



## Referral Early Consultation

**Date:** November 8, 2023

**To:** Distribution List (See Attachment A)

**From:** Kristy Doud, Deputy Director of Planning  
Planning and Community Development

**Subject:** SALIDA COMMUNITY PLAN DEVELOPMENT PLAN APPLICATION NO.  
PLN2023-0123 – GREAT VALLEY ACADEMY

**Respond By:** November 27, 2023

**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

**Applicant:** Thomas Anderson, Great Valley Academy

**Project Location:** 5901 and 6019 Sisk Road, between Pirrone Road and the MID Main Canal, in the community of Salida.

**APN:** 136-032-037

**Williamson Act Contract:** N/A

**General Plan:** Low-Density Residential

**Community Plan:** Salida Community Plan - Low-Density Residential

**Current Zoning:** Salida Community Plan - Low-Density Residential (SCP-R-1)

**Project Description:** Request to expand an existing charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students) on a 23.33 acre parcel located in the Salida Community Plan Low-Density Residential zoning district (SCP-R-1). In accordance with Section 21.66.040 of the Salida Community Plan District zoning ordinance, development on parcels located within the Salida Community Plan Zoning District requires the adoption of a discretionary non-legislative Development Plan that shall be considered by the Planning Commission and the Board of Supervisors.

The site is currently improved with 40 portable classroom buildings, a 5,649 square-foot building which contains six classrooms and a library, a 5,627 square-foot building which contains five classrooms and administrative offices, two parking lots (41 existing parking spaces in the east lot and 19 in the south lot), and a playground. The site is currently improved with perimeter landscaping and landscaping throughout the school facility and 6-foot-tall chain link fencing on the north and west sides of the campus, as well as a 5-foot-tall chain link fence along the south side of the campus separating the Great Valley Academy from the Modesto Christian School campus. A portion of the east side of the campus which includes the entrance to the school also includes 6-foot-tall black wrought iron fencing. Part of this project request would allow for the abandonment of the reciprocal parking agreement which allows the Great Valley Academy to utilize 92 parking spaces located on the Modesto Christian School adjacent to the south. The new proposed 332 parking lot, proposed to be located on the north end of the property, would replace the reciprocal spaces and provide additional parking for the expanded students and athletic field games. The grass athletic field will be used for typical elementary and junior high events during school hours and for after school sports practices and games. No bleachers, amplified speaker system, or lighting associated with the athletic field are proposed. After school games are expected to occur up to twice a week, to end before sunset, and to have a maximum of 100 people in attendance. Parking lot lighting is proposed to be located throughout the parking lot at a maximum height of 25 feet. No new signage, landscaping, or fencing is proposed. Classroom buildings are proposed to be approximately 24 x 40 feet in size. Construction on the parking lot is proposed to commence within two years of project approval and classroom construction is proposed to occur within two to seven years of project approval. The site is served with public water by the City of Modesto, public sewer by the Salida Sanitary District, electrical services by the Modesto Irrigation District, and gas by PG&E.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**SALIDA COMMUNITY PLAN DEVELOPMENT PLAN APPLICATION NO. PLN2023-0123 – GREAT VALLEY ACADEMY**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
X	SANITARY DISTRICT: SALIDA		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO UTILITIES	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO SUPERVISOR DIST #3: WITHROW
	GSA:	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE		STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: SALIDA		US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO CITY SCHOOL DISTRICT		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** SALIDA COMMUNITY PLAN DEVELOPMENT PLAN APPLICATION NO.  
PLN2023-0123 – GREAT VALLEY ACADEMY

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

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

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

- 1.
- 2.
- 3.
- 4.

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

- 1.
- 2.
- 3.
- 4.

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

\_\_\_\_\_  
\_\_\_\_\_







Response prepared by:

\_\_\_\_\_  
Name Title Date

# GREAT VALLEY ACADEMY SCP DP PLN2023-0123

## AREA MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  County Boundary
-  City
-  Road
-  Rivers



0 0.5 1 2 Miles
















0 1 2 Kilometers

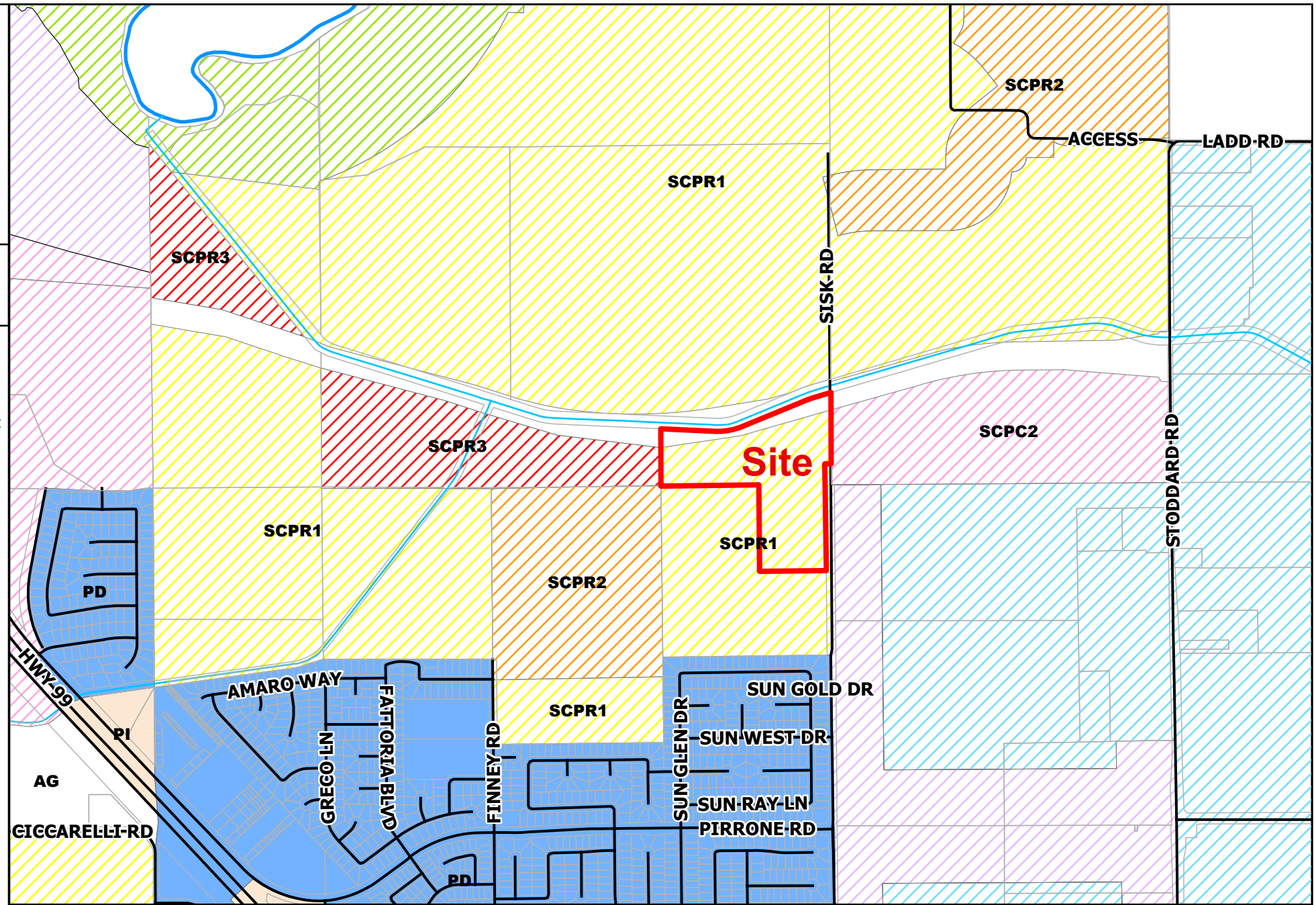
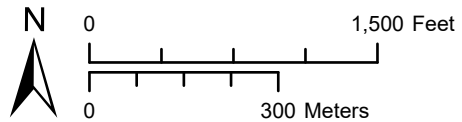


# GREAT VALLEY ACADEMY SCP DP PLN2023-0123

## GENERAL PLAN MAP

### LEGEND







	Project Site		<b>General Plan</b> Agriculture
	Parcel		Planned Development
	Road		Planned Industrial
	Canal		SCP A-2
	Rivers		SCP C-2
			SCP IBP
			SCP PI
			SCP R-1
			SCP R-2
			SCP R-3



# GREAT VALLEY ACADEMY SCP DP PLN2023-0123

## COMMUNITY PLAN MAP

### LEGEND

-  Project Site
-  Parcel
-  Sphere of Influence
-  Road
-  Canal
-  Rivers

### Community Plan

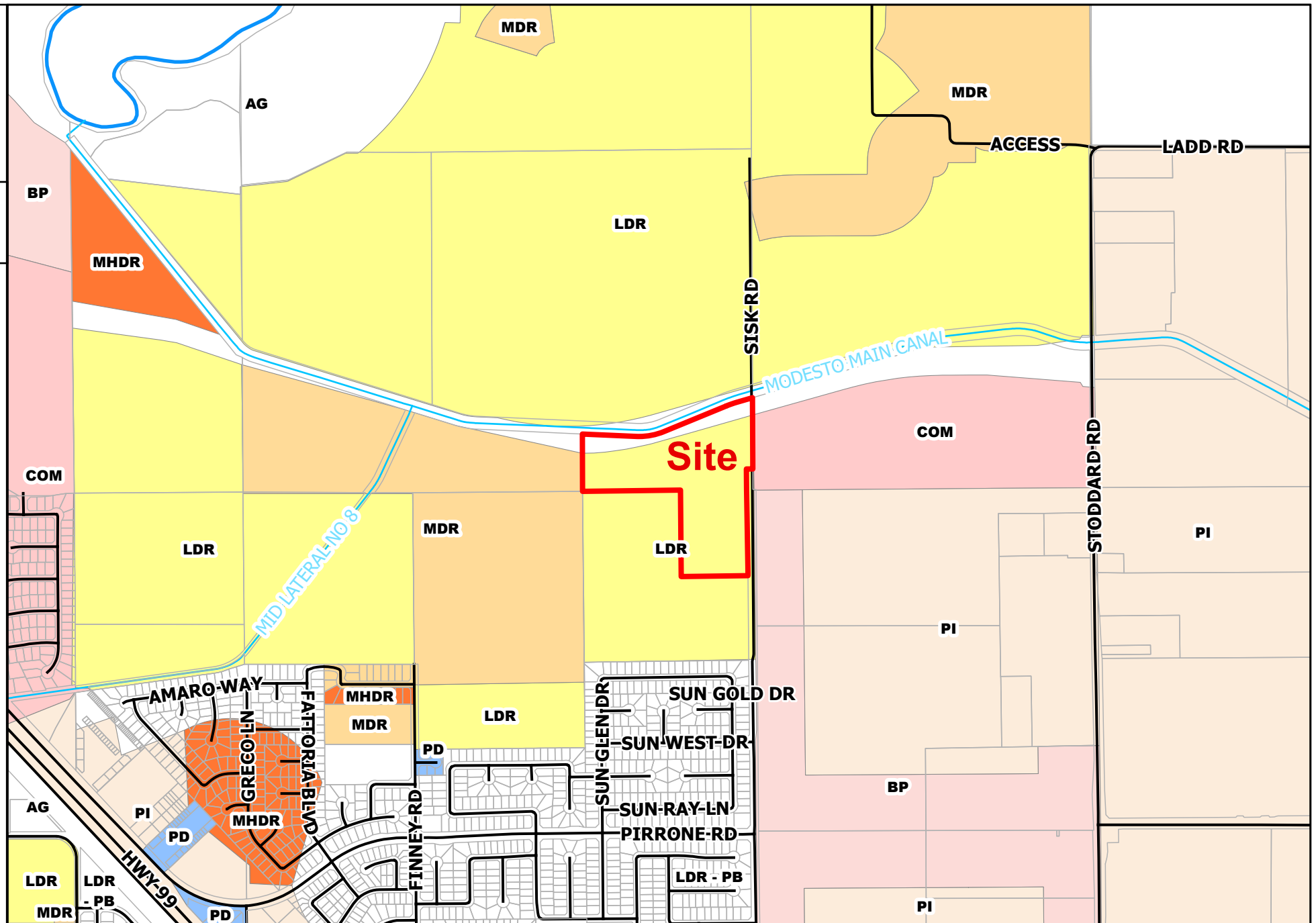
-  Business Park
-  Commercial
-  Low Density Residential
-  Medium Density Residential
-  Medium High Density Residential
-  Planned Development
-  Planned Industrial

N



0 1,500 Feet

0 300 Meters





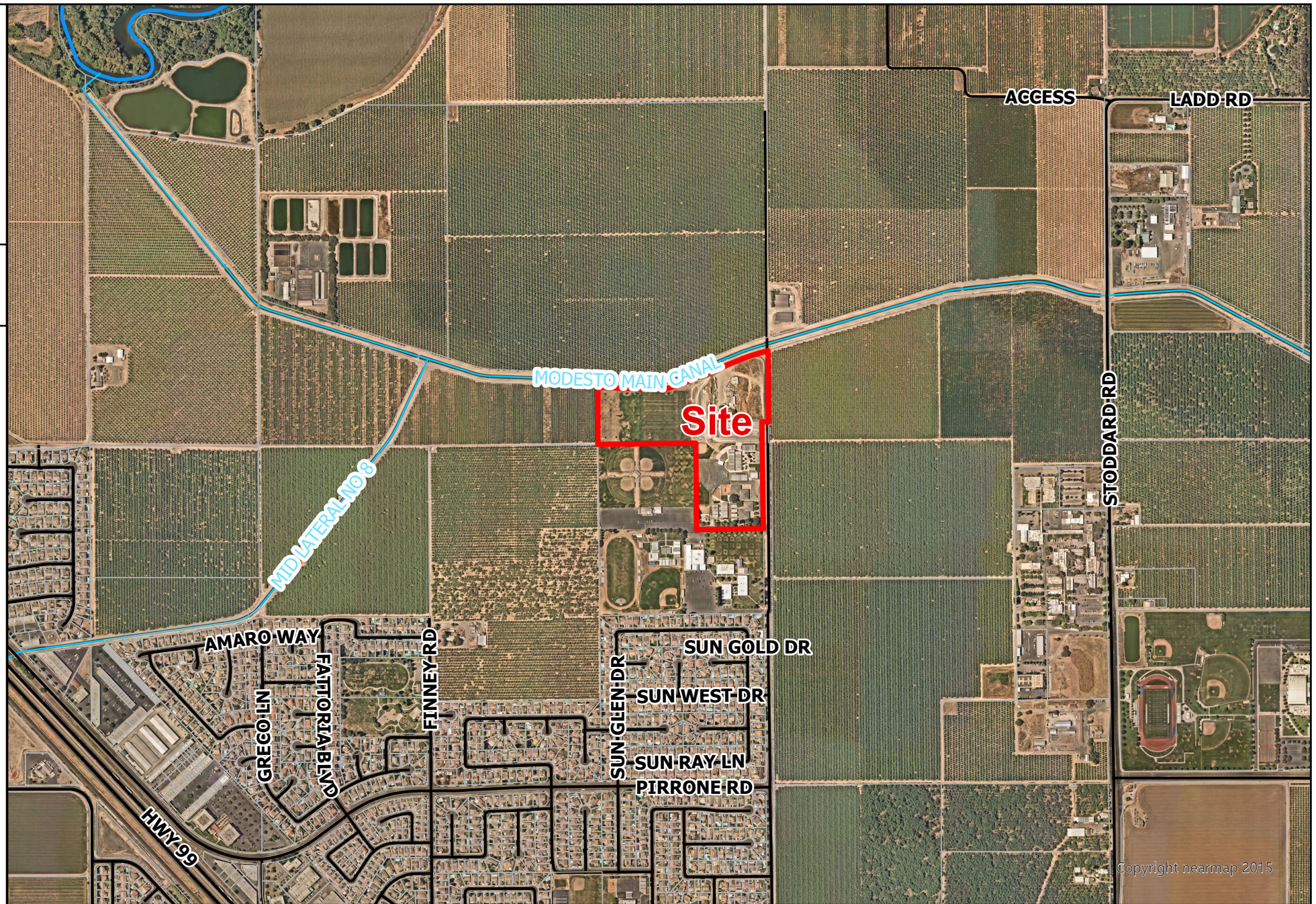
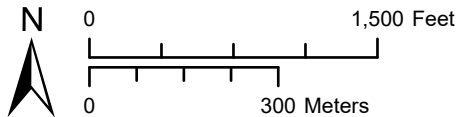


# GREAT VALLEY ACADEMY SCP DP PLN2023-0123

## AERIAL AREA MAP

### LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers

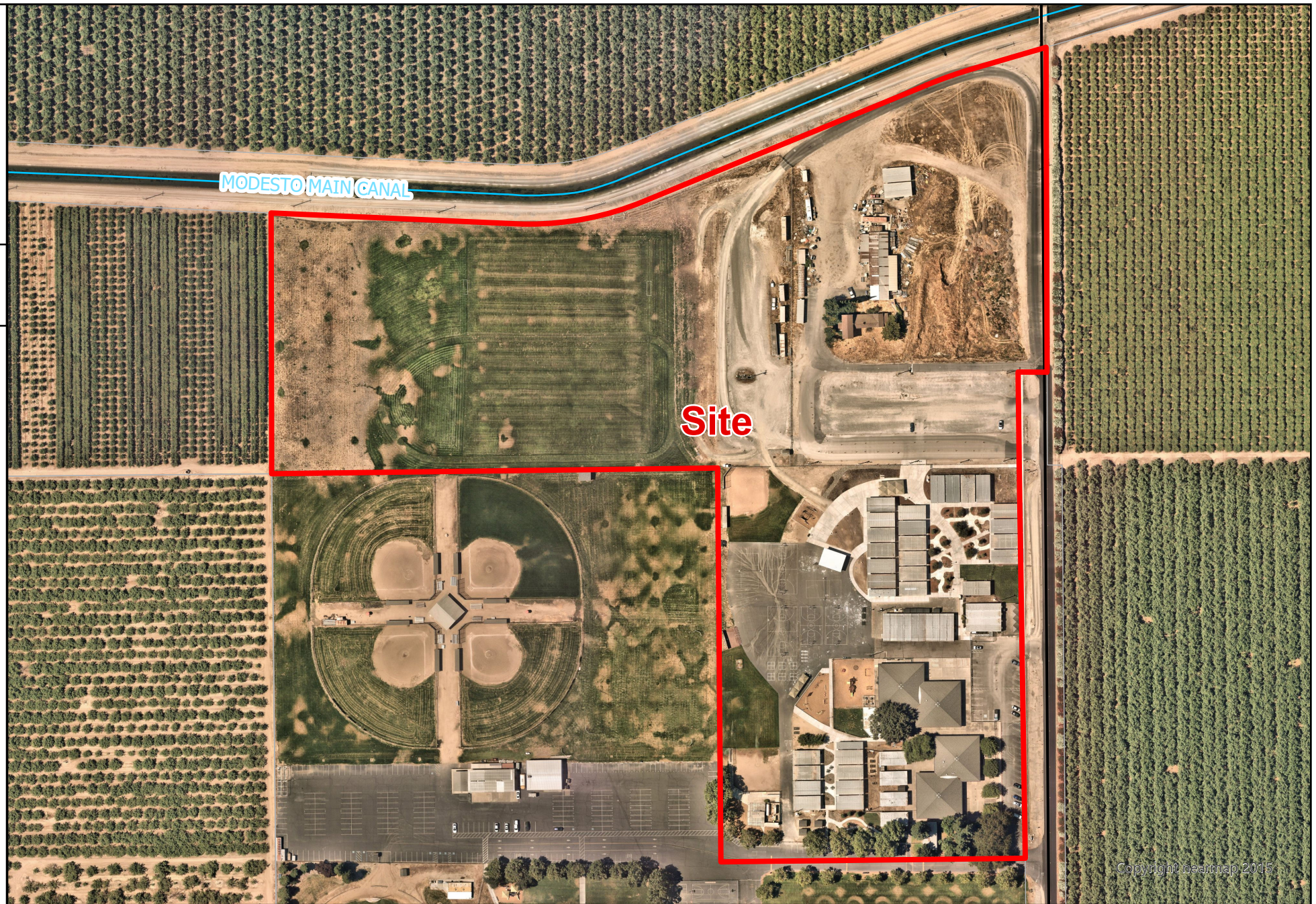
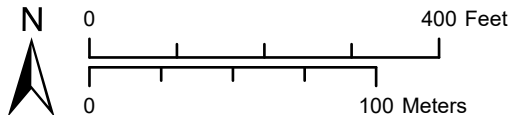


# GREAT VALLEY ACADEMY SCP DP PLN2023-0123

## AERIAL SITE MAP

### LEGEND





-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers

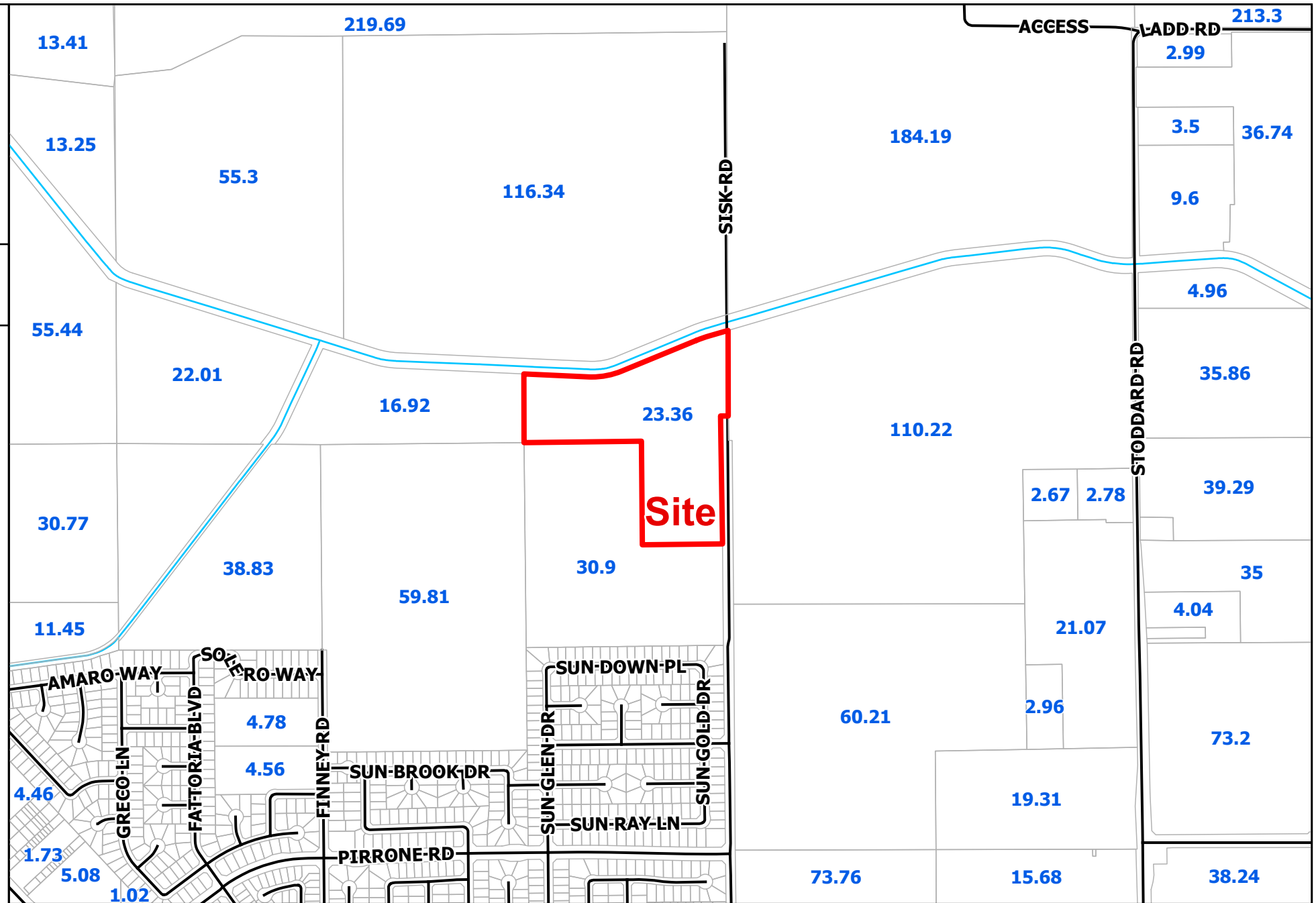
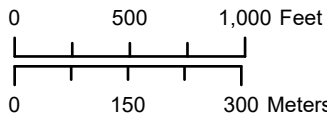


# Great Valley Academy SCP DP PLN2023-0123

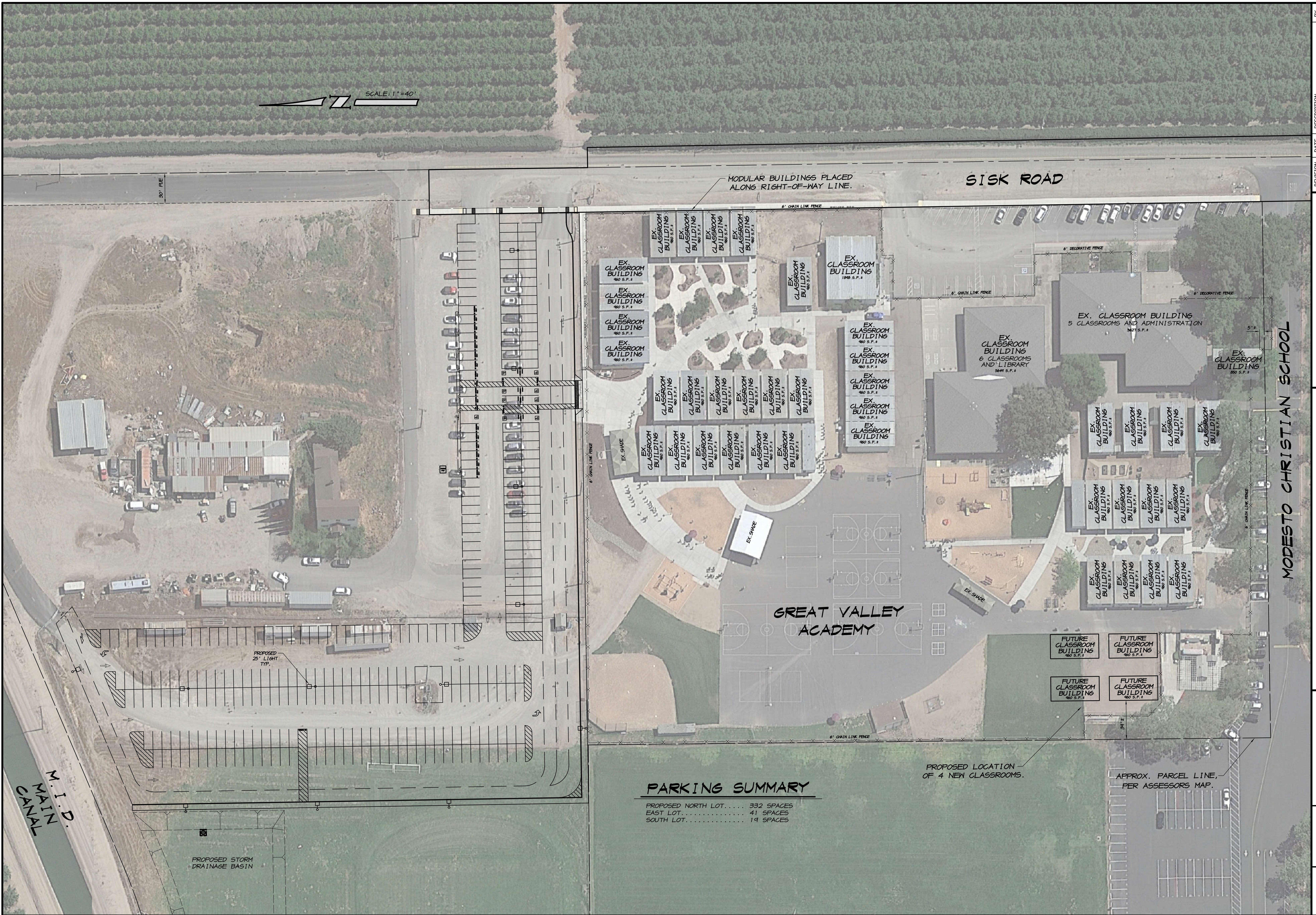
## ACREAGE MAP

### Legend

-  Project Site
-  Parcel/Acres
-  Road
-  Canal



SCALE: 1"=40'



**PARKING SUMMARY**

PROPOSED NORTH LOT..... 332 SPACES  
 EAST LOT..... 41 SPACES  
 SOUTH LOT..... 19 SPACES

PROPOSED LOCATION OF 4 NEW CLASSROOMS.

APPROX. PARCEL LINE, PER ASSESSORS MAP.

REVISION	DATE	DESCRIPTION	BY

**ASSOCIATED ENGINEERING GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356  
 PHONE: (209) 545-3590 FAX: (209) 545-5875 www.aeseng.com

**OVERALL SITE PLAN**  
**GREAT VALLEY ACADEMY**  
 CALIFORNIA  
 MODESTO

RYAN CARREL, R.C.E. 61619  
 JEFF SHELDON, R.C.E. 84078

DRAWN BY: B.F.  
 DATE: 11/6/23  
 SCALE: 1"=40'  
 DWG: 1122\_SITE  
 CHECKED: R.D.C.  
 JOB #: 1122B-23

SHEET 1 OF 1

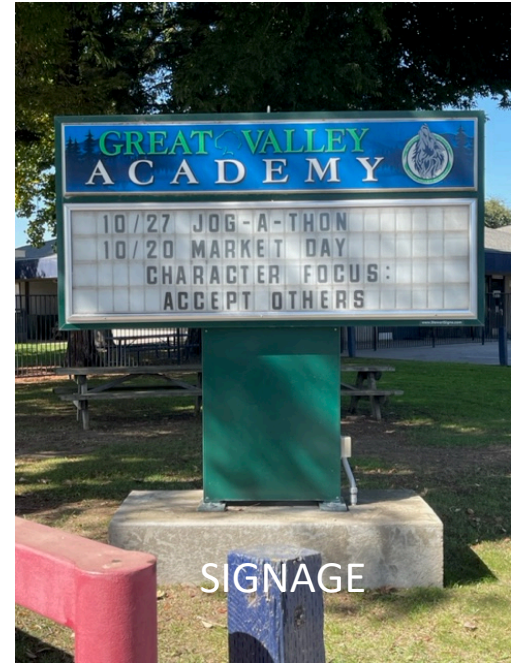
# SITE PHOTOS



LANDSCAPING



LANDSCAPING



SIGNAGE



LANDSCAPING



MODULAR CLASSROOMS



LANDSCAPING



# APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment  <input type="checkbox"/> Rezone  <input checked="" type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map  <input type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input checked="" type="checkbox"/> Other <u>SCP DP</u> </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>SCP DP</u>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>Application No(s): <u>SCP DP PN2023-0123</u>        Date: <u>10/9/2023</u>        S <u>27834</u> T <u>2</u> R <u>8</u>        GP Designation: <u>SCP R-1</u>        Zoning: <u>SCP R-1</u>        Fee: <u>\$5697</u>        Receipt No. <u>574192</u>        Received By: <u>KCO</u>        Notes: <u>Balance owed \$148</u></p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>SCP DP</u>		

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

*\*Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

See attached Project Description.

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# PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 136 Page 032 Parcel 037

Additional parcel numbers: \_\_\_\_\_  
Project Site Address  
or Physical Location: \_\_\_\_\_  
\_\_\_\_\_

Property Area: Acres: 23.33 or Square feet: \_\_\_\_\_

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Great Valley Academy Charter School

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Use Permit for Modesto Christian School (MCS)

Existing General Plan & Zoning: Salida Community Plan R-1

Proposed General Plan & Zoning: Salida Community Plan SF  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Agriculture

West: Agriculture

North: Agriculture

South: Residential

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

\_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more) Flat  Rolling  Steep

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops  Orchard  Pasture/Grassland  Scattered trees

Shrubs  Woodland  River/Riparian  Other

Explain Other: \_\_\_\_\_

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) General grading for development of

parking lot

**STREAMS, LAKES, & PONDS:**

Yes  No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) Drainage will be slightly adjusted with parking lot construction.

\_\_\_\_\_

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**



**STRUCTURES:**

- Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: ≈ 50,000 Sq. Ft.                      Landscaped Area: ≈ 600,000 Sq. Ft.  
 Proposed Building Coverage: ≈ 53,000 Sq. Ft.                      Paved Surface Area: ≈ 360,000 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) see attached site plan

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) Approximately  
15 to 20 feet

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) Up to 35 feet

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Pavement

**UTILITIES AND IRRIGATION FACILITIES:**

- Yes  No  Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: MID    Sewer\*: Salida Sanitary District  
 Telephone: AT&T    Gas/Propane: PG&E  
 Water\*\*: City of Modesto    Irrigation: N/A

**\*Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**\*\*Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Note:** Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes  No  Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes  No  Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes  No  Does the project require extension of utilities? (If yes, show location and size on plot plan.)

**AFFORDABLE HOUSING/SENIOR:**

Yes  No  Will the project include affordable or senior housing provisions? (If yes, please explain)

**RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

**COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): Three (3) to four (4) approximately 1,000 sq. ft. classrooms.

\_\_\_\_\_  
Type of use(s): Classroom  
\_\_\_\_\_

Days and hours of operation: Monday through Friday 7:00 AM to 4:00 PM with some evening events.

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: \_\_\_\_\_

Number of employees: (Maximum Shift): \_\_\_\_\_ (Minimum Shift): \_\_\_\_\_

Estimated number of daily customers/visitors on site at peak time: \_\_\_\_\_

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: \_\_\_\_\_

Estimated hours of truck deliveries/loadings per day: \_\_\_\_\_

Estimated percentage of traffic to be generated by trucks: \_\_\_\_\_

Estimated number of railroad deliveries/loadings per day: \_\_\_\_\_

Square footage of:

Office area: \_\_\_\_\_

Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_

Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_

Manufacturing area: \_\_\_\_\_

Other: (explain type of area) \_\_\_\_\_

Yes  No  Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ROAD AND ACCESS INFORMATION:**

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Sisk Road

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes  No  Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes  No  Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

**Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.**

**STORM DRAINAGE:**

How will your project handle storm water runoff? (Check one)  Drainage Basin  Direct Discharge  Overland

Other: (please explain) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.**

**EROSION CONTROL:**

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Erosion control will comply with SWPPP to be prepared for the project. \_\_\_\_\_

**Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.**

**ADDITIONAL INFORMATION:**

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

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## **PROJECT DESCRIPTION**

Great Valley Academy (GVA) is a charter school located on Sisk Road near the unincorporated community of Salida, and immediately adjacent to the existing Modesto Christian School (MCS). GVA sits on approximately 23.33 acres identified as APN: 136-032-037, and MCS resides on approximately 30.87 acres identified as APN 136-032-038. MCS and GVA together are permitted for up to 1,300 students. Through an agreement between MCS and GVA, GVA is limited to 850 TK through 8 students, and MCS is limited to 450 TK through 12 students.

The GVA site contains play fields that were not previously permitted as well as a gravel parking lot that GVA would now like to pave. In addition, GVA would like to increase its student count by 100 students to allow up to 950 TK though 8 students at the GVA site. The current GVA sites houses up to 850 students in 46 classrooms. The site also contains blacktop play areas, about 1,375 square feet of administrative offices, a paved parking lot and a large gravel parking lot/drop off area, and about 10 acres of grass play fields. GVA also has an access and parking agreement to utilize an existing driveway on the MCS property and up to 92 of the existing MCS parking spaces for GVA use.

The request to modify the Use Permit has three parts:

1. To modify the Use Permit to authorize the use of the grass playfields. This area was constructed prior to GVA's acquisition of its property but wasn't permitted by the prior Use Permit. This modification cleans up this oversight;
2. GVA wants to pave its parking lot. When GVA was approved, it needed to construct not only 23 parking spaces on its own property, but to acquire the ability to use 92 spaces on the MCS property. There is a current easement agreement allowing GVA to use the 92 parking spaces on the MCS property. GVA desires to pave the existing graveled parking area. This will put an additional 332 parking spaces on the GVA site, and allow GVA to relinquish its parking rights on the MCS property; and,
3. GVA desires to add an additional 100 students to its current allotment, raising its student allotment to 950 students, and to construct three (3) to four (4) new classrooms to house these students.

The attached Site Plan shows the location of the existing classrooms, administrative buildings, parking areas and playgrounds. The site is currently served by City of Modesto water and is connected to a Salida Sanitary Sewer District sewer line. No changes will be made to either of these utilities. Storm drainage is handled on-site and the new paved parking area will meet County standards for stormwater collection and disposal.

## Great Valley Academy Use Permit

### **Buffer Design Standards for New Uses:**

- 1) All projects shall incorporate a minimum 150 foot wide buffer setback. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300 foot wide buffer setback.
  - a. Permitted uses within a buffer area shall include:
    - i. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses. Walking and bike trails shall be allowed within buffers setback areas provided they are designed without rest areas.
    - ii. Permitted non-agricultural uses adjoining or surrounding a project site (including but not limited to legal non-conforming uses and homesites) which are of a permanent nature and not likely to be returned to agriculture.

*The Great Valley Academy (GVA) school has been in operation on this property for over five (5) years. It is part of the Modesto Christian School (MCS) campus that was permitted and has been in operation for over 30 years at this location.*

*As part of this Use Permit request, existing playground fields will be authorized, although they already exist, are in use, and have been in place since before GVA acquired its site. As part of the Use Permit, GVA could construct three or four new classrooms, but these will all be in locations that are over 300 feet away from existing agricultural uses. While the property is adjacent to current agricultural operations (trees) on the west, north and east boundaries, these properties are all zoned for development as part of the Salida Community Plan. The properties to the west of the site are zoned SCP-R-2 and SCP-R-3, the property to the north is separated from the site by a 100 foot canal, and is zoned SCP-R-1, and the property to the east is separated from the site by Sisk Road and parking areas, and is zoned SCP-C-2.*

*Based on the prior approvals for schools at this location, and based on the site's historic use as a school at this location, and due to the fact that the project will not construct any new facilities closer to agricultural operations than currently exist, therefore, the historic setbacks are adequate, and no additional setbacks or buffer treatments are proposed.*

- 2) A six foot high fence of uniform construction shall be installed along the perimeter of the developed area of the use to prevent trespassing onto adjacent agricultural lands. Fencing shall not be required for uses which do not directly establish the potential for increased trespassing onto adjacent agricultural lands.

*This type of fencing is proposed or exists.*

**Buffer and Setback Design Standards for Expanding Uses:**

- Where existing development on a project site will allow, accommodation of a buffer as required for new uses shall be provided.
- Where existing development on a project site will not allow a buffer as required for new uses, the expansion may be permitted only if it does not intensify on-site activities or an alternative buffer and setback design standard is approved for the expansion.

*The Use Permit only slightly modifies the existing Use Permit that has been in effect for many years. This use is considered compatible with both the prior zoning in the area, and the new SCP zoning, discussed previously.*