is on the northern side and the project site is separated from the adjacent agricultural uses by Fink Road. However, limited events will occur outdoors and accordingly the facility will provide screen landscaping with a minimum height of 15 feet at maturity along the south property line to provide an additional barrier between the facility and the agricultural property to the south.

Staff believes the request is consistent with the Goals and Policies of the County's General Plan, including the Crows Landing Community Plan, as it provides for the continuation of an existing use subject to conditions of approval that support compatibility between land uses and will not expand the boundaries of unincorporated communities.

### **ZONING ORDINANCE CONSISTENCY**

The site is currently zoned Rural Residential (R-A). While churches are a permitted use in the R-A zoning district provided they first obtain a Use Permit, the existing church facility was established prior to the site's current zoning designation of Rural Residential (R-A) which became effective in 1974. Prior to the site's R-A zoning, it had a zoning of Unclassified (A-1) which allowed for church facilities as a permitted use (no discretionary permit was required). The legal nonconforming (LNC) status of the church facility is based on current R-A site development standards which are not being met (i.e., parking, landscaping, and setbacks).

Given the LNC status of the use and that the facilities have not been utilized as a church since 2012, a use permit is required for the restoration, repair, and expansion of the use. In accordance with Section 21.80.040 - Abandonment of the County Zoning Ordinance, "[t]he nonconforming use of a building, even though the use has ceased for a period exceeding six months, shall not be considered abandoned if the structure cannot reasonably be used in accordance with the regulations for the district in which it is located". Ordinary maintenance and repairs may be made to any nonconforming 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. Other repairs and alterations may be permitted provided that a use permit is first obtained.

The Planning Commission may authorize the enlargement, expansion or restoration of a nonconforming use, or a change to a different use of equal or lesser intensity than the legal nonconforming use, on the same parcel as the existing use, if it finds that the enlargement, expansion, restoration, or changes:

1. 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
2. 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; and



3. 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 LNC church facility has historically operated with no on-site parking. As part of this restoration request, the applicant is proposing to develop 31 public on street parking along both I Street and West 5th Street.

Staff believes the proposed project, with conditions of approval applied, is consistent with the R-A zoning district.

### **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit F - *Environmental Review Referrals*). A Negative Declaration has been prepared for approval prior to action on the project itself as the project will not have a significant effect on the environment (see Exhibit E - *Negative Declaration*). Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C - *Conditions of Approval*).

\*\*\*\*\*

**Note:** Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,973.75** for the California Department of Fish and Wildlife and the Clerk-Recorder's filing fees. The attached conditions of approval ensure that this will occur.

Contact Person: Teresa McDonald, Associate Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps and Plans
- Exhibit C - Conditions of Approval
- Exhibit D - Initial Study
- Exhibit E - Negative Declaration
- Exhibit F - Environmental Review Referrals
- Exhibit G - Campaign Contribution (Levine Act) Disclosure Form






## Findings and Actions Required for Project Approval

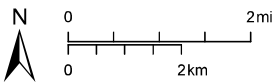
1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
  - a. 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
  - b. 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; and
  - c. 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.
4. Approve Use Permit Application No. PLN2022-0046 – Iglesia Apostolica, subject to the attached conditions of approval.

**IGESIA  
APOSTOLICA  
UP  
PLN2022-0046**

*AREA MAP*

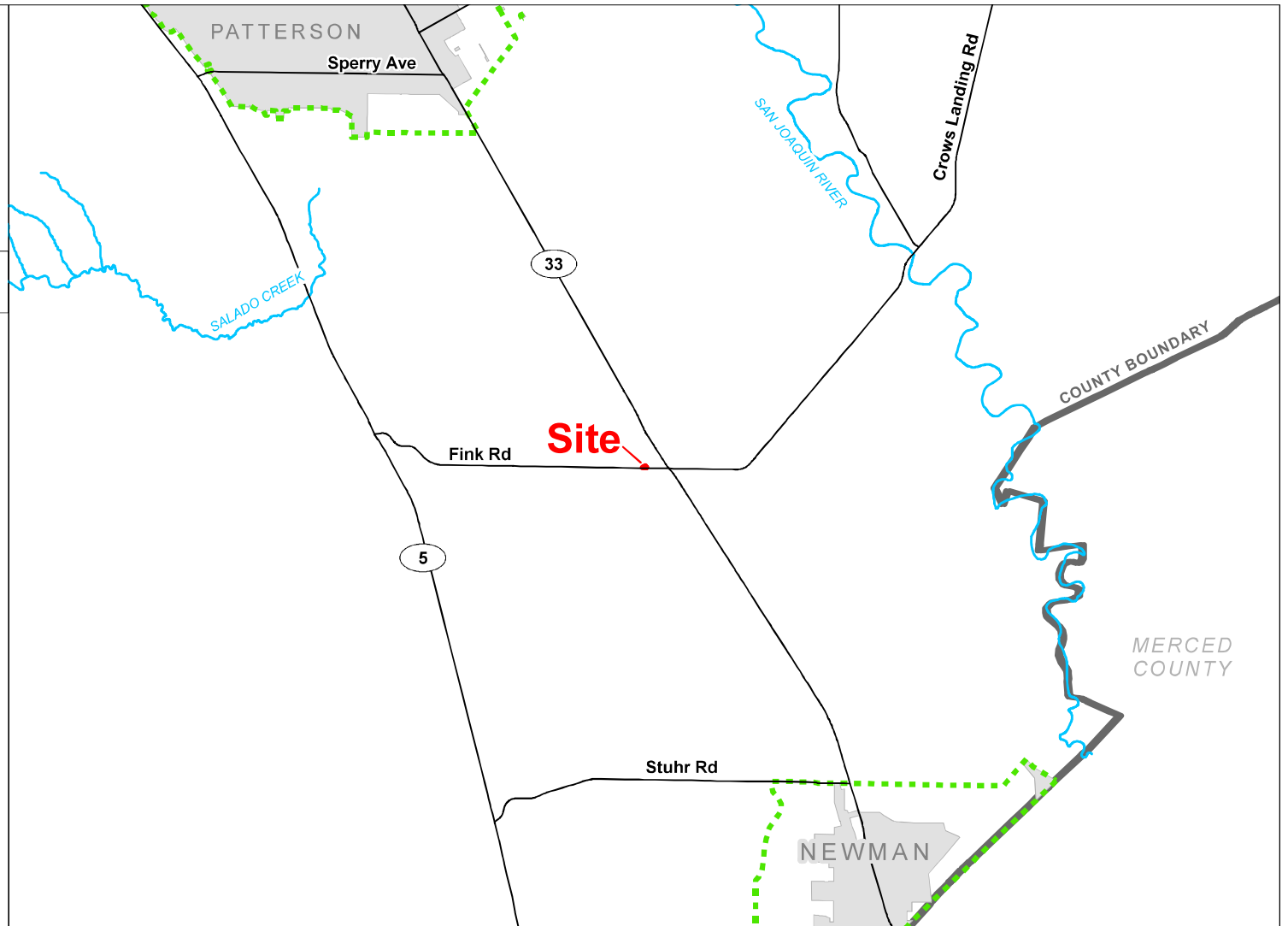
LEGEND

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



Source: Planning Department GIS

Date: 4/13/2022






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**EXHIBIT B**

**IGESIA  
APOSTOLICA  
UP  
PLN2022-0046**

*GENERAL PLAN MAP*

LEGEND

-  Project Site
-  Parcel
-  Road

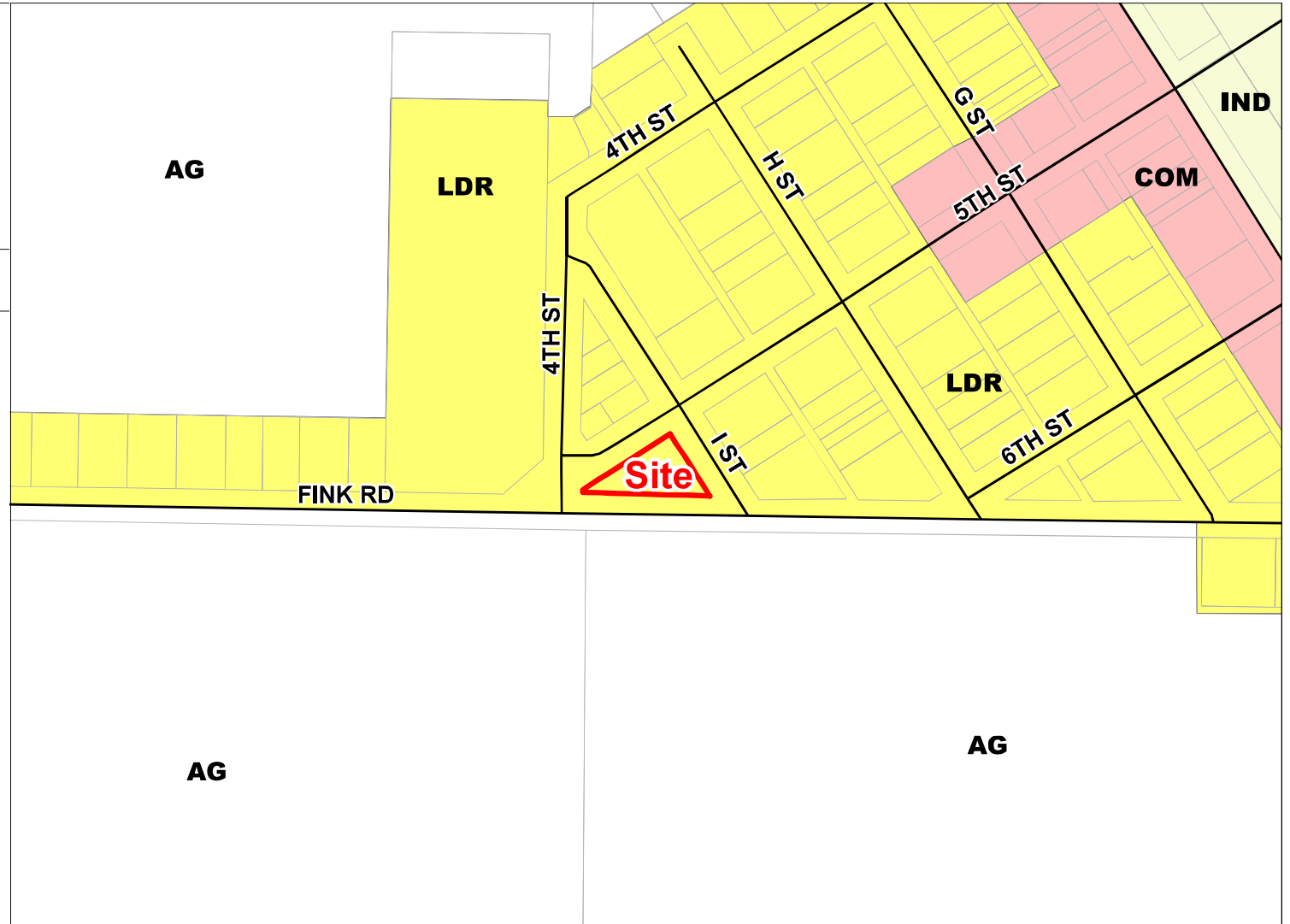
**General Plan**

-  Agriculture
-  Commercial
-  Industrial
-  Low Density Residential



Source: Planning Department GIS

Date: 4/13/2022



**IGESIA  
APOSTOLICA  
UP  
PLN2022-0046**

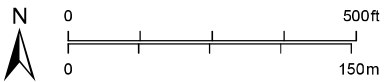
*ZONING MAP*

LEGEND

-  Project Site
-  Parcel
-  Road

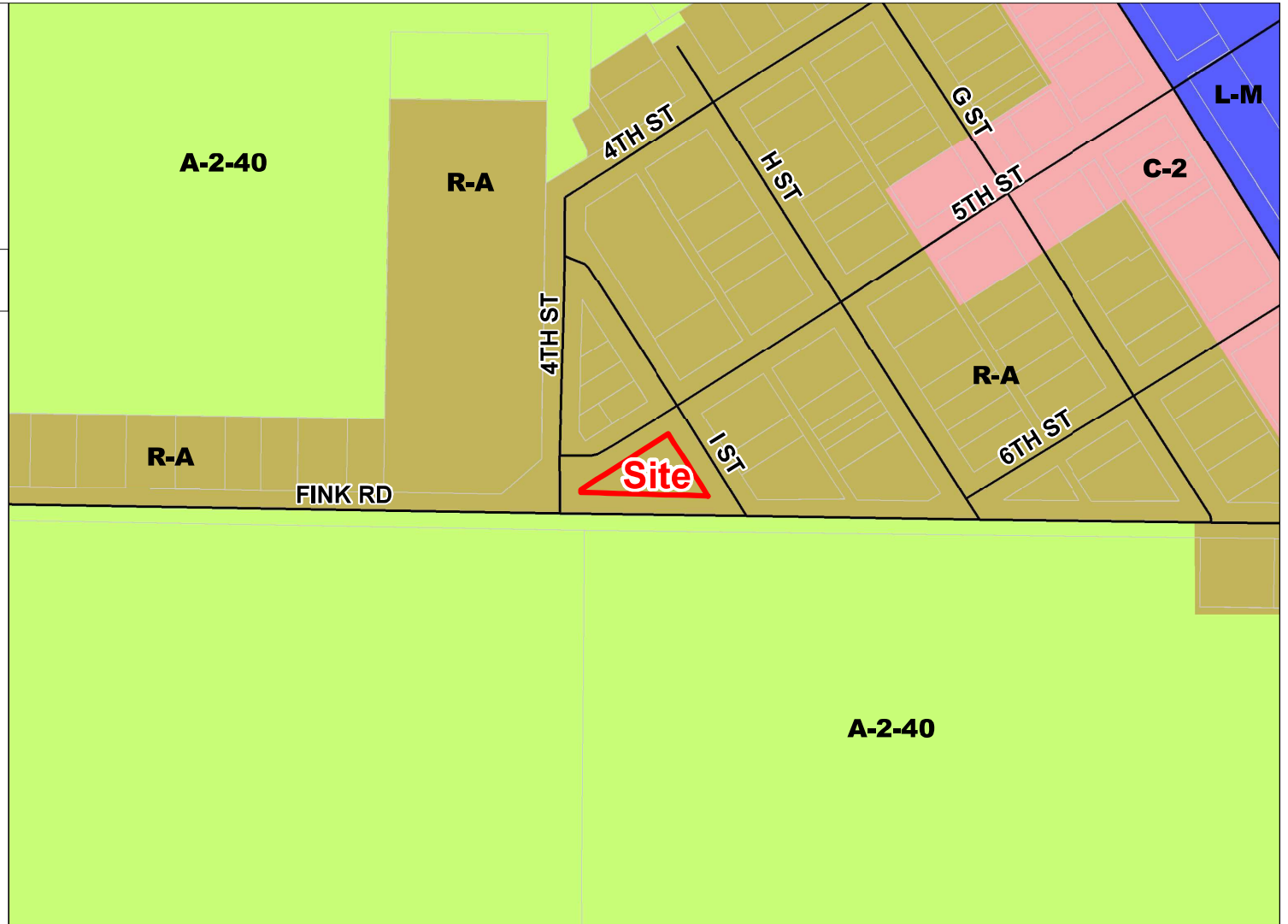
**Zoning Designation**

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



Source: Planning Department GIS

Date: 4/13/2022



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EXHIBIT B-2

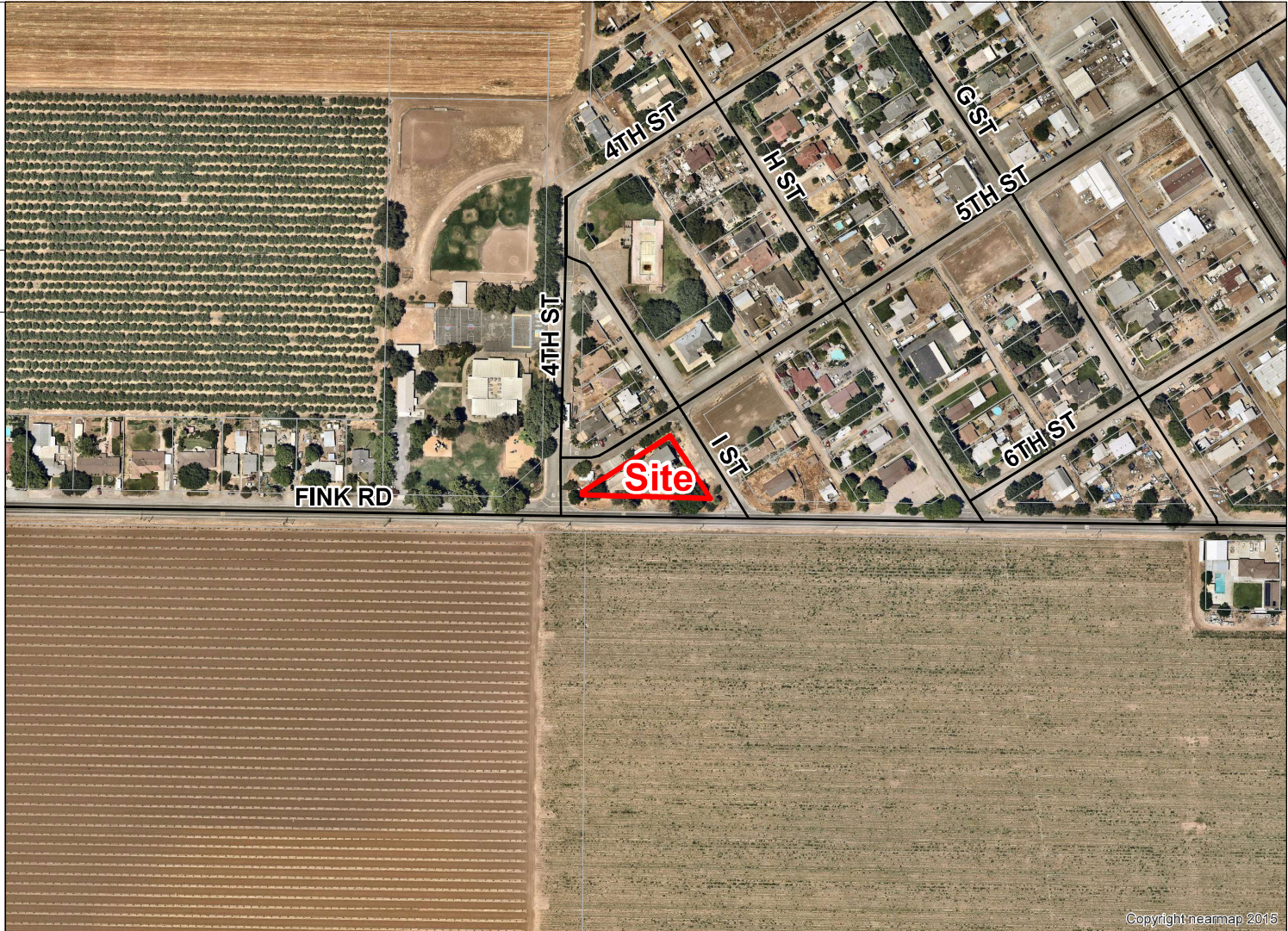


**IGESIA  
APOSTOLICA  
UP  
PLN2022-0046**

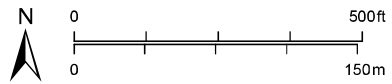
2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road



10



Source: Planning Department GIS Date: 4/13/2022




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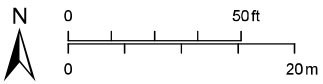


**IGESIA  
APOSTOLICA  
UP  
PLN2022-0046**

2021 AERIAL SITE MAP

**LEGEND**

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 4/13/2022

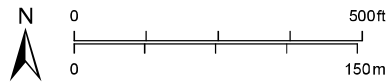
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**IGESIA  
APOSTOLICA  
UP  
PLN2022-0046**

*ACREAGE MAP*

LEGEND

- Project Site
- # Parcel/Acres
- Road



Source: Planning Department GIS      Date: 4/13/2022



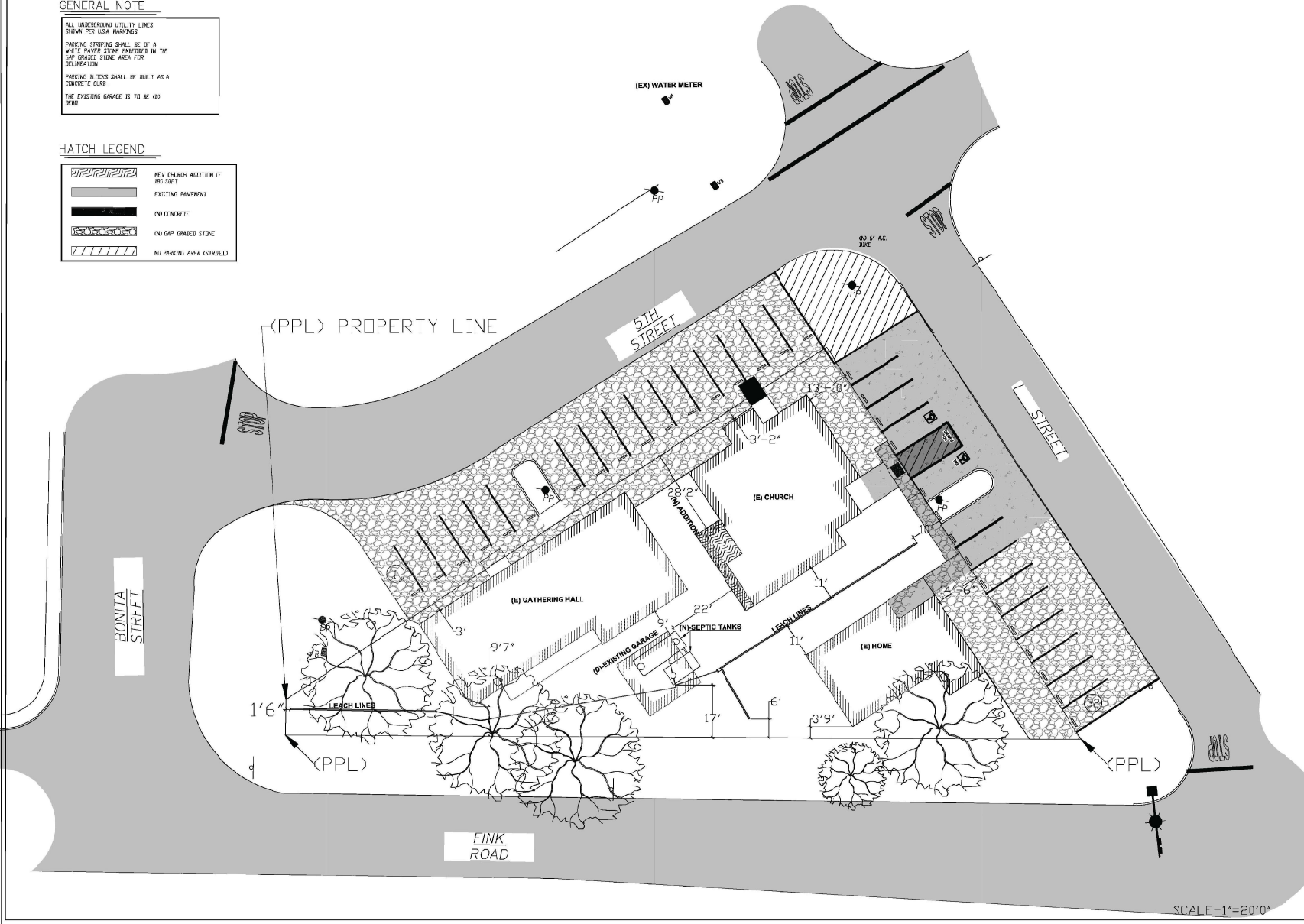


**GENERAL NOTE**

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 ISLANDS SHALL BE BUILT AS A CONCRETE CURB  
 THE EXISTING GARAGE IS TO BE C&D

**HATCH LEGEND**

	NEW CHURCH ADDITION OF JOB SOIL
	EXISTING PAVEMENT
	NO CONCRETE
	NO GAP GRADED STONE
	NO PARKING AREA STRIPED



**DESIGNER**  
 NATE MARTINEZ  
 nate71@gmail.com  
 209-872-9596

**NATE**  
 P O BOX 1352  
 RIVERBANK CA 95367

**OWNER ADDRESS**  
 CONSTANTINO CERVANTES  
 P O BOX 9831  
 REJWOOD CITY CA 94663

**PROJECT DESCRIPTION**  
 REMODEL TO EXISTING CHURCH BUILDING

**OWNER ADDRESS**  
 FUENTE DE VIDA  
 28007 1 STREET  
 CERRITOS LANDING CA 95564  
 APN=027-014-016

**REVISIONS**

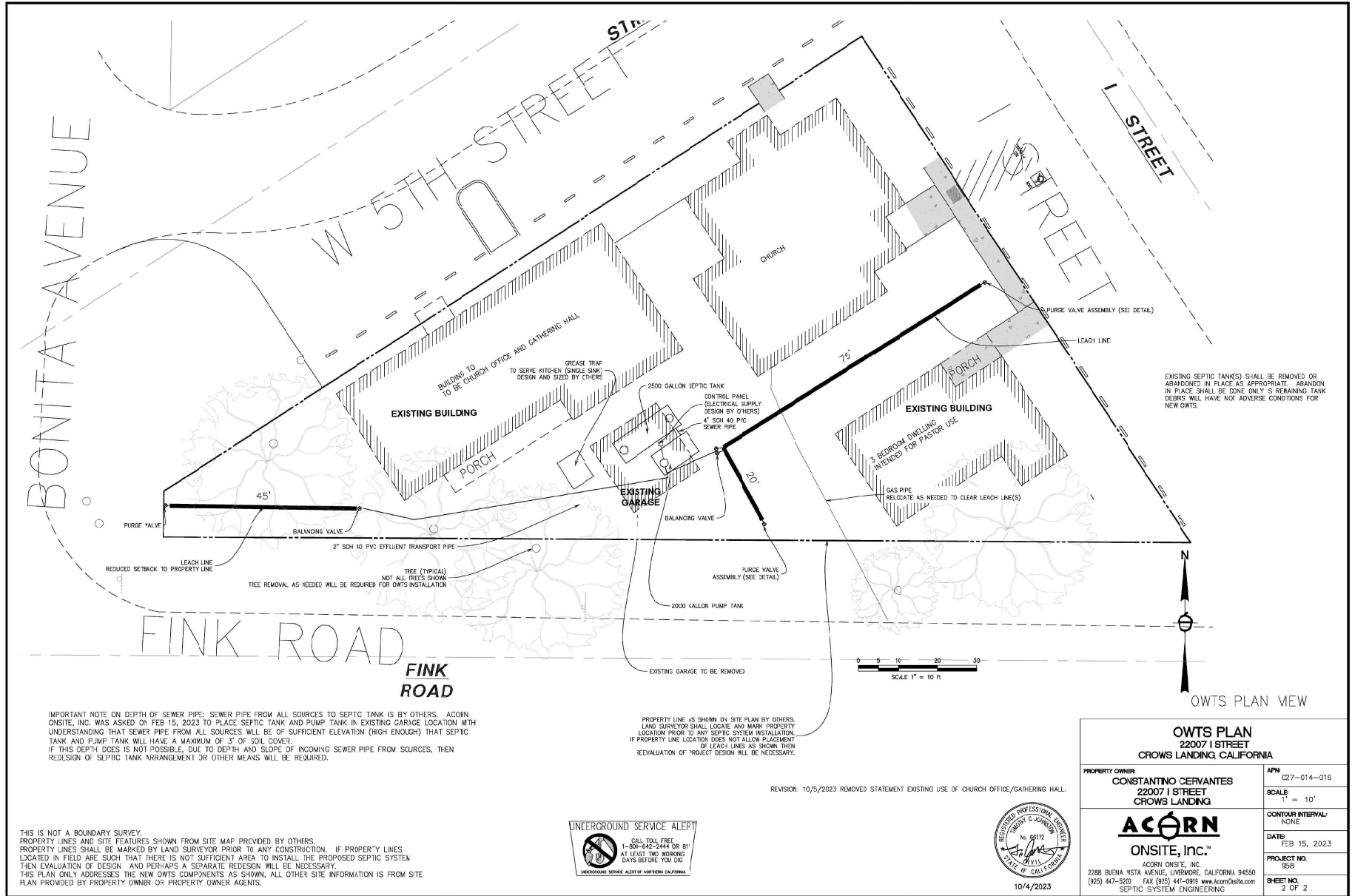
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**FILE DESCRIPTION**  
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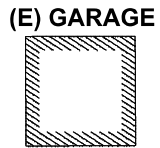
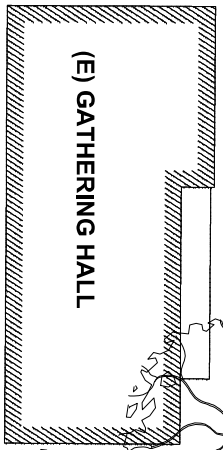
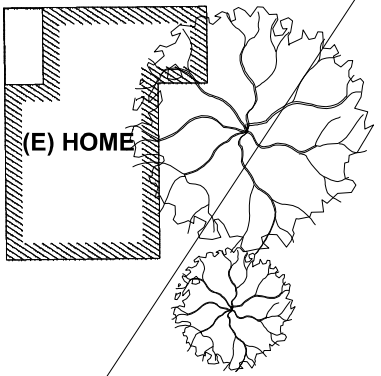
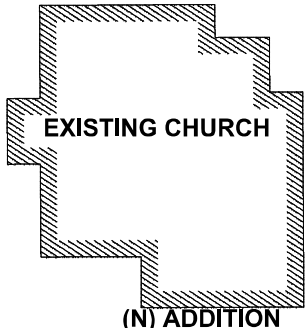
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 JOB-#-2023-23  
 APN-027-014-016  
 DRAWN BY-NM  
 SCALE AS NOTED  
 DATE=10.5.2023

**SHEET NUMBER**  
 SP-1





OWTS PLAN 22007 I STREET CROWS LANDING, CALIFORNIA	
PROPERTY OWNER: <b>CONSTANTINO CERVANTES</b> 22007 I STREET CROWS LANDING	APN: 027-014-016
<b>ACORN</b> ON SITE, Inc.™ ACORN ONSITE, INC. 2288 BUENA VISTA AVENUE, LIVERMORE, CALIFORNIA 94550 (925) 447-5200 FAX (925) 441-0919 www.AcornOnSite.com SEPTIC SYSTEM ENGINEERING	SCALE: 1" = 10' CONTOUR INTERVAL: NONE DATE: FEB 15, 2023 PROJECT NO: 958 SHEET NO: 2 OF 2



**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	PPI
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**



**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 SQFT-1634
- 10- BATHROOMS SQFT-297
- 11- STUDENT SQFT-357
- 12- THE EXISTING GARAGE IS TO BE DEMO TO ALLOW PLACEMENT OF THE SEPTIC TANK SYSTEM

**DESIGNER**  
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**OWNERS ADDRESS**  
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REDWOOD CITY CA 94063

**PROJECT DESCRIPTION**  
REMODEL TO EXISTING CHURCH BUILDING

**REVISIONS**

#	DATE
#	DATE
#	DATE
#	DATE
#	DATE

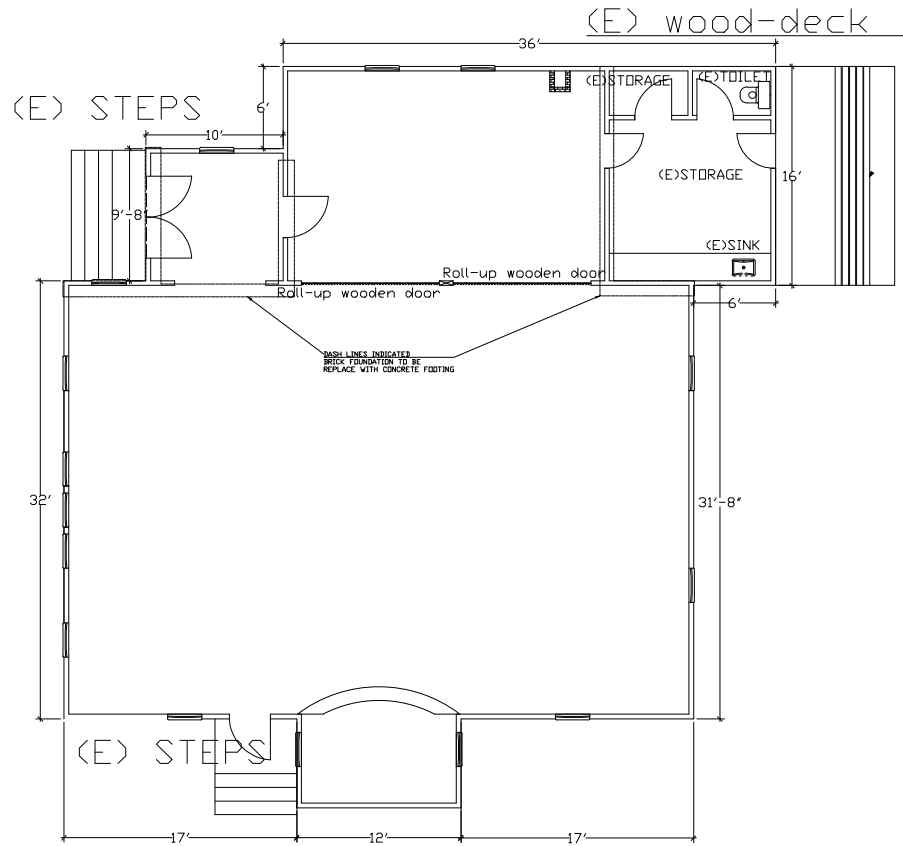
**FILE DESCRIPTION**  
RE-ESTABLISH THE USED PERMIT OF AN EXISTING CHURCH BUILDING (CALLED FUENTE DE VIDA) AND FULL REMODEL OF THE INTERIOR AND EXTERIOR OF THE CHURCH BUILDING

**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

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 209-872-9596

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**OWNERS ADDRESS**  
 CONSTANTINO CERVANTES  
 P O BOX 583  
 REDWOOD CITY CA 94063

**PROJECT DESCRIPTION**  
 REMODEL TO EXISTING CHURCH BUILDING  
 FUENTE DE VIDA  
 22007 I STREET  
 OROVOS LANDING CA 95360  
 APN-027-014-016

REVISIONS	
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#	DATE

**FILE DESCRIPTION**  
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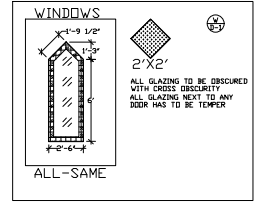
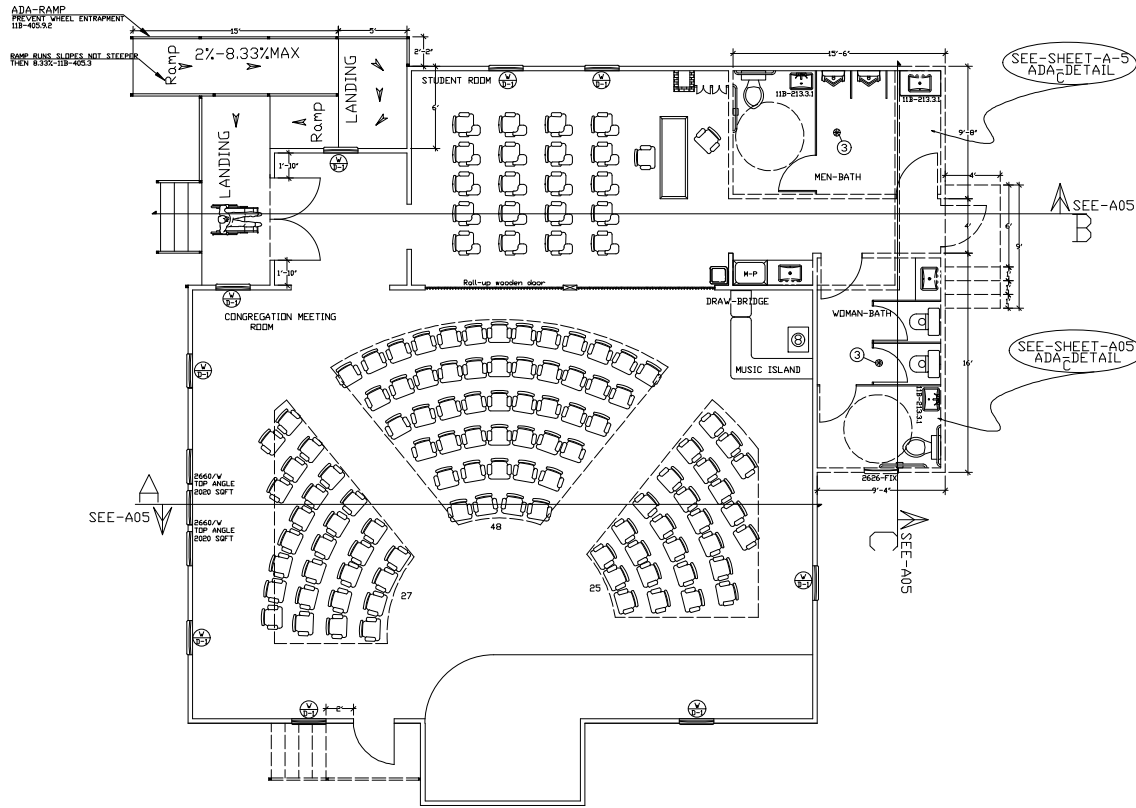
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 APN-027-014-016  
 DRAWN BY-NM  
 SCALE AS NOTED  
 DATE=10.5.2023

**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



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

**DESIGNER**  
NATE MARTINEZ  
nra.te7@gmail.com  
209-872-9596

---

**NATE**  
P O BOX 1352  
RIVERBANK CA 95367

---

**OWNERS ADDRESS**  
CONSTANTIN CERVANTES  
P O BOX 583  
REDWOOD CITY CA 94063

---

**PROJECT DESCRIPTION**  
REMODEL TO EXISTING CHURCH BUILDING

FUENTE DE VIDA  
22007 I STREET  
DUWES LANDING CA 95360  
APN-027-014-016

---

**REVISIONS**

#	DATE

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**FILE DESCRIPTION**  
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

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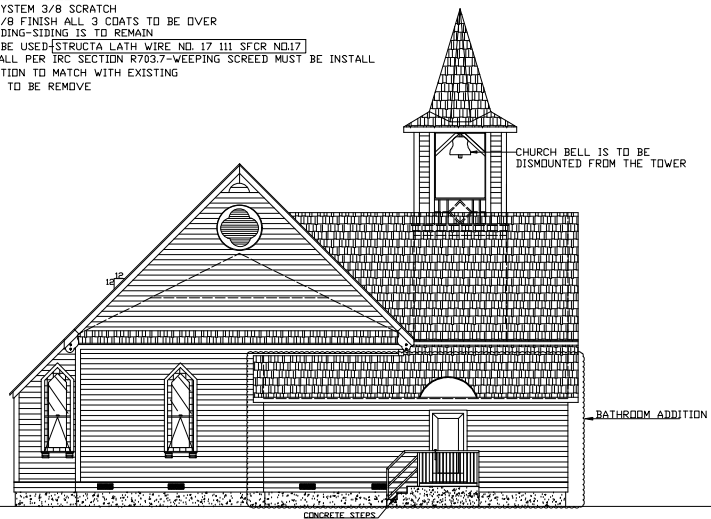
**FILE DESCRIPTION**  
JOB-#-2023-23  
APN-027-014-016  
DRAWN BY-NM  
SCALE AS NOTED  
DATE=10.5.2023

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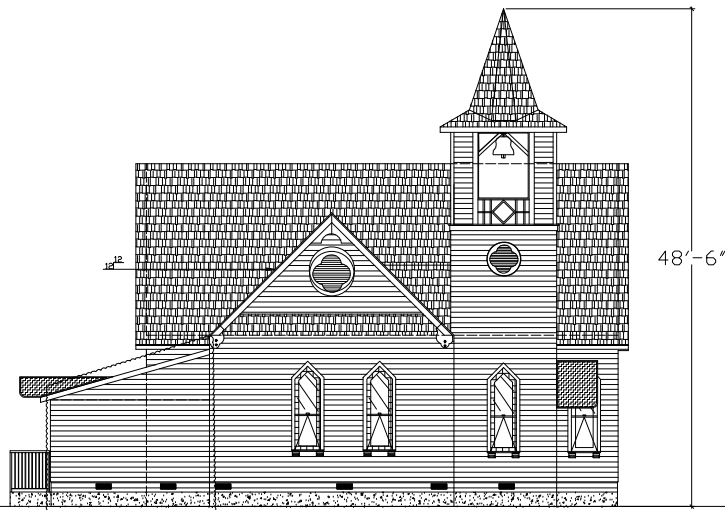
**SHEET NUMBER**  
A03

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 ISOFT OF VENTING PER 150SQFT 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 OVR  
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



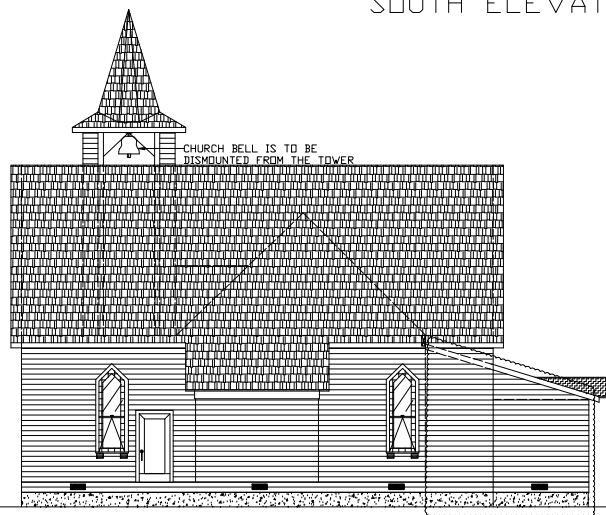
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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

19

EXHIBIT B-12

DESIGNER  
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PROJECT DESCRIPTION  
REMODEL TO EXISTING CHURCH BUILDING

FUENTE DE VIDA  
22007 1 STREET  
DUWES LANDING CA 95360  
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

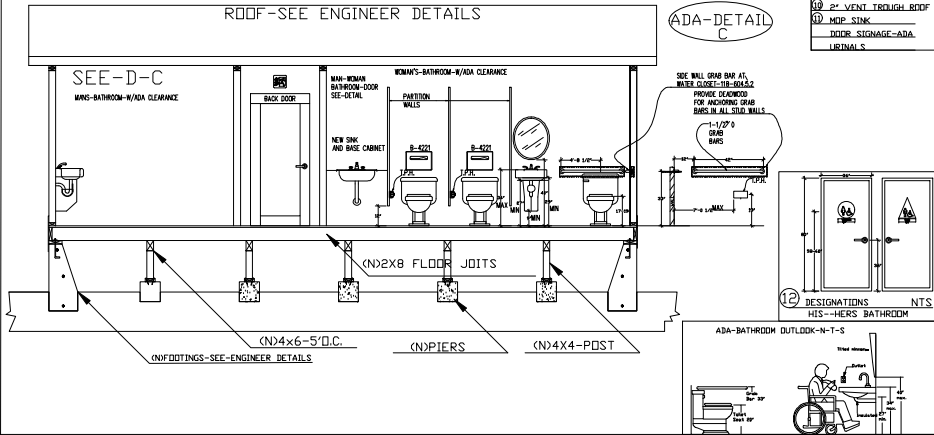
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JOB # - 2023-23
APN-027-014-016
DRAWN BY - NM
SCALE AS NOTED
DATE=10.5.2023
SHEET NUMBER

A04

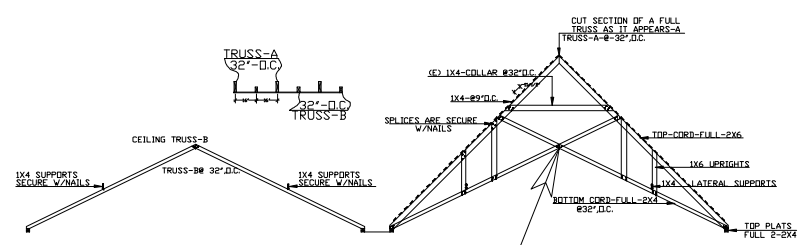
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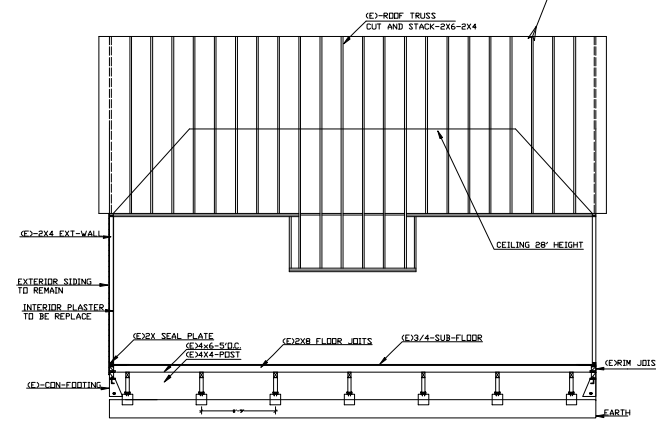
- ① PLUMBING SINK
- ② BATHROOM LAY OUT
- ③ FLOOR DRAIN
- ④ HAND DRYER
- ⑤ HAND SINK
- ⑥ ADA-HAND SINK
- ⑦ ADA TOILET
- ⑧ HAND GRIP
- ⑨ FIRE SCAPE
- ⑩ CAST IRON PIPES-4'-2"
- ⑪ 2" VENT THROUGH ROOF
- ⑫ MOP SINK
- ⑬ DOOR SIGNAGE-ADA
- ⑭ URINALS



SCISSOR TRUSS A&B



B



20

EXHIBIT B-13

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 P O BOX 583  
 REDWOOD CITY CA 94063

**PROJECT DESCRIPTION**  
 REMODEL TO EXISTING CHURCH BUILDING

**FILE NO**  
 FUENTE DE VIDA  
 22007 I STREET  
 DOWNS LANDING CA 95306  
 APN-027-014-016

**REVISIONS**

#	DATE
1	DATE
2	DATE
3	DATE
4	DATE

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

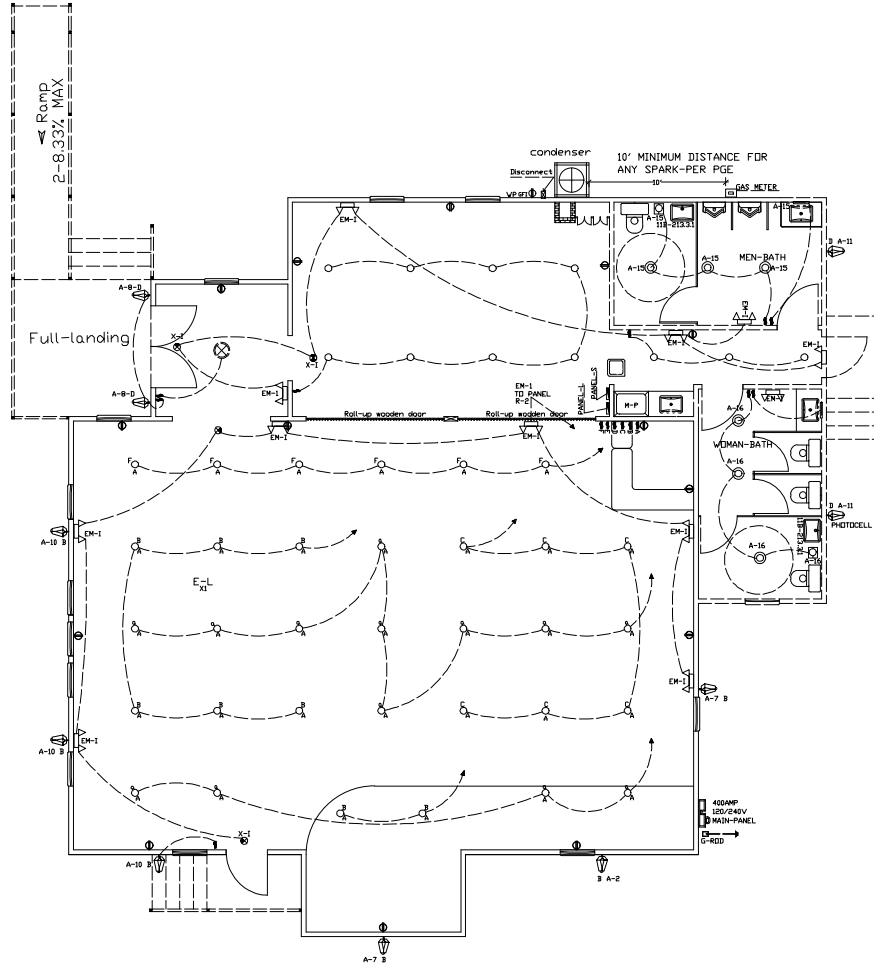
SHEET NUMBER

A05



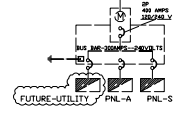
# PLAN NOTES-

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



## ONE LINE DIAGRAM

POWER SUPPLY  
4" CONDUIT



Panel board

ckt	Description	Wire #	Phase A	Phase B	A	B	Phase #	Phase #	Wiring	Description	ckt		
1	LIGHTS	14	10	11	66	66		66	66	1	14	LIGHTS	
2	LIGHTS	14	10	11			66	66		1	14	LIGHTS	
3	LIGHTS	14	10	11			128	450		1	14	LIGHTS	
4	LIGHTS	14	10	11			128	450		1	14	LIGHTS	
5	LIGHTS	14	10	11			220	40		720	1	14	LIGHTS
6	PLUG	14	10	11			720			1	14	PLUG	
7	PLUG	14	10	11			720			1	14	PLUG	
8	PLUG	14	10	11			720			1	14	PLUG	
9	PLUG	14	10	11			720			1	14	PLUG	
10	PLUG	14	10	11			720			1	14	PLUG	
11	PLUG	14	10	11			720			1	14	PLUG	
12	PLUG	14	10	11			720			1	14	PLUG	
13	PLUG	14	10	11			720			1	14	PLUG	
14	PLUG	14	10	11			720			1	14	PLUG	
15	PLUG	14	10	11			720			1	14	PLUG	
16	PLUG	14	10	11			720			1	14	PLUG	
17	PLUG	14	10	11			720			1	14	PLUG	
18	PLUG	14	10	11			720			1	14	PLUG	
19	PLUG	14	10	11			720			1	14	PLUG	
20	PLUG	14	10	11			720			1	14	PLUG	
21	PLUG	14	10	11			720			1	14	PLUG	
22	PLUG	14	10	11			720			1	14	PLUG	
23	PLUG	14	10	11			720			1	14	PLUG	
24	PLUG	14	10	11			720			1	14	PLUG	
25	PLUG	14	10	11			720			1	14	PLUG	
26	PLUG	14	10	11			720			1	14	PLUG	
27	PLUG	14	10	11			720			1	14	PLUG	
28	PLUG	14	10	11			720			1	14	PLUG	
29	PLUG	14	10	11			720			1	14	PLUG	
30	PLUG	14	10	11			720			1	14	PLUG	
31	PLUG	14	10	11			720			1	14	PLUG	
32	PLUG	14	10	11			720			1	14	PLUG	
33	PLUG	14	10	11			720			1	14	PLUG	
34	PLUG	14	10	11			720			1	14	PLUG	
35	PLUG	14	10	11			720			1	14	PLUG	
36	PLUG	14	10	11			720			1	14	PLUG	
37	PLUG	14	10	11			720			1	14	PLUG	
38	PLUG	14	10	11			720			1	14	PLUG	
39	PLUG	14	10	11			720			1	14	PLUG	
40	PLUG	14	10	11			720			1	14	PLUG	

F-Calcs

phase total watts	3641	721																										
phase total amps																												
Watts total																												
amps																												
kva																												
kw																												
Main lugs											325 A																	
Main breaker											100 AMP																	

Light fixture schedule

Type	Code	Desc	Description	Manuf	Brand	Voltag	Watts
○	A	LED	NEW CONSTRUCTION RECESSED LIGHT	HALO D SIELAR	SWITCH CONTROL	100	11
□	B	LED	WALL MOUNT DUSK TO DAWN OR SIELAR	COMMERCIAL ELECTRIC	LUMEX WATTS 100	100	150
■	C	LED	WALL PACK-DIMMABLE DUSK TO DAWN	COMMERCIAL ELECTRIC	2500 LUM-HIGH OUTPUT 70-LIGHT SHINES	100	20
●	XI	LED	LED EDGE LIGHT-EXIT SIGN W/ INTEGRAL BATTERY- SINGLE / GREEN ON MIRROR-ARRDVS PDS PLAN	LITHENEA	SERVO-IGMR-EL-1M6	100	4
⚡	EM-1	QD 6V	RECESSED WALL MOUNT EMERGENCY LIGHT W/ UNIT	LITHENEA	3-ELM-2	100	15.8
Ⓜ	E	LED	NICKEL VANIITY LIGHT WITH CLEAR AND SAND GLASS SHADES	HANPTON BAY	SENSOR MOTION	100	60

PANEL S-SOUND Panel board

ckt	Description	Wire #	Phase A	Phase B	A	B	Phase #	Phase #	Wiring	Description	ckt	
1	LIGHTS	16	10	11	240	720					2	LIGHTS
2	LIGHTS	16	10	11							2	LIGHTS
3	LIGHTS	16	10	11							2	LIGHTS
4	LIGHTS	16	10	11							2	LIGHTS
5	LIGHTS	16	10	11							2	LIGHTS
6	LIGHTS	16	10	11							2	LIGHTS
7	LIGHTS	16	10	11							2	LIGHTS
8	LIGHTS	16	10	11							2	LIGHTS
9	LIGHTS	16	10	11							2	LIGHTS
10	LIGHTS	16	10	11							2	LIGHTS
11	LIGHTS	16	10	11							2	LIGHTS
12	LIGHTS	16	10	11							2	LIGHTS
13	LIGHTS	16	10	11							2	LIGHTS
14	LIGHTS	16	10	11							2	LIGHTS
15	LIGHTS	16	10	11							2	LIGHTS
16	LIGHTS	16	10	11							2	LIGHTS
17	LIGHTS	16	10	11							2	LIGHTS
18	LIGHTS	16	10	11							2	LIGHTS
19	LIGHTS	16	10	11							2	LIGHTS
20	LIGHTS	16	10	11							2	LIGHTS
21	LIGHTS	16	10	11							2	LIGHTS
22	LIGHTS	16	10	11							2	LIGHTS
23	LIGHTS	16	10	11							2	LIGHTS
24	LIGHTS	16	10	11							2	LIGHTS
25	LIGHTS	16	10	11							2	LIGHTS
26	LIGHTS	16	10	11							2	LIGHTS
27	LIGHTS	16	10	11							2	LIGHTS
28	LIGHTS	16	10	11							2	LIGHTS
29	LIGHTS	16	10	11							2	LIGHTS
30	LIGHTS	16	10	11							2	LIGHTS

F-Calcs

phase total watts	300	720																										
phase total amps																												
Watts total																												
amps																												
kva																												
kw																												
Main lugs											125 A																	
Main breaker											100 AMP																	

DESIGNER  
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DATE  
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P O BOX 5893  
REDFORD CITY CA 94603

PROJECT DESCRIPTION  
REMODEL TO EXISTING CHURCH BUILDING

FILE DIScription  
FUENTE DE VIDA  
2007 I STREET  
DUVUS LANDING CA 95860  
APN-027-014-016

REVISIONS

△	DATE
△	DATE
△	DATE
△	DATE
△	DATE

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

SHEET NUMBER  
A06

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NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

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## **CONDITIONS OF APPROVAL**

### **USE PERMIT APPLICATION NO. PLN2022-0046 IGLESIA APOSTOLICA**

#### **Department of Planning and Community Development**

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2014), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,973.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder's filing fees.  
  
Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.
3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
5. During the construction phases of the project, if any human remains, significant or potentially unique, are found, all construction activities in the area shall cease until a qualified archeologist can be consulted. Construction activities shall not resume in the area until an on-site archeological mitigation program has been approved by a qualified archeologist.

6. No operations shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration, or electrical interference detectable off the site.
7. If signage is proposed in the future, a sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation. Any future signage shall be limited to a single monument sign not more than 12 square feet in area nor 6 feet in height, to be installed along the street frontage. On-site signage shall be non-flashing and non-animated.
8. Screen landscaping with a minimum height of 15 feet at maturity shall be installed along the southern property line. Prior to issuance of a grading or building permit, a landscaping plan indicating type of plants, initial plant size, location and method of irrigation shall be submitted and approved by the County Planning Director or appointed designee. Landscaping shall meet applicable State Model Water Efficiency Landscape Ordinance (MWELo) standards. Landscaping shall be installed and inspected prior to final of a grading or building permit. All on-site landscaping shall be maintained. Dead or dying plants shall be replaced with materials of equal size and similar variety. Any dead trees shall be replaced with a similar variety of a 15-gallon size or larger.
9. At no time shall the church or dining hall be rented or made available for use by the general public.
10. The use of amplified sound outdoors shall be prohibited.
11. The use shall maintain consistency with all applicable General Plan Noise Element standards. In the event that verified noise complaints are received by the County for noise associated with the on-site activities, noise measurements shall be conducted by a qualified noise consultant, both on-site and off-site at sensitive receptors, during similar on-site activities for which the complaint(s) was originally received:
  - a. Within 10 days of written request by the County, the property owner shall deposit \$5,000 with the County to cover the County's cost in verifying compliance with noise monitoring Conditions of Approval. Costs may include, but are not limited to, the costs of the County hiring a consultant to inspect on-site equipment and monitoring. Verification exceeding the cost of the initial deposit will not be conducted until the deposit is increased to cover all actual costs. The property owner shall have 10 days to replenish and/or increase the deposit held by the County upon receipt of written notice that an additional deposit is needed.
  - b. In the event that the noise measurements reveal that the County Noise Ordinances were exceeded/violated, additional sound controls shall be developed by a qualified noise consultant. Use of the noise-generating activities which resulted in violation of noise standards shall cease within the facility until implementation of recommended sound controls can be implemented and verified.

- c. If noise measurements are obtained by a noise consultant retained by the site operator/property owner, the property owner shall be responsible for the County's costs in hiring a third-party consultant to review the noise measurements.
12. Should lighting be installed in the future, free standing light poles shall be limited to a maximum of 15 feet in height. Prior to issuance of a building permit for on-site lighting, a photometric lighting plan for the security lights on the existing building to be utilized under this request shall be submitted for review and approval by the Planning and Community Development Department. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties).
13. Prior to issuance of a building permit, the applicant shall provide a parking plan indicating a total of 31 striped on-street parking spaces. The parking shall be reviewed and approved by the Department of Public Works for conformance with the Stanislaus County Public Works Standards and Specifications.
14. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Clerk-Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval; any adopted Mitigation Measures; and a project area map.

**Department of Public Works**

15. No parking, loading, or unloading of vehicles is permitted within the County road right-of-way **of Fink Road or Bonita Avenue**.
16. The developer will be required to install or pay for the installation of any signs and/or markings, if necessary.
17. An encroachment permit shall be obtained for any work on done in Stanislaus County right-of-way.
  - a. The site plan shall be revised to be accurate and be drawn to scale and include appropriate legend.
  - b. Sidewalks are required to be installed on I Street in front of the ADA parking stalls per Stanislaus County Standards and Specifications Plate 3-D7.
  - c. Asphalt pavement shall be installed for all parking stalls that are located along the frontage of the I Street sidewalk.
  - d. Parking stalls shall conform to Stanislaus County Standards and Specifications Plates 6-A 1 and 6-A2.

18. Gravel or road base shall not be used in these areas. Gap-graded stone shall be used for all graveled areas.

**Department of Environmental Resources (DER)**

19. Prior to issuance of a building permit, the applicant shall submit a site plan that includes the location, layout and design of the proposed on-site wastewater treatment system (OWTS) and Future 100% Expansion (Replacement) Area for the proposed on-site wastewater treatment's system (OWTS).
20. Any new building requiring an on-site wastewater treatment system (OWTS), shall be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate.
21. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met.
22. The applicant shall demonstrate and secure any necessary permits for the destruction/relocation of all on-site wastewater treatment systems (OWTS) impacted by this project, under the direction of DER.
23. The applicant shall determine, to the satisfaction of DER, that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I study, and if necessary, Phase II study) prior to the issuance of a grading permit. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.
24. At this time, the project does not meet the definition of a Food Facility, as defined by the California Retail Food Code (§113789). At such time when the operation meets the definition of a Food Facility, the owner/operator shall be subject to all applicable (CRFC) standards. In addition, the owner/operator shall provide to DER an application for a Food Facility, submit legible plans and specifications for review, and receive written approval from DER prior to commencing operation. (CRFC §114380)."
25. The applicant should contact DER regarding appropriate permitting requirements for hazardous materials and/or wastes. The applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify the DER relative to the following:
  - a. Submittal of hazardous materials Business information into the California Environmental Reporting System (CERS) by handlers of materials in excess of 55 gallons, 500 pounds of a hazardous material, or of 200 cubic feet of compressed gas, or specifically of 1000 cubic feet of carbon dioxide.
  - b. Generators of hazardous waste must notify DER relative to the: quantity of waste generated; plans for reducing wastes generated; and proposed waste disposal

practices. Generators of hazardous waste must also use the CERS data base to submit chemical and facility information to the DER.

- c. Generators of hazardous waste must apply for and maintain an active state or federal EPA ID number from the Department of Toxic Substances Control (DTSC) using Permanent State ID Number Application DTSC Form 1358.

**Building Permits Division**

26. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

**Crows Landing Community Services District**

27. Prior to issuance of a building permit, the property owner shall bring the water accounts on the property that are past due current.

**Central Valley Regional Water Quality Control Board**

28. Prior to issuance of a building permit, applicant/developer shall be responsible for contacting the Central Valley Regional Water Quality Control Board and obtaining any necessary permits.

**San Joaquin Valley Air Pollution Control District**

29. Any construction resulting from this project shall comply with standardized dust controls adopted by the SJVAPCD and may be subject to additional regulations/permits, as determined by the SJVAPCD.
30. The proposed project may be subject to SJVAPCD Rules and Regulations, including: District Rule 9510 (Indirect Source Review), Rule 4002 (National Emissions Standards for Hazardous Air Pollutants), Rule 4601 (Architectural Coatings), and Regulation VIII (Fugitive PM10 Prohibitions). Prior to issuance of a grading or building permit, the applicant shall contact the District's Small Business Assistance Office to determine if any SJVAPCD permits or if any other SJVAPCD rules or permits are required, including but not limited to an Authority to Construct (ATC).

\*\*\*\*\*

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording will be in bold font, and deleted wording will be in strikethrough text.*



## 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 10<sup>th</sup> 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 5<sup>th</sup> 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.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology / Soils             | <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology / Water Quality   | <input type="checkbox"/> Land Use / Planning              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                       | <input type="checkbox"/> Population / Housing             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                  | <input type="checkbox"/> Transportation                   | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                         | <input type="checkbox"/> 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 Documentation<sup>1</sup>.

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 Documentation<sup>1</sup>.

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 Documentation<sup>1</sup>.

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 5<sup>th</sup> 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 Documentation<sup>1</sup>.

<b>V. CULTURAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 Documentation<sup>1</sup>.

<b>VI. ENERGY -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 Documentation<sup>1</sup>.

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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> 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 CO<sub>2</sub> equivalents (CO<sub>2</sub>e). 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 Documentation<sup>1</sup>.

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 Documentation<sup>1</sup>.

<b>X. HYDROLOGY AND WATER QUALITY -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?				
<b>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:</b>				
<b>i) result in substantial erosion or siltation on- or off-site;</b>			X	
<b>ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site.</b>			X	
<b>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</b>			X	
<b>iv) impede or redirect flood flows?</b>			X	
<b>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</b>			X	
<b>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</b>			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 Documentation<sup>1</sup>.

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 Documentation<sup>1</sup>.

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 Documentation<sup>1</sup>.

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 5<sup>th</sup> 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 5<sup>th</sup> 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 Documentation<sup>1</sup>.

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 5<sup>th</sup> 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 Documentation<sup>1</sup>.

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 Documentation<sup>1</sup>.

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 Documentation<sup>1</sup>.

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 5<sup>th</sup> 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 Documentation<sup>1</sup>.

<b>XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 Documentation<sup>1</sup>.

<b>XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 Documentation<sup>1</sup>.

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 Documentation<sup>1</sup>.

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>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.)</b></p>			<p><b>X</b></p>	
<p><b>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</b></p>			<p><b>X</b></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 Documentation<sup>1</sup>.

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<sup>1</sup> Stanislaus County General Plan; and Support Documentation<sup>1</sup> adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.



## NEGATIVE DECLARATION

**NAME OF PROJECT:** Use Permit Application No. PLN2022-0046  
Iglesia Apostolica

**LOCATION OF PROJECT:** 22007 I Street and 330 West 5th Street, northeast corner  
of Fink Road and Bonita Avenue, in the Community of  
Crows Landing.  
APN: 027-014-016

**PROJECT DEVELOPERS:** Constantino Cervantes  
2279 Tuscany Court  
E. Palo Alto, CA 94303

**DESCRIPTION OF PROJECT:** Request to restore, repair, and expand an existing legal  
nonconforming (LNC) church facility on a 0.38± acre parcel in the Rural Residential (R-A)  
zoning district.

Based upon the Initial Study, dated **December 21, 2023**, the Environmental Coordinator finds  
as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Teresa McDonald, Associate Planner

Submit comments to: Stanislaus County  
Planning and Community Development Department  
1010 10th Street, Suite 3400  
Modesto, California 95354

**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**PROJECT: UP APP NO. PLN2022-0046 - IGLESIA APOSTOLICA**

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION: Land Resources	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X		X							
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
CEMETARY DISTRICT: HILLS FERRY	X	X	X		X							
COOPERATIVE EXTENSION	X	X	X		X							
COMMUNITY SERVICES DIST: CROWS LANDING	X	X	X	X				X		X	X	
FIRE PROTECTION DIST: WEST STANISLAUS	X	X	X		X							
GSA: NORTHWESTERN DELTA MENDOTA	X	X	X		X							
HOSPITAL DIST: DEL PUERTO HEALTHCARE	X	X	X		X							
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: UNION PACIFIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X		X				X	X	
SCHOOL DIST 1: NEWMAN-CROWS LANDING UNIFIED	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO ALUC	X	X	X	X				X		X	X	
STAN CO BUILDING PERMITS DIVISION	X	X	X		X							
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X		X				X	X	
STAN CO ERC	X	X	X	X				X		X		X
STAN CO HAZARDOUS MATERIALS	X	X	X	X				X		X	X	
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SUPERVISOR DIST 5: C. CONDIT	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS		X	X		X							
TELEPHONE COMPANY: AT&T	X	X	X		X							

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN 2020-0022 - 0046  
 Application Title: Designer  
 Application Address: 2207 I Street Cross Landing CA 95360  
 Application APN: 027014016

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes  No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_  
 Contributor or Contributor Firm's Name: \_\_\_\_\_  
 Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: \_\_\_\_\_  
 Name of Contributor: \_\_\_\_\_  
 Date(s) of Contribution(s): \_\_\_\_\_  
 Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

03-01-24  
 Date

  
 Signature of Applicant

\_\_\_\_\_  
 Print Firm Name if applicable

Nate Martinez  
 Print Name of Applicant



**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: P/N 2020-0022-0046  
 Application Title: DESIGNER  
 Application Address: 22007 I Street Cross Landing CA 95360  
 Application APN: 097-014-016

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes  No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

3-1-2024  
 \_\_\_\_\_  
 Date

\_\_\_\_\_

Signature of Applicant

Constantino Cervantes

Print Name of Applicant

\_\_\_\_\_  
 Print Firm Name if applicable

**UP PLN2022-0046**

# **IGLESIA APOSTOLICA**

**Planning Commission**  
**March 7, 2024**



# Overview

- Use Permit
- Request to restore, repair, and expand an existing legal non-conforming (LNC) church facility on a 0.38± acre parcel.

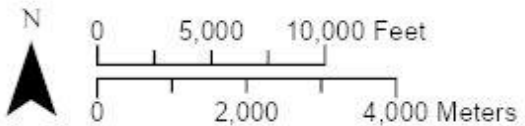
# Iglesia Apostolica

## UP PLN2022-0046

### AREA MAP

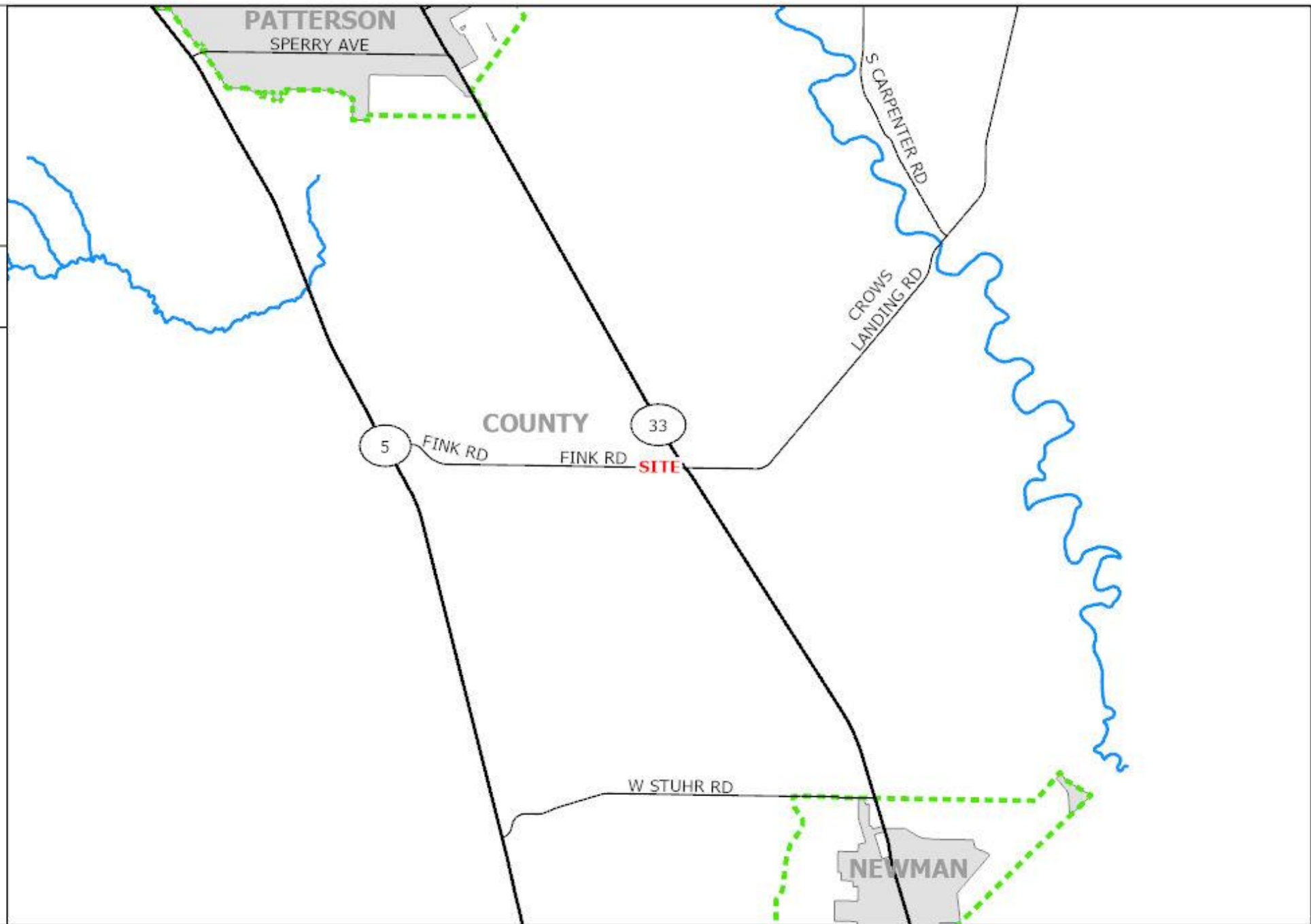
#### LEGEND

-  Project Site
-  Highway
-  Major Road
-  River
-  Sphere of Influence



Source: Planning Department GIS

Date Exported:



# Iglesia Apostolica

## UP PLN2022-0046

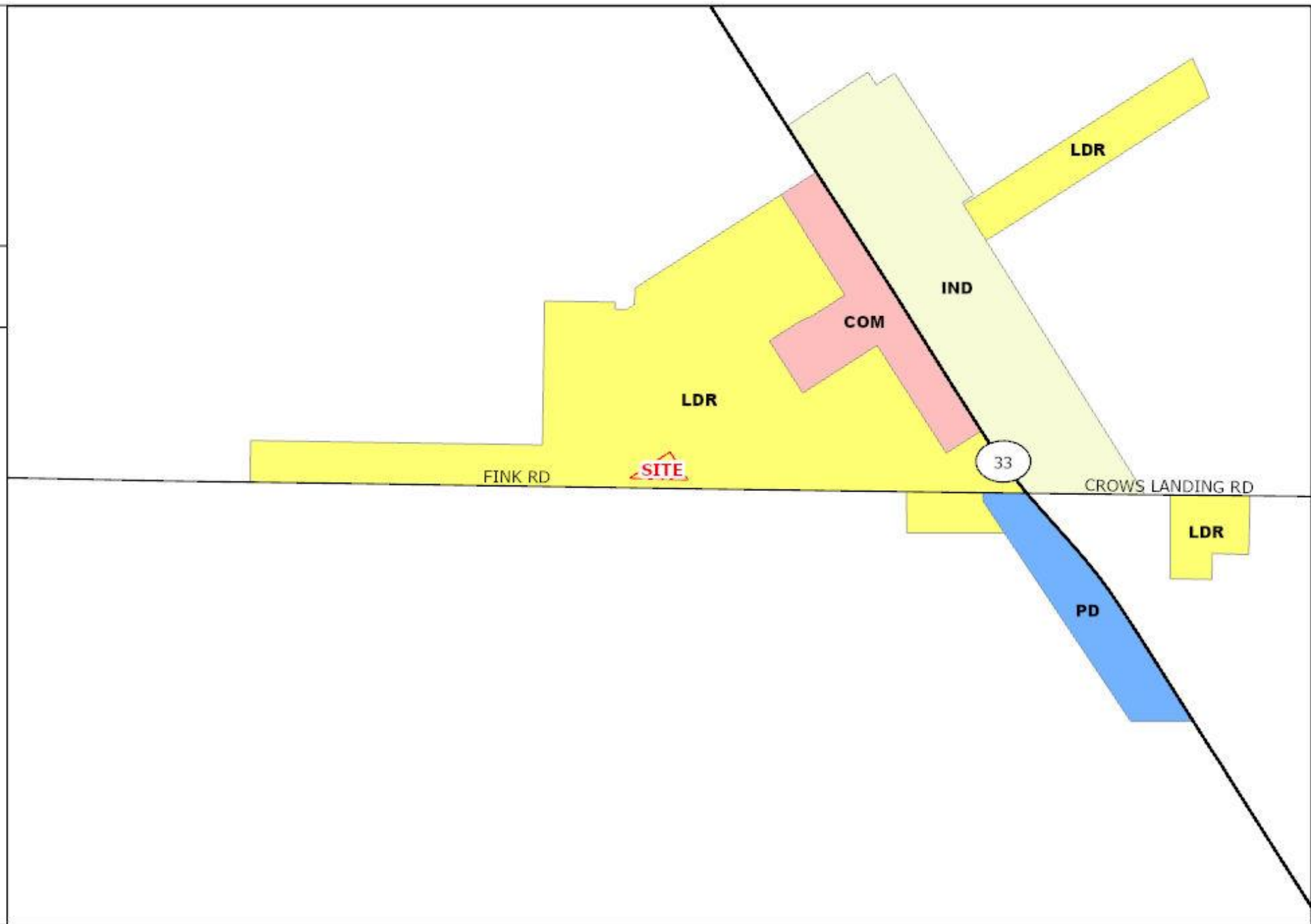
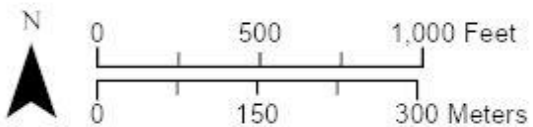
### GENERAL PLAN MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road
-  Canal

#### General Plan

-  Agriculture
-  Commercial
-  Industrial
-  Planned Development
-  Residential - Low Density





# Iglesia Apostolica





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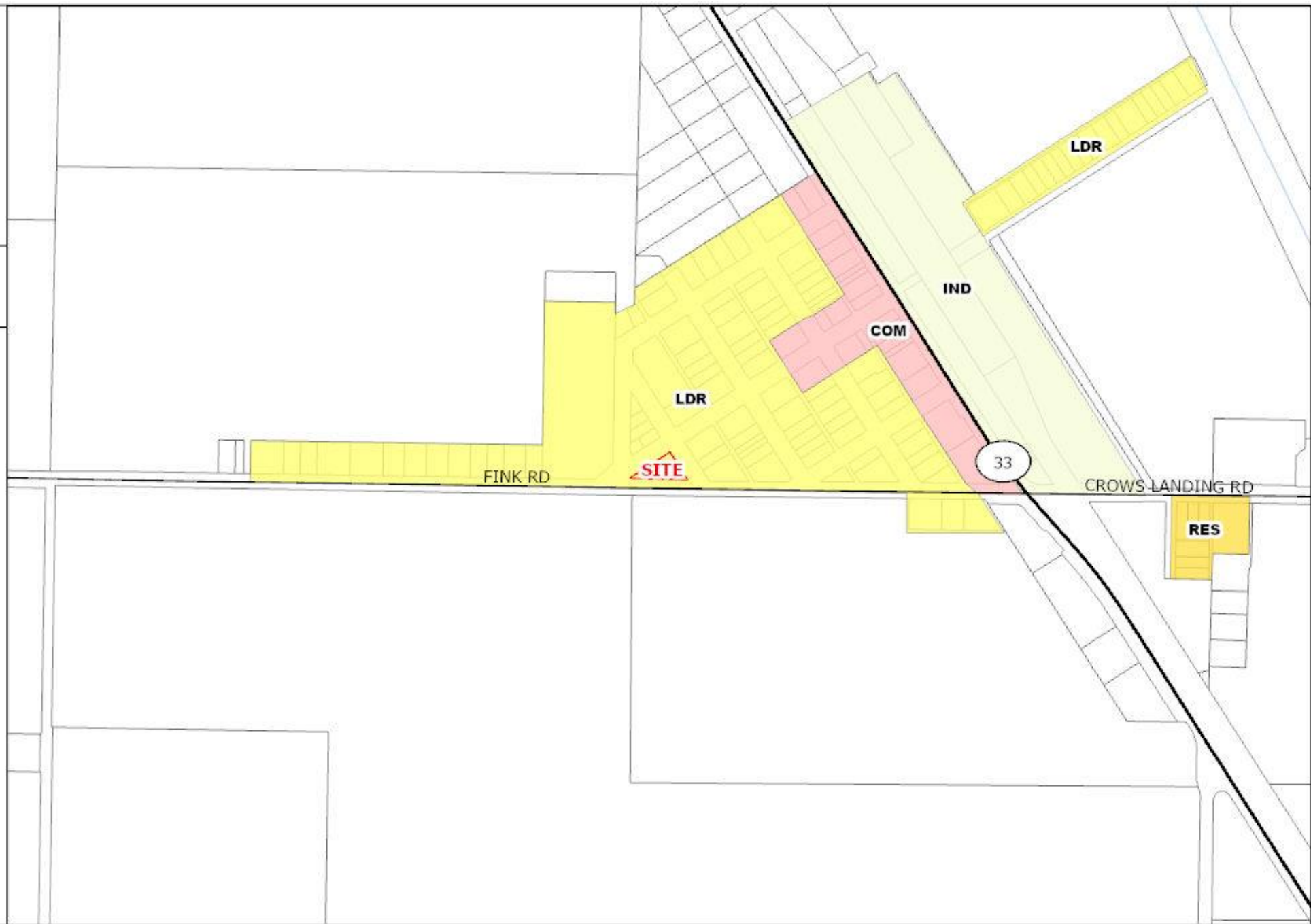
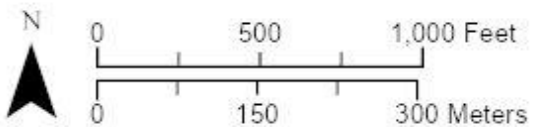
### COMMUNITY PLAN MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road
-  Canal

#### Community Plan

-  COM
-  IND
-  LDR
-  RES



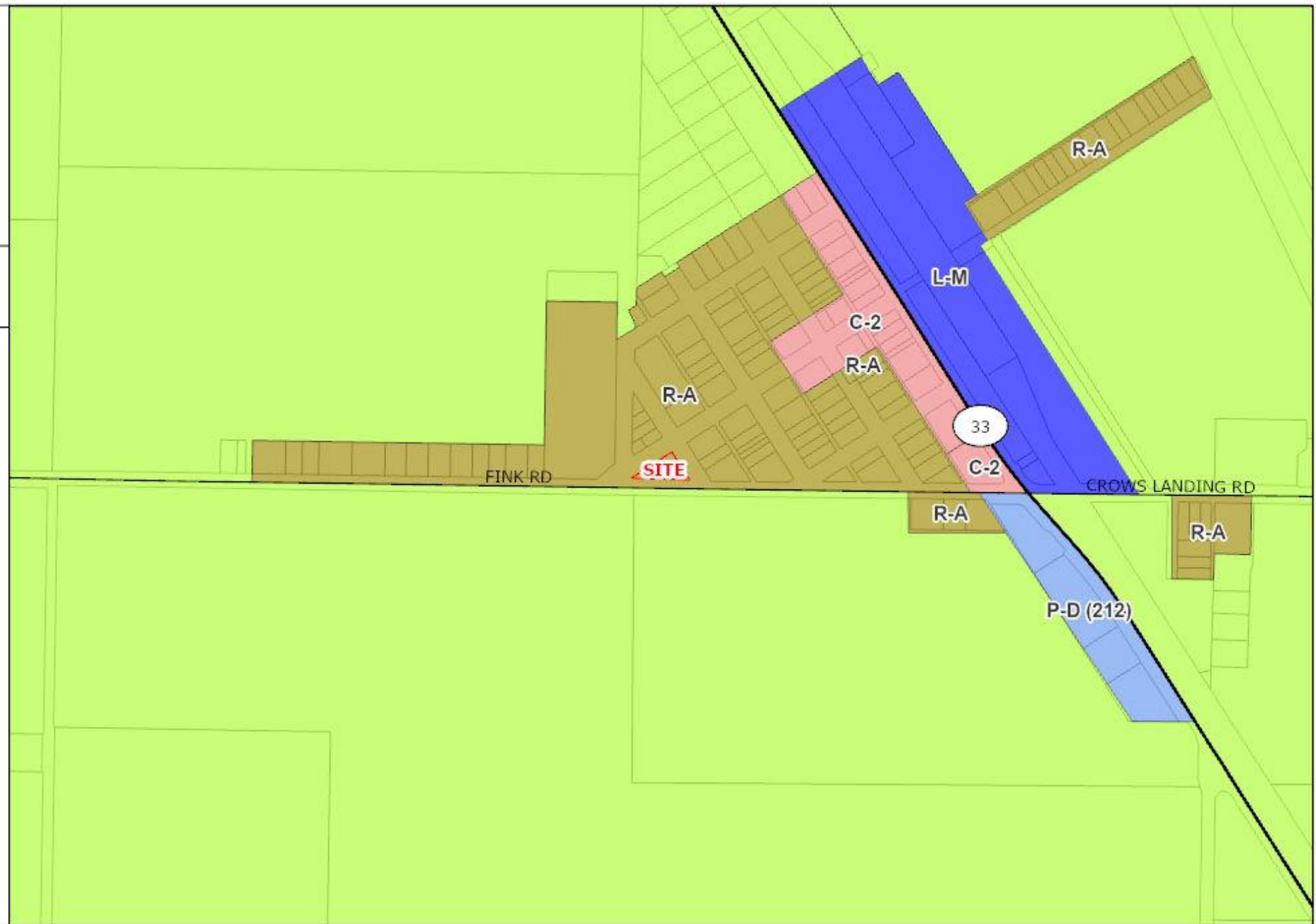
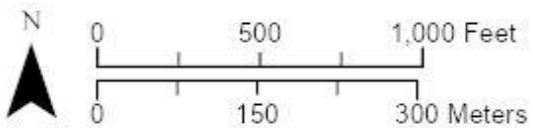
# Iglesia Apostolica

## UP PLN2022-0046

### ZONING MAP

#### LEGEND

- Project Site
  - Parcel
  - Highway
  - Major Road
  - Canal
- Zoning Designation
- General Agriculture 40 Acre
  - General Commercial
  - Limited Industrial
  - Planned Development; P-D (333); P-D (344); P-D (345); P-D
  - Rural Residential





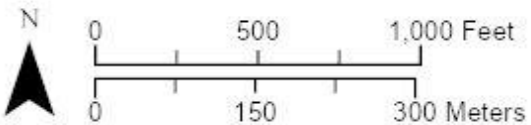
# Iglesia Apostolica

## UP PLN2022-0046

2023 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road
-  Canal



Source: Planning Department GIS

Date Exported:



©2023 Esri



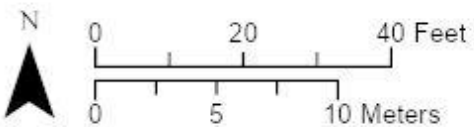
# Iglesia Apostolica

## UP PLN2022-0046

2023 AERIAL SITE MAP

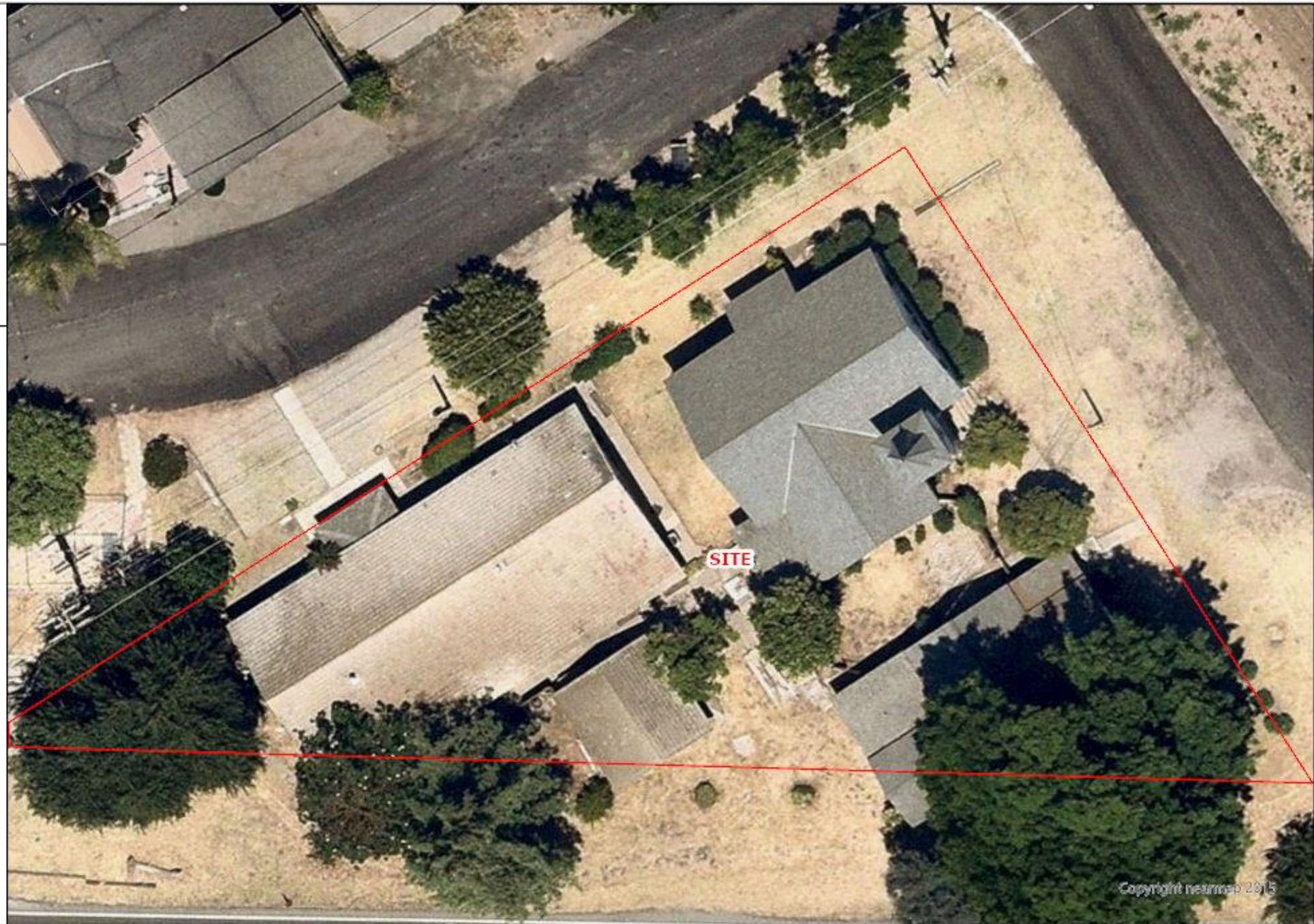
### LEGEND

-  Project Site
-  Parcel



Source: Planning Department GIS

Date Exported:





# IGLESIA APOSTOLICA

UP  
PLN2022-0046

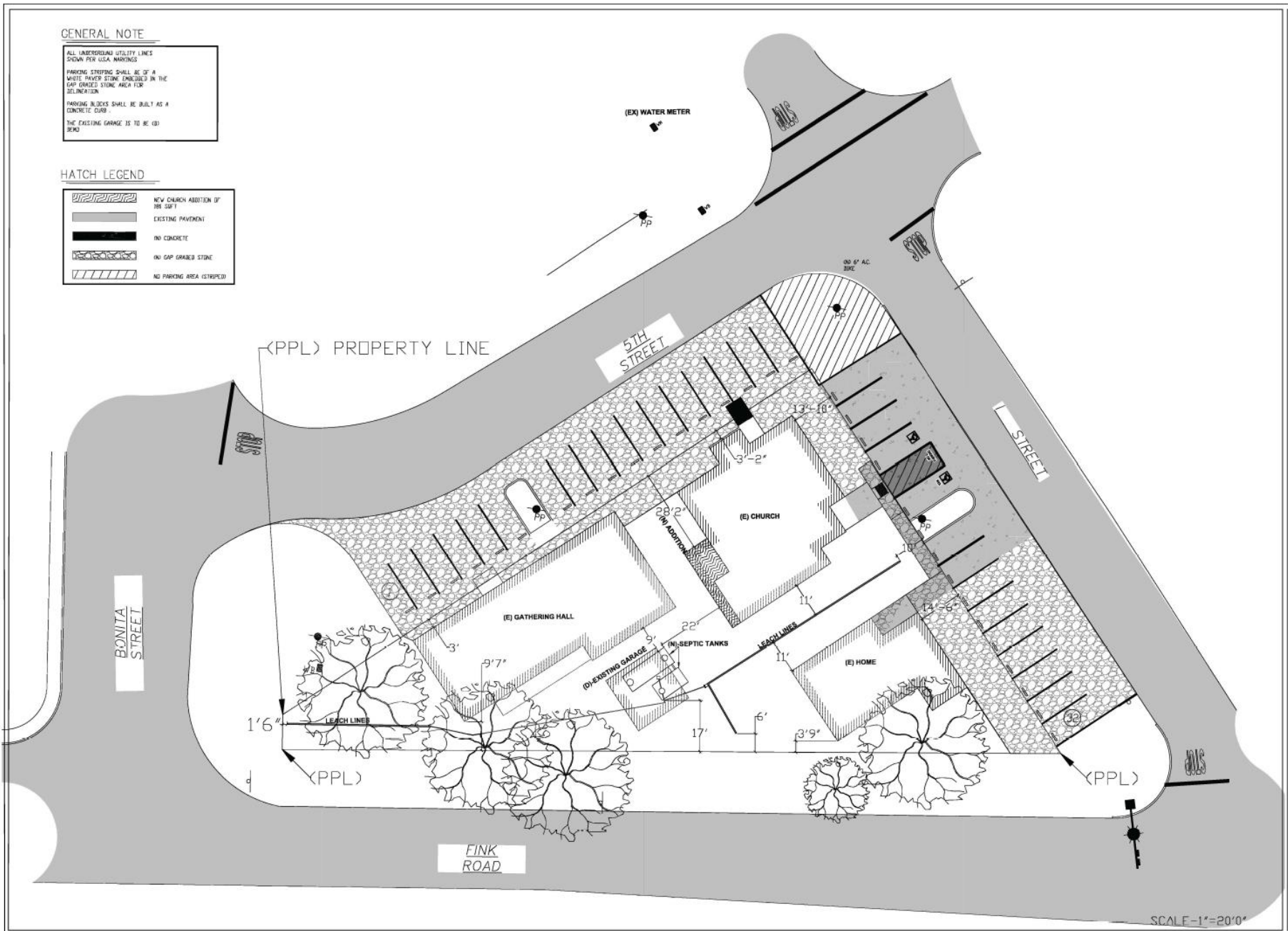
## SITE PLAN

**GENERAL NOTE**

ALL UNDERGROUND UTILITY LINES SHOWN PER USA MARKINGS  
 PARKING STRIPES SHALL BE OF A WHITE PAVED STONE ENCLOSED IN THE GAP GRADED STONE AREA FOR DELINEATION  
 PARKING BLOCKS SHALL BE BUILT AS A CONCRETE CURB  
 THE EXISTING GARAGE IS TO BE (E) BEND

**HATCH LEGEND**

	NEW CHURCH ADDITION OF 288 SQ FT
	EXISTING PAVEMENT
	NO CONCRETE
	NO GAP GRADED STONE
	NO PARKING AREA (STRIPED)



SCALE - 1" = 20' 0"

**DESIGNER**  
 NATE MARTINEZ  
 nmarte71@gmail.com  
 209-872-9596

**NATE**  
 P O BOX 1392  
 RIVERBANK CA 95367

**OWNERS ADDRESS**  
 CONSTANTINO CERVANTES  
 P O BOX 928  
 REDWOOD CITY CA 94063

**PROJECT DESCRIPTION**  
 REMODEL TO EXISTING CHURCH BUILDING

**FILE DESCRIPTION**  
 RE-ESTABLISH THE USED PERMIT OF AN EXISTING CHURCH BUILDING CALLED FUENTE DE VIDA (2807 1 STREET) AND FULL REMODEL OF THE INTERIOR AND EXTERIOR OF THE CHURCH BUILDING

**REVISIONS**

NO.	DATE	DATE	DATE	DATE
1				
2				
3				
4				

**FILE DESCRIPTION**  
 JOB-B-2023-23  
 APN-027-014-016  
 DRAWN BY-NM  
 SCALE AS NOTED  
 DATE=10.5.2023  
 SHEET NUMBER  
 SP-1

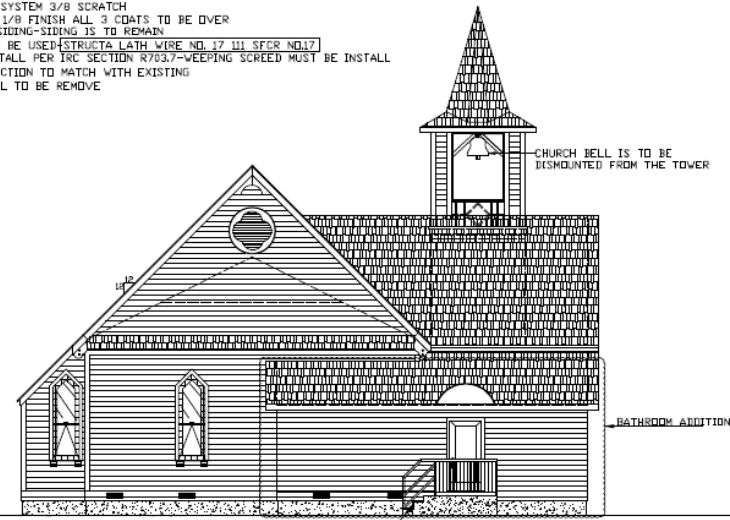
# IGLESIA APOSTOLICA

UP  
PLN2022-0046

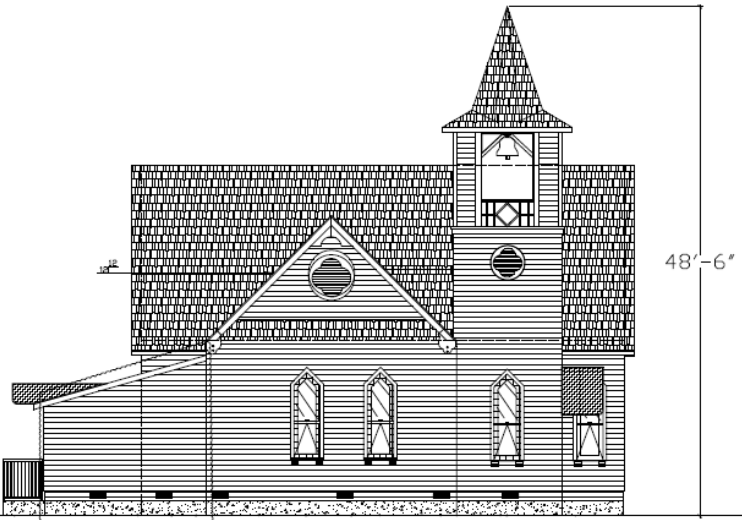
## ELEVATIONS

### 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 150FT<sup>2</sup> OF VENTING PER 1500SQFT 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-SHINGLES TO REMAIN
- 6- STUCCO WIRE TO BE USED-STRUCTA LATH WIRE NO. 17 1/11 SFOR 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



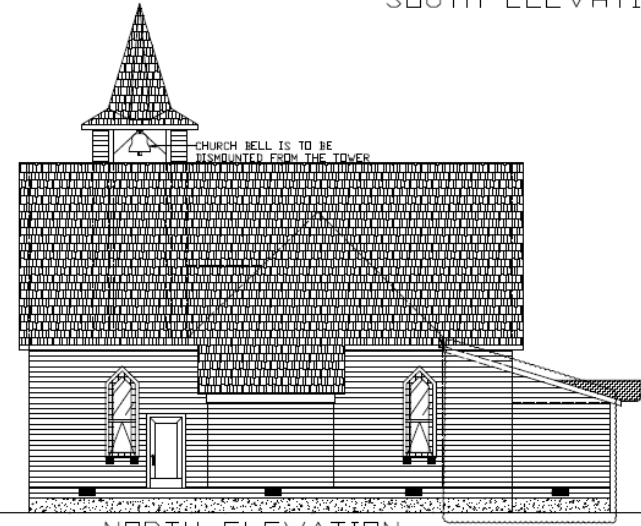
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

DESIGNER  
NATE MARTINEZ  
nate71@gmail.com  
209-872-9596

NATE  
P O BOX 1352  
RIVERBANK CA 95367

OWNER ADDRESS  
INSTANTINO CERVANTES  
P O BOX 5901  
REDDWOOD CITY CA 94603

PROJECT DESCRIPTION  
REMODEL TO EXISTING CHURCH BUILDING

SOURCE OF VIDA  
2000 F STREET  
CERVOUS LANDING CA 95208  
APN-027-014-016

REVISIONS	DATE
1	
2	
3	
4	
5	

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

SHEET NUMBER  
A04

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

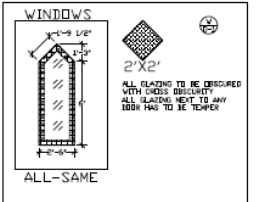
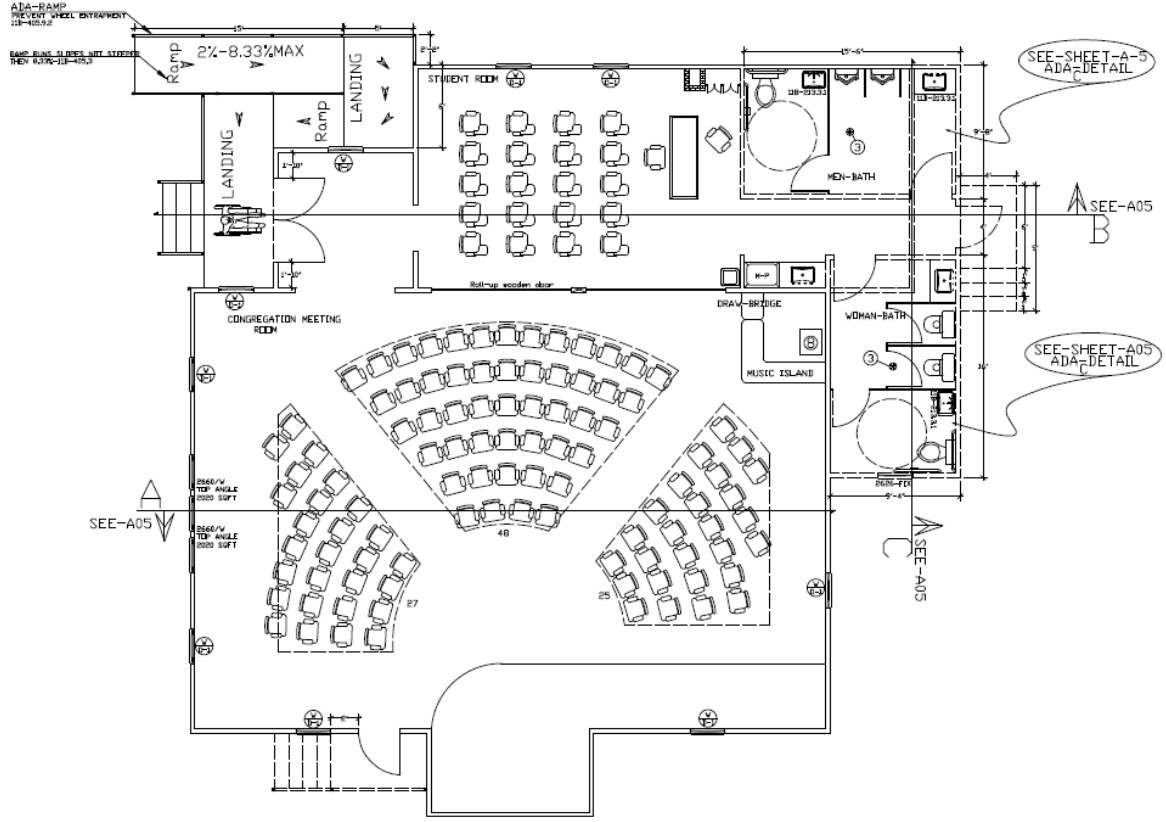
# IGLESIA APOSTOLICA

UP  
**PLN2022-0046**

## FLOOR PLAN

### 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-504.8
- 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



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

**DESIGNER**  
 NATE MARTINEZ  
 nmate71@gmail.com  
 209-872-9596

**NATE**  
 P O BOX 1352  
 RIVERBANK CA 95367

**OWNERS ADDRESS**  
 CONSTANTIN CERVANTES  
 P O BOX 3824  
 RIVERSIDE CITY CA 94063

**PROJECT DESCRIPTION**  
 RENOVEL TO EXISTING CHURCH BUILDING

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

**REVISIONS**

NO.	DATE	DESCRIPTION
A		
A		
A		
A		
A		

**FILE DESCRIPTION**  
 JOB-R-2023-23  
 APN-027-014-016  
 DRAWN BY-NM  
 SCALE AS NOTED  
 DATE=10.5.2023

**SHEET NUMBER**  
 A03

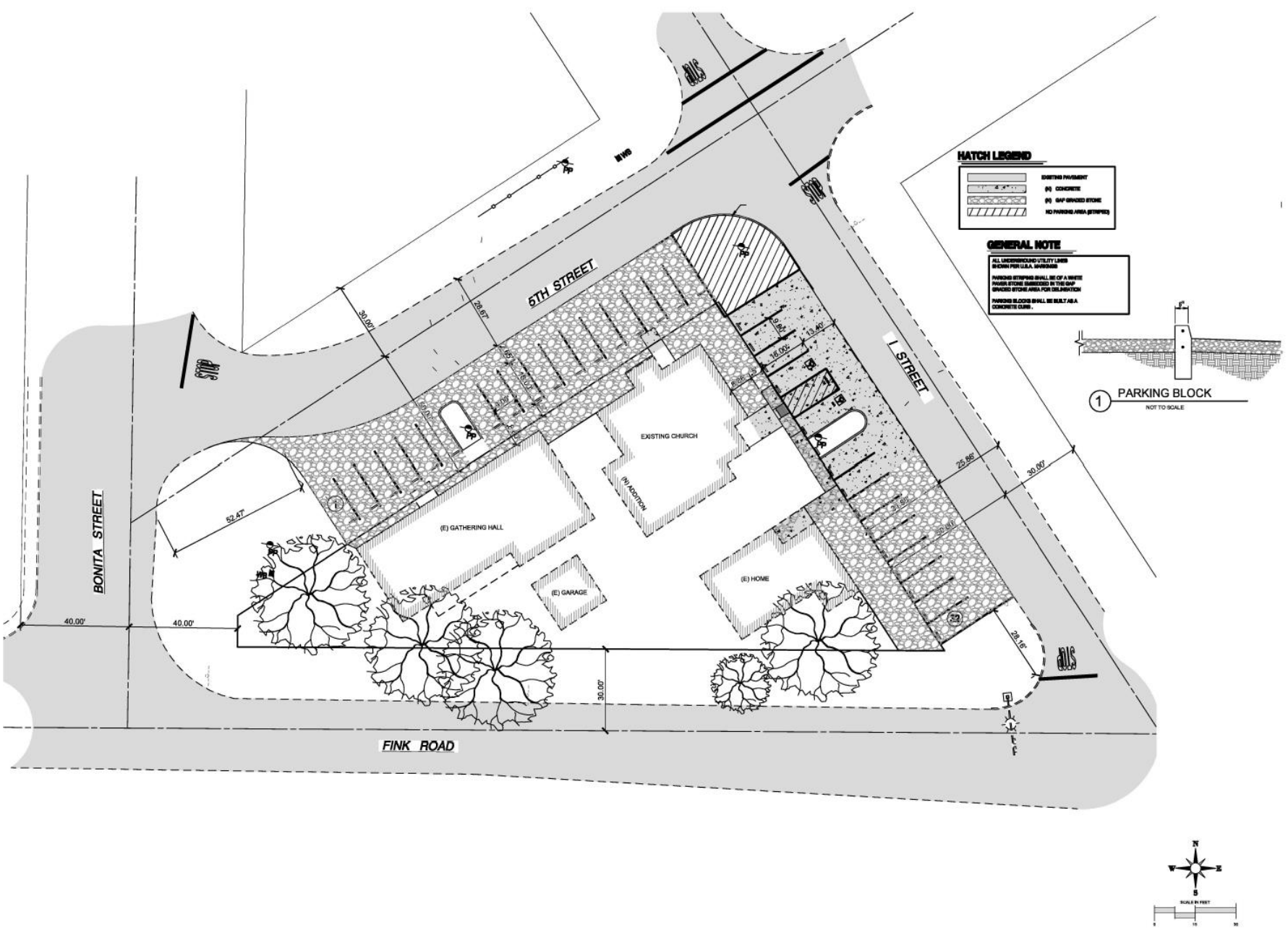
# Issues

- Legal Nonconforming Use (LNC)
  - No on-site parking
  - One space for every three under max capacity (would require 33 parking spaces)
  - Proposing to develop 31 on-street parking spaces

# IGLESIA APOSTOLICA

UP  
PLN2022-0046

## PARKING LAYOUT



Rev. #	Date	Description

PARKING LOT LAYOUT  
22007 1 STREET  
CERRITOS, CA 94535  
APN: 077-014-010

Job#:	EDC-0008	Scale:	AS NOTED	Date:	5/25/23	Drawn By:	SCU	Checked By:	JM
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# Planning Commission Memo

- Stanislaus County Department of Public Works requested amendment to Condition of Approval No. 15 to clarify street parking is allowed on I and 5<sup>th</sup> Streets:
15. No parking, loading, or unloading of vehicles is permitted within the County road right-of-way **of Fink Road or Bonita Avenue.**

# General Plan Consistency

- General Plan
  - Low-Density Residential
    - Crows Landing Community Plan
    - Effective Level of Public Services
      - Crows Landing CSD
    - Continued LNC Uses
    - Noise Element Standards
    - Agricultural Buffer
      - Not Applicable as a LNC Use
      - Requiring 15-foot-tall trees be installed along southern property line



# Zoning Ordinance Consistency

- Zoning (Title 21)
  - Nonconforming Uses
    - No onsite parking
    - Restoring, repairing, and expanding LNC use
  - Rural Residential
    - Allows Churches with a Use Permit

# Environmental Review

- CEQA
- Negative Declaration
- Conditions of Approval

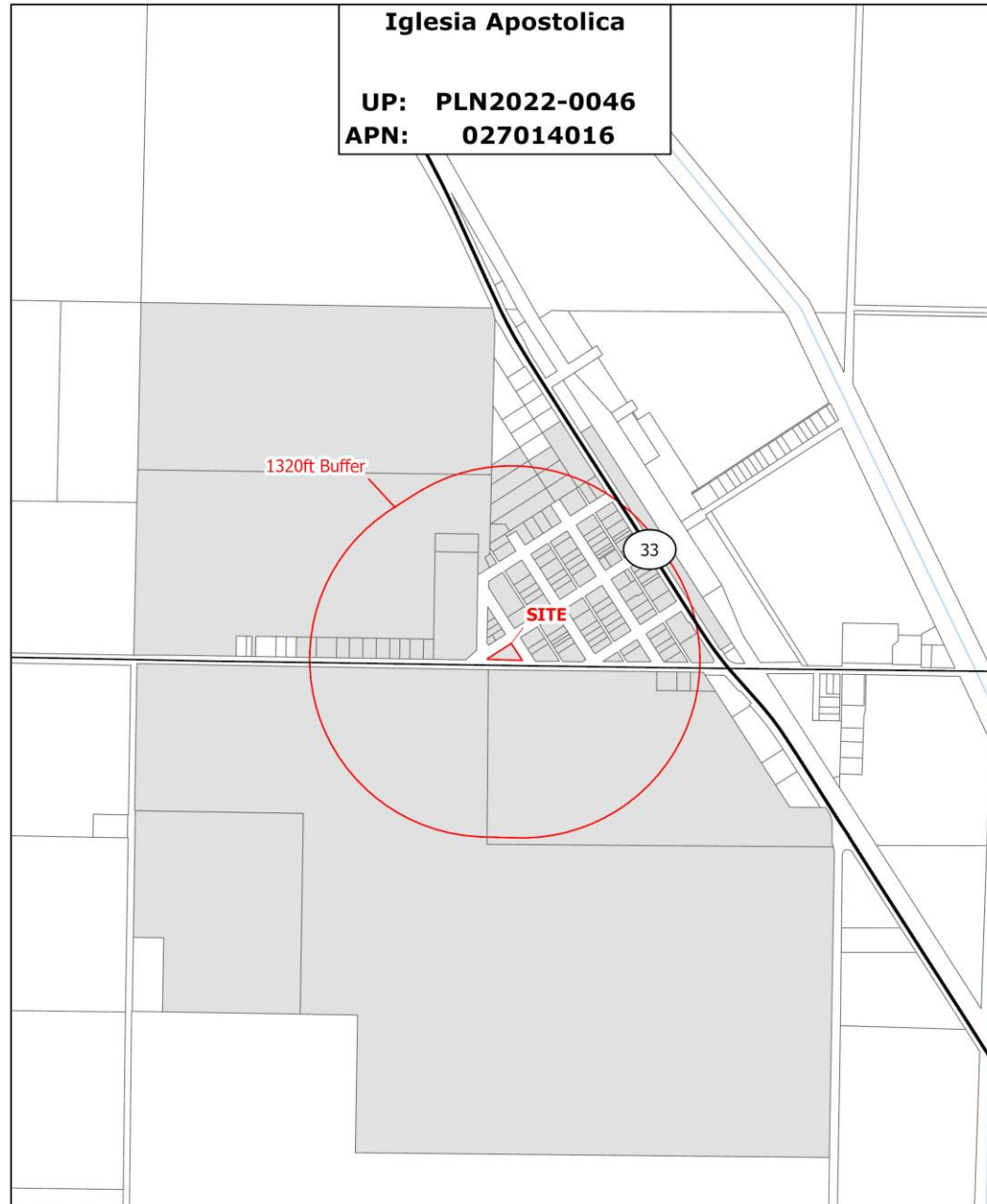
# Recommendation

- Staff recommendation **Project Approval**
- Findings – Exhibit A
  - Environmental Determination
  - Use Permit Finding (LNC)
  - Project Approval

# Questions

**Iglesia Apostolica**

**UP: PLN2022-0046**  
**APN: 027014016**



**LAND OWNER NOTIFICATION AREA**  
OCTOBER 30TH, 2023 Total Parcels - 124



0 310 620 1,240 Feet

# Iglesia Apostolica

## UP

### PLN2022-0046

#### ACREAGE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Major Road
-  Canal

