

Stanislaus County Code

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Chapter 10.46 NOISE CONTROL

10.46.010 Title.

The ordinance codified in this chapter may be cited as the “Stanislaus County Noise Control Ordinance.” (Ord. CS 1070 §2, 2010).

10.46.020 Findings and policy.

The Stanislaus County board of supervisors hereby finds that every person is entitled to an environment in which the noise is not detrimental to his or her life, health, and enjoyment or property; that the peace, health, safety, and welfare of its citizens require protection from disturbing, excessive, offensive and loud noises from any and all sources in the unincorporated areas of the county; and the establishment of maximum permissible noise levels will further the public health, safety, welfare and peace and quiet of county inhabitants.

In order to control unnecessary, excessive and annoying noise in the county, it is hereby declared to be the policy of the county to prohibit such noise generated from or by all sources as specified in this chapter. It shall be the policy of the county to maintain quiet in areas that exhibit low noise levels and to implement programs aimed to reduce noise in those areas within the county where noise levels are above acceptable values.

It is determined that certain noise levels are detrimental to the public health, welfare and safety, and are contrary to public interest. Therefore, the board of supervisors declares that creating, maintaining, causing or allowing to be created, caused or maintained, any noise in a manner prohibited by or not in conformity with the provisions of this chapter, is a public nuisance and shall be punishable as such. (Ref. California Noise Control Act of 1973, Division 28, Sections 46000 et seq., of the California Health and Safety Code.) (Ord. CS 1070 §2, 2010).

10.46.030 Definitions.

A. “Ambient noise level” means the all encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

B. “A-weighted sound level” means the total sound level in decibels of all sound as measured with a sound level meter with a reference pressure of twenty microPascals using the A-weighted network (scale) at slow response. The unit of measurement shall be defined as dB(A).

C. “Construction equipment” means any machine used in the construction, erection, enlargements, alteration, conversion or movement of any building, structures or land together with any scientific surveys associated therewith.

D. “Decibel (dB)” means a unit for measuring the amplitude of sounds, equal to twenty times the logarithm to the base ten of the ratio of the pressure of the sound measured to the reference pressure, which is twenty microPascals.

E. “Dwelling unit” means a single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

F. “Impulsive noise” means a noise of short duration with an abrupt onset and rapid decay.

G. “Lmax” means the maximum A-weighted sound level recorded during a noise event.

H. “Person” means a person, firm, association, partnership, joint venture, corporation or any entity, public or private in nature.

I. “Pure tone noise” means any noise that is distinctly audible as a single pitch (frequency) or set of pitches. A pure tone shall exist if the one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the two contiguous one-third octave bands by five decibels for center frequencies of five hundred Hertz and above and by eight decibels for center frequencies of between one hundred sixty and four hundred Hertz and fifteen decibels for center frequencies less than or equal to one hundred twenty-five Hertz.

J. “Sound level meter” means an instrument used for measurement of sound levels, which at a minimum meets the American National Standards Institute (ANSI) Standard S1.4-1983 (R2006) or S1.4a-1985 (R2006) “Specifications for Sound Level Meters,” Type 2, or most recent version thereof.

K. “Sound level” in decibels, means twenty times the logarithm to the base ten of the ratio of the pressure of the sound to a reference pressure that is twenty microPascals. (Ord. CS 1070 §2, 2010).

10.46.040 Sound level measurement.

A. Sound level measurements may be made anywhere within the boundaries of a property. Where practical, the point of measurement should be positioned three to five feet above the ground and away from reflective surfaces. The actual location of a sound level measurement shall be at the discretion of the enforcement official.

B. Sound level measurements shall be made with a sound level meter which has been certified as meeting the standards of the American National Standards Institute within the last twelve months and the measurement shall be performed by an enforcement official trained in the use of the sound level meter. (Ord. CS 1070 §2, 2010).

10.46.050 Exterior noise level standards.

A. It is unlawful for any person at any location within the unincorporated area of the county to create any noise or to allow the creation of any noise which causes the exterior noise level when measured at any property situated in either the incorporated or unincorporated area of the county to exceed the noise level standards as set forth below:

1. Unless otherwise provided herein, the following exterior noise level standards shall apply to all properties within the designated noise zone:

Table A
EXTERIOR NOISE LEVEL STANDARDS

Designated Noise Zone	Maximum A-Weighted Sound Level as Measured on a Sound Level Meter (LMAX)	
	7:00 a.m.— 9:59 p.m.	10:00 p.m.— 6:59 a.m.
Noise Sensitive	45	45
Residential	50	45

Commercial	60	55
Industrial	75	75

2. Exterior noise levels shall not exceed the following cumulative duration allowance standards:

Table B
CUMULATIVE DURATION
ALLOWANCE STANDARDS

Cumulative Duration	Allowance Decibels
Equal to or greater than 30 minutes per hour	Table A plus 0 dB
Equal to or greater than 15 minutes per hour	Table A plus 5 dB
Equal to or greater than 5 minutes per hour	Table A plus 10 dB
Equal to or greater than 1 minute per hour	Table A plus 15 dB
Less than 1 minute per hour	Table A plus 20 dB

3. Pure Tone Noise, Speech and Music. The exterior noise level standards set forth in Table A shall be reduced by five dB(A) for pure tone noises, noises consisting primarily of speech or music, or reoccurring impulsive noise.

4. In the event the measured ambient noise level exceeds the applicable noise level standard above, the ambient noise level shall become the applicable exterior noise level standard.

B. Noise Zones Defined.

1. Noise Sensitive. Any public or private school, hospital, church, convalescent home, cemetery, sensitive wildlife habitat, or public library regardless of its location within any land use zoning district.

2. Residential. All parcels located within a residential land use zoning district.

3. Commercial. All parcels located within a commercial or highway frontage land use zoning district.

4. Industrial. All parcels located within an industrial land use zoning district.

5. The noise zone definition of any parcel not located within a residential, commercial, highway frontage, or industrial land use zoning district shall be determined by the director of Stanislaus County planning and community development department, or designee, based on the permitted uses of the land use zoning district in which the parcel is located. (Ord. CS 1070 §2, 2010).

10.46.060 Specific noise source standards.

The following sound sources are subject to the following additional standards. The failure to comply with these additional standards constitutes a separate violation of this chapter:

A. Motor Vehicle Sound Systems. No person shall operate a motor vehicle sound system, whether affixed to the vehicle or not, between the hours of ten p.m. and seven a.m., such that the sound system is audible to the human ear inside any inhabited dwelling. No person shall operate a motor vehicle sound system, whether affixed to the vehicle or not, at any other time such that the sound system is audible to the human ear at a distance greater than fifty feet from the vehicle. (Ref. California Vehicle Code Section 27007.)

B. Power Tools and Equipment. No person shall operate any power tools or equipment between the hours of ten p.m. and seven a.m. such that the power tools or equipment are audible to the human ear inside an

inhabited dwelling other than a dwelling in which the power tools or equipment may be located. No person shall operate any power tools or equipment at any other time such that the power tools or equipment are audible to the human ear at a distance greater than one hundred feet from the power tools or equipment.

C. Audio Equipment. No person shall operate any audio equipment, whether portable or not, between the hours of ten p.m. and seven a.m. such that the equipment is audible to the human ear inside an inhabited dwelling other than a dwelling in which the equipment may be located. No person shall operate any audio equipment, whether portable or not, at any other time such that the equipment is audible to the human ear at a distance greater than fifty feet from the equipment.

D. Sound-Amplifying Equipment and Live Music. No person shall install, use or operate sound-amplifying equipment, or perform, or allow to be performed, live music unless the sound emanating from the sound-amplifying equipment or live music shall not be audible to the human ear at a distance greater than two hundred feet. To the extent that these requirements conflict with any conditions of approval attached to an underlying land use permit, these requirements shall control.

E. Construction Equipment. No person shall operate any construction equipment so as to cause at or beyond the property line of any property upon which a dwelling unit is located an average sound level greater than seventy-five decibels between the hours of seven p.m. and seven a.m.

F. Burglar Alarms. Any building burglar alarm must have an automatic cutoff, capable of terminating its operation within fifteen minutes of the time it is activated. Notwithstanding the requirements of this provision, any member of the sheriff's department shall have the right to take such steps as may be reasonable and necessary to disconnect any such alarm during the period of its activation. Any structure upon which a burglar alarm has been installed shall prominently display the telephone number at which communication may be made with the owner of such structure.

G. Vehicle Alarms. No owner of a motor vehicle shall have in operation an audible burglar alarm therein unless such burglar alarm shall be capable of terminating its operation within fifteen minutes of the time it is activated. Notwithstanding the requirements of this provision, any member of the sheriff's department of Stanislaus County shall have the right to take such steps as may be reasonable and necessary to disconnect any such alarm installed on a motor vehicle at any time during the period of its activation. (Ref. California Vehicle Code Section 22651.5.) (Ord. CS 1070 §2, 2010).

10.46.070 Vibration.

Operating or permitting the operation of any device that creates vibration that is above the vibration perception threshold of any individual at or beyond the property boundary of the source if on private property, or at one hundred fifty feet from the source if on a public space or public right-of-way is prohibited. For the purpose of this section, "vibration perception threshold" means the minimum ground-borne or structure-borne vibration motion necessary to cause a reasonable person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects, or a measured motion velocity of 0.01 in/sec over the range of one to one hundred Hertz. (Ord. CS 1070 §2, 2010).

10.46.080 Exemptions.

The following sources are exempt from the provisions of this chapter:

- A. Sounds for the purpose of alerting persons to the existence of an emergency;
- B. Radios, sirens, horns, and bells on police, fire, and other emergency response vehicles;
- C. Parades, fireworks displays, and other special events for which a permit has been obtained from the county are exempted provided there is compliance with all conditions that have been noted in writing on the

permit. Noise produced as a result of noncompliance with any condition specified on the permit is not exempted from the requirements of this chapter;

D. Activities on or in publicly owned property and facilities, or by public employees while in the authorized discharge of their responsibilities, are exempt provided that such activities have been authorized by the owner of such property or facilities or its agent or by the employing authority;

E. Religious worship activities, including, but not limited to, bells, organs, singing, and preaching;

F. Locomotives and other railroad equipment, and aircraft;

G. The collection of solid waste is exempted to the extent that the noise of such collection is regulated by the Stanislaus County refuse ordinance (Chapters 9.02, 9.04, 9.08, 9.09, 9.10 and 9.12). Noise not covered by the Stanislaus County refuse ordinance is not exempted from the requirements of this chapter.

H. Agricultural activity, as such term is defined in Section 9.32.010(B), and any operation, facility or appurtenances thereof, that are conducted or maintained on agricultural lands for commercial purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in Stanislaus County.

I. Federal or State Preempted Activities. This chapter shall not apply to any activity to the extent regulation thereof has been preempted by state or federal law.

J. Public Entity or Public Utility Activity. This chapter shall not apply to construction or maintenance activities performed by or at the direction of any public entity or public utility.

K. Residential Maintenance Activity. Noise associated with the maintenance of residential property, including, but not limited to, the operation of lawnmowers, leaf blowers, etc., provided such activity occurs between the hours of seven a.m. and ten p.m. (Ord. CS 1070 §2, 2010).

10.46.090 Waiver.

A. Application. The property owner may request a permit for a waiver from any provision of this chapter.

1. The application for a waiver shall be filed with the department of planning and community development for presentation to the planning commission in writing, on a form prescribed by the director and shall be signed by the owner or authorized agent.

2. The application shall include the information deemed necessary by the director, including, but not limited to:

- a. The nature and location of the noise source for which such application is made;
- b. The reason for which the waiver is requested, including the hardship that will result to the applicant, or the public if the permit of waiver is not granted;
- c. The level of noise that will occur during the period of the waiver;
- d. The section or sections of this chapter for which the waiver shall apply;
- e. A description of interim noise control measures to be taken for the applicant to minimize noise and the impacts of such noise control measures; and
- f. A specific schedule of the noise control measures that shall be taken to bring the source into compliance with this chapter within a reasonable time.

B. A filing fee, in such amount as may be fixed from time to time by resolution of the board of supervisors, shall be paid at the time the application is filed.

C. Notice. The director shall give notice of the request for waiver to all the surrounding properties that

would be impacted by the exception, for example, those properties that would experience a noise level at their property line that exceeds the standards as set forth in this chapter.

D. Standard for Issuance of Waiver. A permit to allow a waiver from the provisions contained in all or a portion of this chapter may be issued by the planning commission if the commission determines that:

1. Noise levels occurring during the period of the waiver will not constitute a danger to public health;
2. Compliance with the ordinance would impose an unreasonable hardship on the applicant without equal or greater benefits to the public; and
3. Strict compliance would be unreasonable due to the circumstances of the requested exception.

E. Factors considered for all requests for waiver, other than construction or special events, shall include, but not be limited to, the following:

1. Conformance with the intent of this chapter and general plan policies;
2. Uses of property and existence of sensitive receptors within the area affected by sound;
3. The ability of the applicant to apply the best practical noise control measures;
4. Age and useful life of the existing sound source;
5. The time of the day or night the waiver or waivers will occur;
6. The duration of the waiver; and
7. The general public interest, welfare and safety.

F. Within thirty days of receipt of a completed application, the director shall refer the request directly to the planning commission for action at the next available board meeting. The planning commission may impose reasonable conditions that minimize the public detriment and may include, but are not limited to, restrictions on sound level, sound duration and operating hours, an approved method of achieving compliance and a time schedule for its implementation.

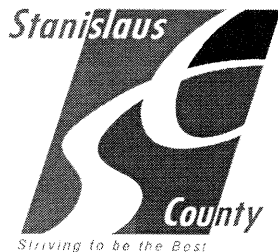
G. Where a request for waiver is associated with a discretionary permit, the waiver shall be processed concurrently with the discretionary permit. In which case the planning commission shall be the approving authority for the exception. The planning commission must consider those factors identified above. The planning commission shall either: (1) approve or conditionally approve such request in whole or in part; or (2) deny the request. The planning commission may impose reasonable conditions that minimize the public detriment and may include, but are not limited to, restrictions on sound level, sound duration and operating hours, an approved method of achieving compliance and a time schedule for its implementation.

H. Where a waiver has been approved by the planning commission and verified complaints are received related to the waiver the commission has the authority to amend, condition or revoke the waiver, as the commission deems necessary so as to secure the purpose of this chapter.

I. Any person aggrieved by the decision of the planning commission may appeal to the board of supervisors by filing written notice of appeal with the director within ten days of the decision. The board of supervisors' decision shall be final and shall be based upon the considerations set forth in this section. All appeals shall be accompanied by an appeal fee as established from time to time by resolution of the board of supervisors. (Ord. CS 1070 §2, 2010).

10.46.100 Enforcement.

Stanislaus County sheriff officers shall have the primary responsibility for enforcement of this chapter. Violations may be prosecuted as described in Section 10.46.120 of this chapter, but nothing in this chapter shall prevent the sheriff from engaging in efforts to obtain voluntary compliance by means of warnings, notices, educational programs or any other means. (Ord. CS 1070 §2, 2010).



CHIEF EXECUTIVE OFFICE
Richard W. Robinson
Chief Executive Officer

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STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE

July 15, 2010

Rachel Wyse, Assistant Planner
Stanislaus County Planning Department
1010 10th Street, Suite 3400
Modesto, CA 95354

SUBJECT: ENVIRONMENTAL REFERRAL – USE PERMIT APPLICATION NO. 2009-11 –
RIVER OAK GRACE COMMUNITY CHURCH

Ms. Wyse:

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and has determined that, with the revised mitigation measure in place, noise impacts to the surrounding communities will have a less than significant effect.

If the revised mitigation measure as presented by staff is not acceptable to the applicant then a noise study shall be required. A scope of work shall be submitted to Planning staff by the noise consultant prior to the study being completed.

The ERC appreciates the opportunity to comment on this project.

Sincerely,

Christine Almen, Senior Management Consultant
Environmental Review Committee

cc: ERC Members

RECEIVED

JUL 26 2010

STANISLAUS CO. PLANNING &
COMMUNITY DEVELOPMENT DEPT



Stanislaus County

Planning and Community Development

1010 10th Street, Suite 3400
Modesto, California 95354

Phone: (209) 525-6330
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CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** Use Permit Application No. 2009-11 - River Oak Grace Community Church
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Rachel Wyse, Assistant Planner
(209) 525-6330
4. **Project location:** 7712 Rodden Road, east of Valley Home Road (Hwy 120), north of the Stanislaus River, in the Oakdale area. APN: 006-012-081
5. **Project sponsor's name and address:** River Oak Grace Community Church
7712 Rodden Road
Oakdale, CA 95361
6. **General Plan designation:** Agriculture
7. **Zoning:** A-2-10 (General Agriculture)
8. **Description of project:**

Request to expand an existing church site by expanding the existing multipurpose building, constructing two (2) classroom buildings, an additional multi-purpose and gymnasium building, an administrative building, 4 to 6 Missionary cottages, and a storage building, for a total of 69,000 square feet. An outdoor family recreation area, expanded amphitheater use, additional parking, and second access off of Rodden Road are also being proposed.
9. **Surrounding land uses and setting:** Orchard and ranchettes to the north, ranchettes to the east, Stanislaus River and the city of Oakdale to the south, ranchettes and Highway 120 to the west.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Department of Public Works
Stanislaus Fire Prevention Bureau
City of Oakdale
CalTrans

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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <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 checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <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.

Rachel Wyse, Assistant Planner
Prepared By

May 28, 2010
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). Reference 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 -- Would 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) Substantially degrade the existing visual character or quality of the site and its surroundings?			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 itself is not considered to be a scenic resource or a unique scenic vista. Community standards generally do not dictate the need or desire for architectural review. Any development resulting from this project will be consistent with existing area developments. The project parcel is within the Sphere of Influence of the City of Oakdale. To ensure compliance with City of Oakdale design guidelines, the project was referred to the City as a part of the Early Consultation process. No response has been received to date. A Mitigation Measure will be added to this project to address glare.				
Mitigation: 1. 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).				
References: Stanislaus County General Plan and Support Documentation ¹ .				
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	
<p>Discussion: The developed area of the site is classified as "Rural Residential" and the undeveloped area is classified as "Grazing Land" by the California State Department of Conservation Farmland Mapping and Monitoring Program. There are five (5) types of soil on the subject parcel: Peters clay, Index Rating of 32, and Grade of 4; Honcut fine sandy loam, Index Rating of 73, and Grade of 2; San Joaquin sandy loam, Index Rating of 29, and Grade of 4; Cometa sandy loam, Index Rating of 44, and Grade of 3; Columbia sandy loam, Index Rating of 65, and Grade of 2.</p> <p>The church site was first approved in 1988 by the Board of Supervisors. An active orchard exists to the north of the project site and grazing property to the west. The majority of the parcels surrounding the church are utilized as homesites/ranchettes. The project site is within the City of Oakdale's Sphere of Influence and could be annexed to the city in the future, with Local Agency Formation Commission (LAFCO) approval. There is no indication this project will result in the removal of adjacent land from agricultural use. The project parcel is not enrolled in a Williamson Act Contract.</p> <p>In December of 2007, Stanislaus County adopted an updated Agricultural Element which incorporated guidelines for the implementation of agricultural buffers applicable to new and expanding non-agricultural uses within or adjacent to the A-2 zoning district. The purpose of these guidelines is to protect the long-term health of agriculture by minimizing conflicts such as spray drift and trespassing resulting from the interaction of agricultural and non-agricultural uses. Prior to project approval, the applicant may present an alternative to the buffer requirements to the Agricultural Advisory Board for support. Alternatives may be approved provided the Planning Commission finds that the alternative provides equal or greater protection than the existing buffer standards. Current buffer guideline standards require a project to provide solid fencing and a double row of landscaping around the perimeter of the proposed operation. Due to the proposed expansion's location, and the existence of some trees, shrubs, and fencing, an alternative buffer was presented to the Ag Advisory Board (AAB) on October 5, 2009. The AAB voted (unanimous) to accept the proposed alternative buffers with additional trees to be planted along the eastern side of the property.</p>				
Mitigation: None.				
References: Stanislaus County General Plan and Support Documentation ¹ , Stanislaus County Agricultural Element ¹ , Stanislaus County Zoning Ordinance, California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2006, United States Department of Agriculture Soil Survey 2006-Soil Survey of northern Stanislaus County, California.				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

Discussion: The project site is within the San Joaquin Valley Air Basin, which has been classified as "severe non-attainment" for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

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, farming, 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 District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. A referral response from the SJVAPCD indicated that the project was not expected to have a significant adverse impact on air quality. The project will be subject to District Rule 9510 (Indirect Source Review) and other rules which will be reflected in the project's conditions of approval. The applicants will be required to submit an Air Impact Assessment (AIA) application and to pay any applicable off-site mitigation fees before issuance of the first building permit.

Mitigation: None.

References: Referral response dated June 29, 2009, from the San Joaquin Valley Air Pollution Control District, San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis, Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. According to the California Natural Diversity Database (CNDDDB), California tiger salamander (*Ambystoma californiense*) exist on the project site. CNDDDB records further indicate that vernal pool tadpole shrimp (*Lepidurus packardii*) is present one (1) mile northwest of the site. The project site is located 500± feet north of Oakdale's city limits. The project was referred to Fish and Game, who responded with conditions of approval and mitigation measures for the project. Mitigation Measures include preparing a pre-construction survey for nesting raptors prior to any ground disturbance and implementation of any additional restrictions needed to protect an active nest.

The project area is within the city of Oakdale's Sphere of Influence, enabling the City to place conditions on the project. Part of the project will require the removal of oak trees; however, the applicants have indicated sites on the property where additional oak trees could be planted. Section 36-28 (Oak and Significant Tree Preservation) of Oakdale's Municipal Code outlines specific steps for handling tree removal. The project was referred to the City of Oakdale, but no response has been received to date. A mitigation measure has been added to the project requiring an Oak Management Plan be submitted to the Planning Department and California Department of Fish and Game for approval, prior to issuance of a building permit.

Mitigation:

2. *The riparian vegetation along the Stanislaus River shall be protected with a minimum 200-foot no-disturbance buffer delineated from the high water mark of each surface water body or from the outside edge of the riparian vegetation, whichever is greater. Where possible, construction activity should not occur within 100 feet of the existing ponds on site. Where new parking facilities will be located closer than 100 feet, a temporary drainage diversion and erosion control plan which will prevent direct water discharge into the ponds, will be prepared in conjunction with the grading and drainage plan and reviewed by the Department of Fish and Game as part of the grading permit process.*
3. *Prior to issuance of a building permit, the applicant shall conduct a pre-construction survey for nesting Swainson hawks within 0.25 miles of the construction project site or as required by California Department of Fish and Game. This survey should be conducted for construction activities between March 1 and September 15, and be conducted in accordance with all requirements set forth by California Department of Fish and Game. If an active nest is found, a qualified biologist should determine the need (if any) for temporary restrictions on construction. The determination should be made pursuant to criteria set forth by California Department of Fish and Game (2000).*
4. *No oak trees shall be removed without prior approval of an Oak Management Plan by the County Department of Planning and Community Development and concurrence from the California Department of Fish and Game. Prior to issuance of a building permit, the applicants shall provide an Oak Management plan designed to ensure protection and enhancement of oak woodlands and other hardwoods on site. The plan shall include provisions for restrictions on oak or hardwood removal and replacement of removed oak trees at a minimum ratio of 3:1.*

References: Referral response dated June 17, 2009, from the California Department of Fish and Game, emails dated August 5, 2009, and January 20, 2010, from Jim Vang of the California Department of Fish and Game, Stanislaus County General Plan and Support Documentation¹, California Department of Fish and Game California Natural Diversity Database.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		
Discussion: It does not appear this project will result in significant impacts to any archaeological or cultural resources. Due to the project site's proximity to the Stanislaus River, a Mitigation Measure has been placed on the project requiring that construction activities be halted if any resources are found until appropriate agencies are contacted and an archaeological survey is completed. The project was referred to tribal contacts due to the project's proximity to the Stanislaus River. A referral response from the tribal contacts has not been received to date.				
Mitigation: 5. <i>During the construction phases of the project, if any human remains, or significant or potentially unique archaeological, cultural, or historic resources 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 archaeologist.</i>				
References: Stanislaus County General Plan and Support Documentation ¹ .				
VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to 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 1804.2 of the California Building Code (2007), creating substantial 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	
<p>Discussion: 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, as per the 2007 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. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which considers the potential for erosion and run-off prior to permit approval. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources through the building permit process, which also takes soil type into consideration within the specific design requirements.</p>				
<p>Mitigation: None.</p>				
<p>References: California Building Code (2007), Stanislaus County General Plan and Support Documentation - Safety Element¹.</p>				
VII. 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	
<p>Discussion: Increased vehicular traffic, as a result of the church expansion, has the potential to increase greenhouse gas emissions; however, a referral response from the San Joaquin Valley Air Pollution Control District stated that the project is expected to have no significant adverse impact on air quality. The project is subject to District Rule 9510 (Indirect Source Review) and other rules intended to mitigate a project's impact on air quality through project design elements and/or by payment of applicable off-site mitigation fees. Conditions of approval will be added to the project requiring the applicant to submit an Air Impact Assessment application and pay any applicable off-site mitigation fees before issuance of the first building permit.</p>				
<p>Mitigation: None.</p>				
<p>References: Referral response dated June, 29, 2009, from the San Joaquin Valley Air Pollution Control District, Stanislaus County General Plan and Support Documentation¹.</p>				

VIII. 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 within one-quarter mile of an existing or proposed school?				X
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 for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: No known hazardous materials are on site. Pesticide exposure is a risk in agricultural areas. Sources of exposure include contaminated groundwater which is consumed and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials in this area. A condition of approval will be added to the project requiring that the site be investigated, prior to issuance of a grading permit, for the presence of underground storage tanks, buried chemicals, buried refuse, or contaminated soil. The project was referred to the Airport Land Use Commission, but no response has been received to date.				
Mitigation: None.				
References: Referral response dated June 16, 2009, from the Department of Environmental Resources (Hazardous Materials Division), Stanislaus County General Plan and Support Documentation ¹ .				

IX. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) 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?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	
Discussion: Run-off is not considered an issue because of several factors which limit the potential impact. These factors include a relative flat terrain of the subject site, and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act. The project site itself is not located within a recognized flood zone and, as such, flooding is not an issue with respect to this project. County standards require a review of drainage and grading prior to issuance of any building permit for structures resulting from this project. To ensure compliance, the Department of Public Works has added a condition of approval to confirm that drainage and grading be reviewed prior to the issuance of a building permit for the proposed buildings. This project was referred to the Regional Water Quality Control Board for review, but no comments have been received to date. The Department of Public Works is responsible for overseeing concerns in the above issues and has not indicated any particular concerns on the project site. Conditions of approval will be placed on the project requiring the approval of a grading and drainage plan prior to moving any dirt on-site and prior to issuance of a grading permit. Further, the applicant will be required to file a Notice of Intention with the California Regional Water Quality Control Board and obtain a Waste Discharge Identification Number, if applicable.				

Mitigation: None.				
References: Referral response dated June 10, 2009, from the Stanislaus County Department of Public Works, Stanislaus County General Plan and Support Documentation ¹ .				
X. 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	
Discussion: The project site is within the Sphere of Influence of the City of Oakdale, designated Agriculture, and zoned General Agriculture, 10-acre minimum (A-2-10). Both the existing church and the proposed church expansion are allowed with an approved Tier Three Use Permit. Tier Three uses are defined as not directly related to agriculture but may be difficult to locate in an urban area and may be allowed with approval of a Use Permit. This project will not conflict with any applicable habitat conservation plan or natural community conservation plan, and will not physically divide an established community.				
Mitigation: None.				
References: Stanislaus County General Plan and Support Documentation ¹ .				
XI. 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. The lower portion of the site has been designated as an aggregate resource area (ARA-28); however, no structures are being proposed in this family recreation area which is utilized as a passive recreation area.				
Mitigation: None.				
References: Application Information, State Division of Mining & Geology - Special Report 173 (1993), Stanislaus County General Plan and Support Documentation ¹ .				

XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<p>Discussion: There is no indication that approval of this project will result in a significant permanent increase in ambient noise levels; however, a temporary noise increase will be associated with construction, church services, church events, and use of the passive recreation area. Days and hours of operation are expected to be Sunday, 8:00 a.m. to 12:00 p.m., Monday thru Thursday, 8 a.m. to 5 p.m., Friday, 8:30 a.m. to 9:00 p.m., and closed on Saturdays. Evening meetings vary during the week. The occupancy/capacity of the Family Life Center was estimated to be able to accommodate up to 1,500 visitors. Scattered single-family dwellings do exist in the immediate area. The closest dwelling is approximately 330 feet southeast of the project site on the neighboring parcel. The site is not located within an airport land use plan, but is located beneath a low level flight path. The project was referred to the Airport Land Use Commission and to the United States Military Agencies, but no responses have been received to date.</p> <p>The outdoor amphitheater will continue to operate in compliance with Use Permit No. 98-09, which permitted the use of the outdoor amphitheater from May to October for six (6) Saturday evening concerts between the hours of 6:30 p.m. and 8:30 p.m. Concerts at the amphitheater are not permitted to exceed 65 decibels at off-site houses. Pole mounted speakers are not permitted to exceed twelve (12) feet in height above ground; however, changes to the outdoor amphitheater use have been requested as a part of this project (see "Addendum to Project Description" dated May 20, 2010). The applicants wish to utilize the amphitheater for Sunday Worship Services, weddings, funerals, evening services, youth group meetings, and community events as well as the previously approved concerts. A Mitigation Measure requiring that all amplified events comply with County Code has been added to the project to address potential noise impacts resulting from this request.</p>				
<p>Mitigation:</p> <p>6. All amplified events shall comply with the requirements of County Code Section 10.46 - Noise Control.</p>				
<p>References: Application Information, 2006 Stanislaus County Aerial photos, Geographical Information Systems, Stanislaus County General Plan and Support Documentation¹.</p>				

XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Discussion: The proposed use of the site will not create significant service extensions or new infrastructure which could be considered as growth inducing. The project is within the City of Oakdale's Sphere of Influence, but just outside city limits which end at the river. No housing or persons will be displaced by this project.				
Mitigation: None.				
References: Stanislaus County General Plan and Support Documentation ¹ .				
XIV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in 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 Public Facilities Fees (PFFs), as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. In addition, first year costs of the Sheriff's Department have been standardized based on studies conducted by the Sheriff's Department. The Sheriff's Department indicated that the subject project would have a less than significant impact. Conditions of approval will be added to this project to ensure the proposed development complies with all applicable fire department standards with respect to access and water for fire protection. All buildings 5,000 square feet and greater shall be provided with an automatic fire sprinkler system. An existing 300,000 gallon fire suppression pond is on-site; however, on-site water storage for fire protection and fire apparatus access roads will be further evaluated as part of the building permit process. Stanislaus Fire Prevention Bureau responded with conditions of approval.				

Mitigation: None.				
References: Application information, referral response dated June 9, 2009, from the Stanislaus County Sheriff's Department, referral response dated June 12, 2009, from the Stanislaus Fire Prevention Bureau, Stanislaus County General Plan and Support Documentation ¹ .				
XV. 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 is not anticipated to increase significant demands for recreational facilities, as such impacts typically are associated with residential development. The project was referred to the Stanislaus County Department of Parks & Recreation. A "no comment" response was received.				
Mitigation: None.				
References: Referral response dated June 29, 2009 from the Stanislaus County Department of Parks & Recreation, Stanislaus County General Plan and Support Documentation ¹ .				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		X		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	

e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion: The proposed expansion will allow for an increase in church size from an 800 to a 1,500 person congregation, resulting in increased traffic in the area. State Route (SR) 120, an east-west two (2) lane rural highway, is located west and adjacent to the project site. Rodden Road, which becomes River Road west of SR 120, is a two (2) lane rural road with a Stanislaus County General Plan designation of Collector with an 80-foot ultimate right-of-way. Both River Road and SR 120 have a General Plan designation of Major with an ultimate right-of-way of 120-feet and four (4) lanes. The SR 120 / Rodden Road / River Road intersection is signalized.

Three (3) access points are being proposed as a part of this project. They are the existing entrances/exits on SR 120 and Rodden Road and a proposed driveway which will be located 378 feet west of the existing Rodden Road entrance/exit. The project was referred to the Stanislaus County Department of Public Works, who responded with conditions of approval and mitigation measures, and CalTrans, who responded with a single mitigation measure.

The applicant hired K.D. Anderson to provide a Traffic Study. The Traffic Study discussed mitigating traffic impacts by signalizing the SR 120 church entrance/exit, eliminating the outbound left turn from the church site onto SR 120, and widening SR 120 to provide a continuous two-way left turn lane. These mitigation measures were summarily dismissed in the Traffic Study. The Traffic Study did recommend that the project should contribute its fair share to the cost of regional improvements by paying adopted PFFs. PFFs are routinely collected on commercial construction projects.

"Level of Service" (LOS) is a quantitative measure of traffic operating conditions whereby a letter grade "A" through "F" is assigned to an intersection. LOS "A" through "F" represents progressively worsening traffic conditions. The Traffic Study asserts that the minimum LOS Standard employed by Stanislaus County is LOS "C" in rural areas and LOS "D" near incorporated cities and in community plan areas, whereas Caltrans strives to maintain LOS "C" or better conditions on their facilities.

Table 3 in the applicant's Traffic Study shows the signalized SR 120 / River Road / Rodden Road intersection operates with a Level of Service that satisfies minimum Caltrans and Stanislaus County standards; however, motorists waiting to turn left onto SR 120 at the existing church access intersection experience delays that are characteristic of LOS "F" conditions in the weekday p.m. and Sunday peak hour.

Currently, motorists leaving the church via the SR 120 / Church access intersection experience long delays and the current volume meets peak hour warrants for signalization during the Sunday peak hour; thus, current traffic conditions during the Sunday peak hour do not meet Stanislaus County's minimum standard. Mitigation Measures, considered by the Traffic Study and recommended by the Stanislaus County Department of Public Works and Caltrans to improve traffic conditions to satisfy minimum standards, have been added to the project. As mentioned before, a traffic signal would operate acceptably at the SR 120 / Church access (i.e., LOS "C" or better); however, the Traffic Study correctly assumes that it would be unlikely that Caltrans would allow a signal on SR 120 at the church access since a signal would not be needed at any other time during the week. Consequently, Caltrans has decided to mitigate traffic impacts by eliminating outbound left turns from the church site onto SR 120. Implementation of the traffic Mitigation Measures will result in a Level of Service that will conform to County standards.

Mitigation:
The following mitigation measures shall be triggered by 1) any expansion of building 'A', the multipurpose building or 2) any building permits or combination of building permits totaling more than 10,000 square feet that are issued after approval of this use permit. The plans for the following improvements shall be submitted and approved by the Stanislaus County Department of Public Works prior to issuance of the building permits. These improvements shall be installed and accepted by the Department of Public Works prior to building occupancy:

7. *The existing driveway on Rodden Road shall have a raised "splitter island" installed to limit the vehicle turning movements to the following: right in, left in, and right out. Vehicles will not be allowed to turn left from the project site onto Rodden Road at this location. The improvement plans shall be submitted to the Stanislaus County Department of Public Works for approval. The plans for these improvements must meet Stanislaus County Public Works Standards and Specifications.*

8. Rodden Road shall be improved to include 44-feet of pavement (4-feet of asphalt shoulders on both sides of the road). The improvements shall include one 12-foot eastbound lane, one 12-foot westbound lane, and one two-way left-turn-lane that transitions into the dedicated left turn lane at the signalized intersection of Rodden Road and Valley Home/State Route 120). The improvement plans shall be submitted to the Stanislaus County Department of Public Works for approval. The plans for these improvements must meet Stanislaus County Public Works Standards and Specifications.
9. An Engineer's Estimate shall be provided for the road improvements so the financial guarantee can be determined.
10. An acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works prior to the issuance of a building permit. This may be waived if the work is done prior to the issuance of the building permit.
11. The project shall eliminate the outbound left-turn from the Church site onto State Route 120. A barrier, such as a raised island, shall be implemented to ensure that vehicles are physically prevented from turning left. Improvement plans for the barrier shall be reviewed and approved by the California Department of Transportation (CalTrans).

References: Referral response dated April 14, 2010, and email dated May 10, 2010, from the Stanislaus County Department of Public Works, referral response dated April 30, 2010, from the California Department of Transportation (CalTrans), correspondence between Caltrans and K.D. Anderson dated April 7, May 21, June 29, and September 10, 2009, Revised Traffic Study dated December 22, 2009, from K.D. Anderson, Stanislaus County General Plan and Support Documentation¹.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) 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	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	

g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
Discussion: Limitations on providing services have not been identified. Impacts to the existing utility and service systems are anticipated to be minimal as a result of this project. Less than significant impacts associated with public utilities, irrigation easement(s) and stormwater retention will be reflected in the project's conditions of approval. An early consultation was sent to the Regional Water Quality Control Board, but to date no response has been received.				
Mitigation: None.				
References: Stanislaus County General Plan and Support Documentation ¹ .				
XVIII. 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 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, 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	
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)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
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. Any potential impacts from this project have been mitigated to a level of less than significant.				

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¹Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: **Agricultural Element** adopted on December 18, 2007; **Housing Element** adopted on April 20, 2010 and pending certification by the California Department of Housing and Community Development Department on March 26, 2004; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

Stanislaus County

Planning and Community Development

1010 10th Street, Suite 3400
Modesto, CA 95354

Phone: (209) 525-6330
Fax: (209) 525-5911

Mitigation Monitoring Plan

Adapted from CEQA Guidelines sec. 15097 Final Text, October 26, 1998

May 28, 2010

1. Project title and location: Use Permit Application No. 2009-11 - River Oak Grace Community Church

7712 Rodden Road, east of Valley Home Road (Hwy 120), north of the Stanislaus River, in the Oakdale area. APN: 006-012-081
2. Project Applicant name and address: River Oak Grace Community Church
7712 Rodden Road
Oakdale, CA 95361
3. Person Responsible for Implementing Mitigation Program (Applicant Representative): John B. Wilbanks
4. Contact person at County: Rachel Wyse, Assistant Planner, (209) 525-6330

MITIGATION MEASURES AND MONITORING PROGRAM:

I. AESTHETICS

- No. 1 Mitigation Measure: 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).

Who Implements the Measure:	Applicant
When should the measure be implemented:	Upon installation of any exterior lighting
When should it be completed:	On-going throughout the life of the operation
Who verifies compliance:	Stanislaus County Planning Department
Other Responsible Agencies:	None

IV. BIOLOGICAL RESOURCES

- No. 2 Mitigation Measures: The riparian vegetation along the Stanislaus River shall be protected with a minimum 200-foot no-disturbance buffer delineated from the high water mark of each surface water body or from the outside edge of the riparian vegetation, whichever is greater. Where possible, construction activity should not occur within 100 feet of the existing ponds on site. Where new

parking facilities will be located closer than 100 feet, a temporary drainage diversion and erosion control plan which will prevent direct water discharge into the ponds, will be prepared in conjunction with the grading and drainage plan and reviewed by the Department of Fish and Game as part of the grading permit process.

Who Implements the Measure:	Applicant
When should the measure be implemented:	Prior to construction
When should it be completed:	On-going throughout construction
Who verifies compliance:	Stanislaus County Public Works Department, Stanislaus County Planning Department
Other Responsible Agencies:	California Department of Fish and Game

No. 3 Mitigation Measures: Prior to issuance of a building permit, the applicant shall conduct a pre-construction survey for nesting Swainson hawks within 0.25 miles of the construction project site or as required by California Department of Fish and Game. This survey should be conducted for construction activities between March 1 and September 15, and be conducted in accordance with all requirements set forth by California Department of Fish and Game. If an active nest is found, a qualified biologist should determine the need (if any) for temporary restrictions on construction. The determination should be made pursuant to criteria set forth by California Department of Fish and Game (2000).

Who Implements the Measure:	Applicant
When should the measure be implemented:	Prior to construction
When should it be completed:	On-going throughout construction
Who verifies compliance:	Stanislaus County Planning Department
Other Responsible Agencies:	California Department of Fish and Game

No. 4 Mitigation Measures: No oak trees shall be removed without prior approval of an Oak Management Plan by the County Department of Planning and Community Development and concurrence from the California Department of Fish and Game. Prior to issuance of a building permit, the applicants shall provide an Oak Management plan designed to ensure protection and enhancement of oak woodlands and other hardwoods on site. The plan shall include provisions for restrictions on oak or hardwood removal and replacement of removed oak trees at a minimum ratio of 3:1.

Who Implements the Measure:	Applicant
When should the measure be implemented:	Prior to construction
When should it be completed:	On-going throughout construction
Who verifies compliance:	Stanislaus County Planning Department
Other Responsible Agencies:	California Department of Fish and Game

V. CULTURAL RESOURCES

No. 5 Mitigation Measures: During the construction phases of the project, if any human remains, or significant or potentially unique archaeological, cultural, or historic resources 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 archaeologist.

Who Implements the Measure:	Applicant
When should the measure be implemented:	On-going
When should it be completed:	On-going
Who verifies compliance:	Stanislaus County Planning Department
Other Responsible Agencies:	Central California Information Center

XII. NOISE

No. 6 Mitigation Measures: Notwithstanding the exemption for religious worship activities in Stanislaus County Code §10.45.080, all amplified events shall comply with the requirements of County Code Section 10.46 - Noise Control. In the event that two (2) or more documented noise complaints are received by the County, the County may require the church to prepare a noise study. The church shall be responsible for the associated costs of hiring a noise consultant, preparing a noise study, and implementing any resulting recommendations or mitigation measures required to reduce the noise to acceptable levels within 120 days of the second complaint. Amplified noise shall not be permitted between the hours of 10 p.m. and 8 a.m.

Who Implements the Measure:	Applicant
When should the measure be implemented:	On-going
When should it be completed:	On-going
Who verifies compliance:	Stanislaus County Sheriff's Department
Other Responsible Agencies:	Stanislaus County Planning Department

XV. TRANSPORTATION/TRAFFIC

The following mitigation measures shall be triggered by 1) any expansion of building 'A', the multipurpose building **or** 2) any building permits or combination of building permits totaling more than 10,000 square feet that are issued after approval of this use permit. The plans for the following improvements shall be submitted and approved by the Stanislaus County Department of Public Works prior to issuance of the building permits. These improvements shall be installed and accepted by the Department of Public Works prior to building occupancy:

No. 7 Mitigation Measure: The existing driveway on Rodden Road shall have a raised "splitter island" installed to limit the vehicle turning movements to the following: right in, left in, and right out. Vehicles will not be allowed to turn left from the project site onto Rodden Road at this location. The improvement plans shall be

submitted to the Stanislaus County Department of Public Works for approval. The plans for these improvements must meet Stanislaus County Public Works Standards and Specifications.

Who Implements the Measure: Applicant

When should the measure be implemented: Prior to issuance of a building permit.

When should it be completed: Prior to issuance of an occupancy permit.

Who verifies compliance: Stanislaus County Department of Public Works

Other Responsible Agencies: Stanislaus County Planning Department

No. 8 Mitigation Measure: Rodden Road shall be improved to include 44-feet of pavement (4-feet of asphalt shoulders on both sides of the road). The improvements shall include one 12-foot eastbound lane, one 12-foot westbound lane, and one two-way left-turn-lane that transitions into the dedicated left turn lane at the signalized intersection of Rodden Road and Valley Home/State Route 120). The improvement plans shall be submitted to the Stanislaus County Department of Public Works for approval. The plans for these improvements must meet Stanislaus County Public Works Standards and Specifications.

Who Implements the Measure: Applicant

When should the measure be implemented: Prior to issuance of a building permit

When should it be completed: Prior to issuance of an occupancy permit for any building on-site

Who verifies compliance: Stanislaus County Department of Public Works

Other Responsible Agencies: Stanislaus County Planning Department

No. 9 Mitigation Measure: An Engineer's Estimate shall be provided for the road improvements so the financial guarantee can be determined.

Who Implements the Measure: Applicant

When should the measure be implemented: Prior to issuance of a building permit

When should it be completed: Upon approval of the improvement plans by the County

Who verifies compliance: Stanislaus County Department of Public Works

Other Responsible Agencies: Stanislaus County Planning Department

No. 10 Mitigation Measure: An acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works prior to the issuance of a building permit. This may be waived if the work is done prior to the issuance of the building permit.

Who Implements the Measure: Applicant

When should the measure be implemented: Upon approval of the improvement plans by the County and prior to issuance of a building permit.

When should it be completed: Prior to issuance of a building permit.

Who verifies compliance: Stanislaus County Department of Public Works

Other Responsible Agencies: Stanislaus County Planning Department

No. 11 Mitigation Measure: The project shall eliminate the outbound left-turn from the Church site onto State Route 120. A barrier, such as a raised island, shall be implemented to ensure that vehicles are physically prevented from turning left. Improvement plans for the barrier shall be reviewed and approved by the California Department of Transportation (CalTrans).

Who Implements the Measure: Applicant

When should the measure be implemented: Prior to issuance of a building permit.

When should it be completed: Prior to issuance of an occupancy permit.

Who verifies compliance: California Department of Transportation (CalTrans)

Other Responsible Agencies: Stanislaus County Department of Public Works,
Stanislaus County Planning Department

I, the undersigned, do hereby certify that I understand and agree to be responsible for implementing the Mitigation Program for the above listed project.

Signature on file

Person Responsible for Implementing
Mitigation Program

July 21, 2010

Date

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MITIGATED NEGATIVE DECLARATION

NAME OF PROJECT: Use Permit Application No. 2009-11 - River Oak Grace Community Church

LOCATION OF PROJECT: 7712 Rodden Road, east of Valley Home Road (Hwy 120), north of the Stanislaus River, in the Oakdale area. APN: 006-012-081

PROJECT DEVELOPER: River Oak Grace Community Church
7712 Rodden Road
Oakdale, CA 95361

DESCRIPTION OF PROJECT: Request to expand an existing church site by expanding the existing multipurpose building, constructing two (2) classroom buildings, an additional multi-purpose and gymnasium building, an administrative building, 4 to 6 Missionary cottages, and a storage building, for a total of 69,000 square feet. An outdoor family recreation area, expanded amphitheater use, additional parking, and second access off of Rodden Road are also being proposed.

Based upon the Initial Study, dated **May 28, 2010**, 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 aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

1. *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).*
2. *The riparian vegetation along the Stanislaus River shall be protected with a minimum 200-foot no-disturbance buffer delineated from the high water mark of each surface water body or from the outside edge of the riparian vegetation, whichever is greater. Where possible, construction activity should not occur within 100 feet of the existing ponds on site. Where new parking facilities will be located closer than 100 feet, a temporary drainage diversion and erosion control plan which will prevent direct water discharge into the ponds, will be prepared in conjunction with the grading and drainage plan and reviewed by the Department of Fish and Game as part of the grading permit process.*

3. *Prior to issuance of a building permit, the applicant shall conduct a pre-construction survey for nesting Swainson hawks within 0.25 miles of the construction project site or as required by California Department of Fish and Game. This survey should be conducted for construction activities between March 1 and September 15, and be conducted in accordance with all requirements set forth by California Department of Fish and Game. If an active nest is found, a qualified biologist should determine the need (if any) for temporary restrictions on construction. The determination should be made pursuant to criteria set forth by California Department of Fish and Game (2000).*
4. *No oak trees shall be removed without prior approval of an Oak Management Plan by the County Department of Planning and Community Development and concurrence from the California Department of Fish and Game. Prior to issuance of a building permit, the applicants shall provide an Oak Management plan designed to ensure protection and enhancement of oak woodlands and other hardwoods on site. The plan shall include provisions for restrictions on oak or hardwood removal and replacement of removed oak trees at a minimum ratio of 3:1.*
5. *During the construction phases of the project, if any human remains, or significant or potentially unique archaeological, cultural, or historic resources 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 archaeologist.*
6. *All amplified events shall comply with the requirements of County Code Section 10.46 - Noise Control.*

The following mitigation measures shall be triggered by 1) any expansion of building 'A', the multipurpose building or 2) any building permits or combination of building permits totaling more than 10,000 square feet that are issued after approval of this use permit. The plans for the following improvements shall be submitted and approved by the Stanislaus County Department of Public Works prior to issuance of the building permits. These improvements shall be installed and accepted by the Department of Public Works prior to building occupancy:

7. *The existing driveway on Rodden Road shall have a raised "splitter island" installed to limit the vehicle turning movements to the following: right in, left in, and right out. Vehicles will not be allowed to turn left from the project site onto Rodden Road at this location. The improvement plans shall be submitted to the Stanislaus County Department of Public Works for approval. The plans for these improvements must meet Stanislaus County Public Works Standards and Specifications.*
8. *Rodden Road shall be improved to include 44-feet of pavement (4-feet of asphalt shoulders on both sides of the road). The improvements shall include one 12-foot eastbound lane, one 12-foot westbound lane, and one two-way left-turn-lane that transitions into the dedicated left turn lane at the signalized intersection of Rodden Road and Valley Home/State Route 120). The improvement plans shall be submitted to the Stanislaus County Department of Public Works for approval. The plans for these improvements must meet Stanislaus County Public Works Standards and Specifications.*
9. *An Engineer's Estimate shall be provided for the road improvements so the financial guarantee can be determined.*

10. *An acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works prior to the issuance of a building permit. This may be waived if the work is done prior to the issuance of the building permit.*
11. *The project shall eliminate the outbound left-turn from the Church site onto State Route 120. A barrier, such as a raised island, shall be implemented to ensure that vehicles are physically prevented from turning left. Improvement plans for the barrier shall be reviewed and approved by the California Department of Transportation (CalTrans).*

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: Rachel Wyse, Assistant Planner

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

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SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: USE PERMIT APPLICATION NO. 2009-11 -RIVER OAK GRACE COMMUNITY CHURCH

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
AGRICULTURE COMMISSIONER	X	X			X							
AIRPORT LAND USE COMMISSION	X	X			X							
BUILDING PERMITS DIVISION	X	X		X		X				X	X	
CALTRANS DISTRICT 10	X	X	X	X		X	X		X			X
CENTRAL VALLEY FLOOD PROTECTION	X	X	X		X							
CHIEF EXECUTIVE OFFICE	X	X	X		X							
CITY OF: OAKDALE	X	X	X		X							
COOPERATIVE EXTENSION	X	X	X		X							
CORPS OF ENGINEERS	X	X	X		X							
COUNTY COUNSEL	X	X			X							
ENVIRONMENTAL RESOURCES	X	X	X	X		X				X	X	
FIRE PROTECTION DIST: OAKDALE	X	X	X	X		X				X	X	
FISH & GAME, DEPT OF	X	X	X	X			X		X			X
HAZARDOUS MATERIALS	X	X		X		X				X	X	
HOSPITAL DISTRICT: OAK VALLEY	X	X	X		X							
IRRIGATION DISTRICT: OAKDALE	X	X	X	X		X				X	X	
LAFCO	X	X	X		X							
MOSQUITO DISTRICT: EASTSIDE	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
PARKS & FACILITIES	X	X			X							
PUBLIC WORKS	X	X		X			X		X		X	
PUBLIC WORKS - TRANSIT	X	X			X							
REGIONAL WATER QUALITY CONTROL	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X		X				X	X	
SCHOOL DISTRICT 1: OAKDALE	X	X	X		X							
SHERIFF	X	X		X		X				X		X
StanCOG	X	X	X	X		X				X		X
STANISLAUS COUNTY FARM BUREAU	X	X	X		X							
STANISLAUS ERC	X	X	X	X			X					X
STANISLAUS FIRE PREVENTION BUREAU	X	X	X	X		X				X	X	
SUPERVISORIAL DISTRICT 1: O'BRIEN	X	X			X							
SURROUNDING LAND OWNERS	X	X	X									
TELEPHONE COMPANY: AT&T	X	X	X		X							
TRIBAL CONTACTS - COX/CAMP	X	X	X		X							
UNITED STATES MILITARY AGENCIES (SB 1462) (5 agencies)	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							