



## Referral Early Consultation

**Date:** April 1, 2015  
**To:** Distribution List (See Attachment A)  
**From:** Rachel Wyse, Associate Planner, Planning and Community Development  
**Subject:** USE PERMIT APPLICATION NO. PLN2014-0092 - HINDU TEMPLE  
**Respond By:** April 20, 2015

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

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

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

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than **April 20, 2015**.

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

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**Applicant:** Navdeep Bali  
**Project Location:** 4801 Tully Road, south of Kiernan Avenue, north of Bangs Avenue, within the City of Modesto's Sphere of Influence.  
**APN:** 046-006-009  
**Williamson Act Contract:** None  
**General Plan:** Urban Transition  
**Current Zoning:** A-2-10 (General Agriculture)

**Project Description:** Request to construct two 8,000 square foot buildings on a 2.67+/- acre parcel. One building will be the temple and the other building will be a community center for use by church members. Temple hours will be 10:00 a.m. to 12:00 p.m and 6:00 to 8:00 p.m., seven (7) days per week. The community center will be utilized by members after church services and for special events (weddings, birthdays, etc.). Five to six volunteers will operate the facility.

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

**USE PERMIT APPLICATION NO. PLN2014-0092 - HINDU TEMPLE**

Attachment A

Distribution List

|   |  |   |  |
|---|--|---|--|
|   | CA DEPT OF CONSERVATION<br>Land Resources / Mine Reclamation |   | STAN CO ALUC   |
| X | CA DEPT OF FISH & WILDLIFE                                   |   | STAN CO ANIMAL SERVICES  |
|   | CA DEPT OF FORESTRY (CAL FIRE)                               | X | STAN CO BUILDING PERMITS DIVISION  |
| X | CA DEPT OF TRANSPORTATION DIST 10                            | X | STAN CO CEO  |
| X | CA OPR STATE CLEARINGHOUSE                                   |   | STAN CO CSA  |
| X | CA RWQCB CENTRAL VALLEY REGION                               | X | STAN CO DER  |
|   | CA STATE LANDS COMMISSION                                    | X | STAN CO ERC  |
|   | CEMETERY DIST:   | X | STAN CO FARM BUREAU  |
|   | CENTRAL VALLEY FLOOD PROTECTION                              | X | STAN CO HAZARDOUS MATERIALS  |
| X | CITY OF: Modesto   |   | STAN CO PARKS & RECREATION   |
|   | COMMUNITY SERVICES / SANITARY DIST                           | X | STAN CO PUBLIC WORKS   |
| X | COOPERATIVE EXTENSION  |   | STAN CO RISK MANAGEMENT  |
|   | COUNTY OF:   | X | STAN CO SHERIFF  |
| X | FIRE PROTECTION DIST: Salida                                 | X | STAN CO SUPERVISOR DIST 4: Monteith  |
|   | HOSPITAL DIST:   | X | STAN COUNTY COUNSEL  |
| X | IRRIGATION DIST: Modesto                                     | X | StanCOG  |
| X | MOSQUITO DIST: Eastside                                      | X | STANISLAUS FIRE PREVENTION BUREAU  |
| X | MOUNTAIN VALLEY EMERGENCY<br>MEDICAL SERVICES                | X | STANISLAUS LAFCO   |
|   | MUNICIPAL ADVISORY COUNCIL:                                  |   | SURROUNDING LAND OWNERS<br>(on file w/the Clerk to the Board of Supervisors) |
| X | PACIFIC GAS & ELECTRIC                                       | X | TELEPHONE COMPANY: AT&T  |
|   | POSTMASTER:  |   | TRIBAL CONTACTS<br>(CA Government Code §65352.3)                             |
| X | RAILROAD: Union Pacific                                      |   | TUOLUMNE RIVER TRUST   |
| X | SAN JOAQUIN VALLEY APCD                                      |   | US ARMY CORPS OF ENGINEERS   |
| X | SCHOOL DIST 1: Stanislaus Union                              | X | US FISH & WILDLIFE   |
| X | SCHOOL DIST 2: Modesto Union                                 |   | US MILITARY (SB 1462) (7 agencies)   |
|   | STAN ALLIANCE  |   | USDA NRCS  |
| X | STAN CO AG COMMISSIONER                                      |   | WATER DIST:  |

# STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

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

**SUBJECT: USE PERMIT APPLICATION NO. PLN2014-0092 - HINDU TEMPLE**

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

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

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

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

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

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

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

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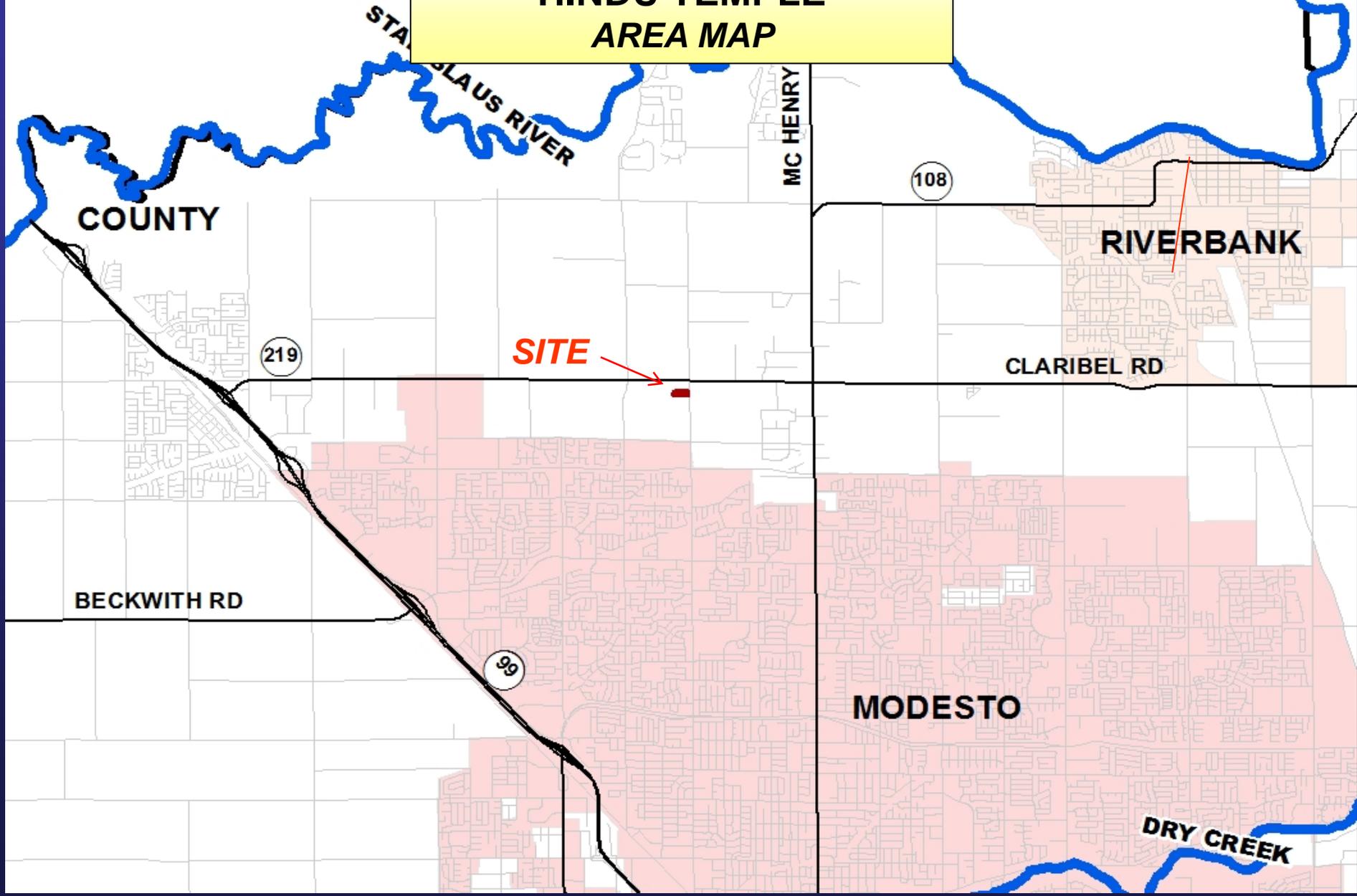
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Response prepared by:

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|      |       |      |
|------|-------|------|
| Name | Title | Date |
|------|-------|------|

**PLN 2014-0092  
HINDU TEMPLE  
AREA MAP**



COUNTY

STANISLAUS RIVER

MC HENRY

108

RIVERBANK

**SITE**

CLARIBEL RD

BECKWITH RD

219

99

MODESTO

DRY CREEK

**PLN 2014-0092  
HINDU TEMPLE  
GENERAL PLAN MAP**

**AG**

**TUNSON RD**

**PENTECOST DR**

**KIERNAN AVE**

**PD**

**SITE**

**UT**

**CARVER RD**

**TULLY RD**

**NORTH STAR WY**

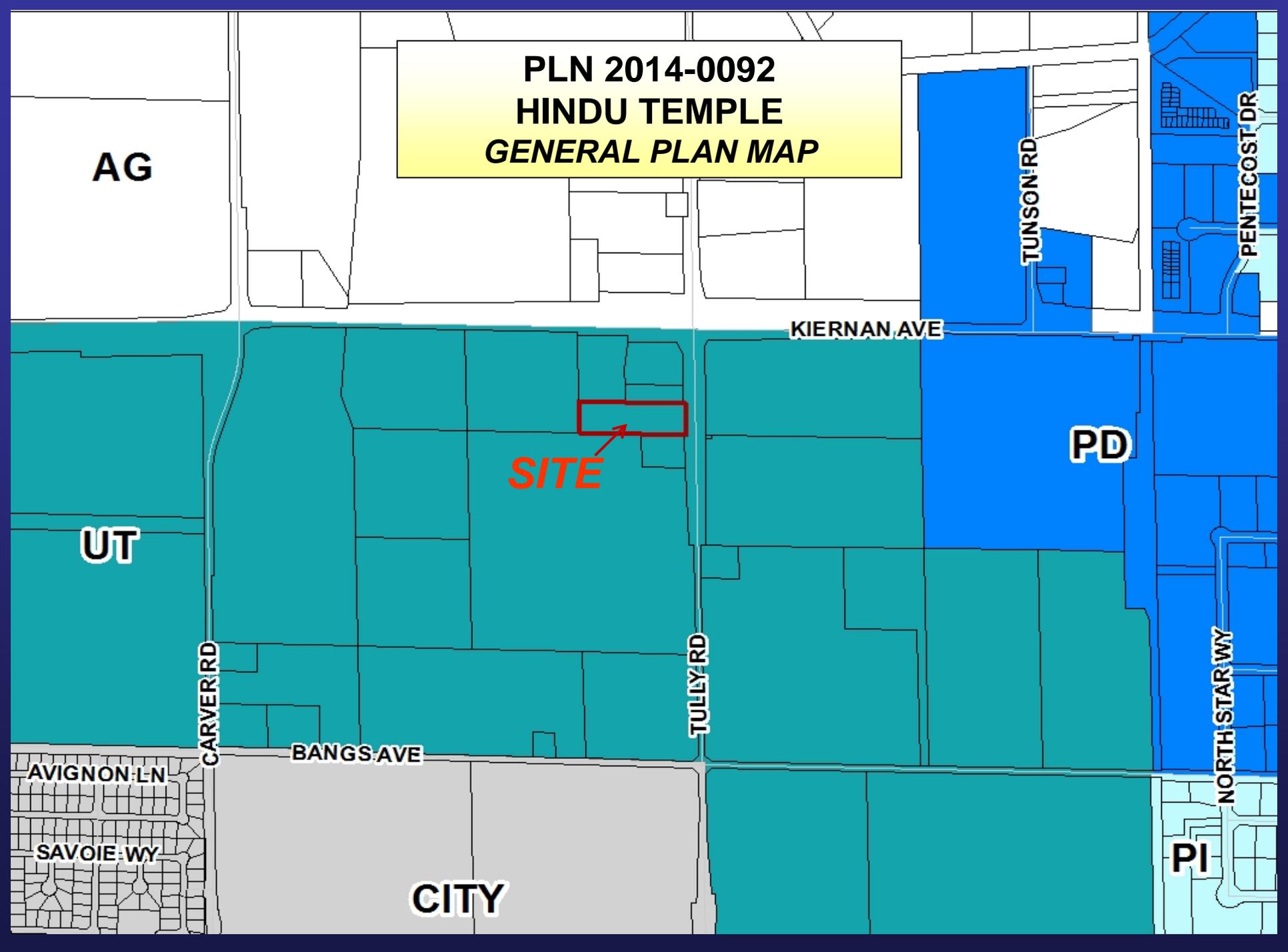
**AVIGNON LN**

**BANGS AVE**

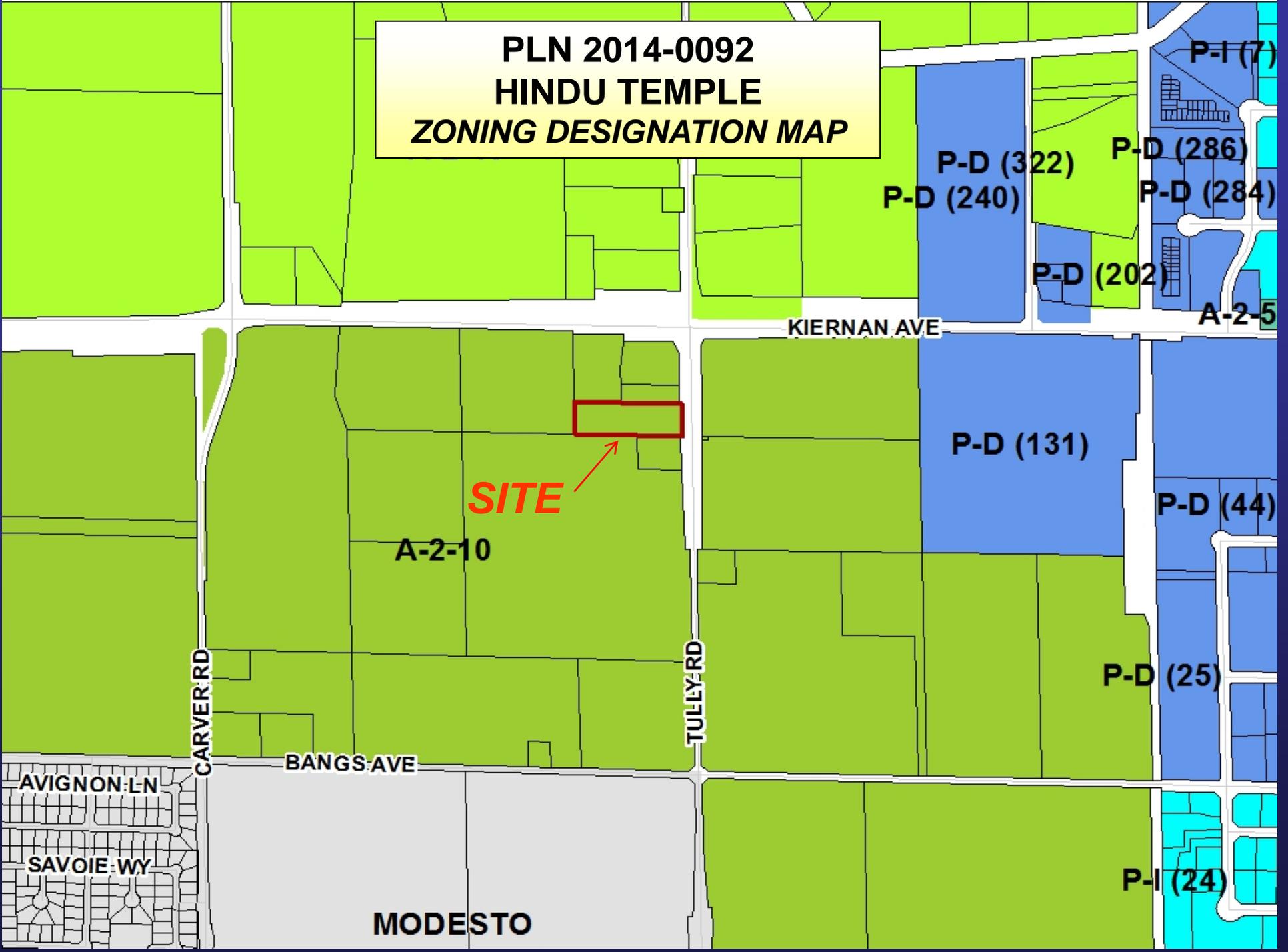
**SAVOIE WY**

**PI**

**CITY**



**PLN 2014-0092  
HINDU TEMPLE  
ZONING DESIGNATION MAP**



**SITE**

**A-2-10**

**KIERNAN AVE**

**P-D (322)**

**P-D (286)**

**P-D (240)**

**P-D (284)**

**P-D (202)**

**A-2-5**

**P-D (131)**

**P-D (44)**

**P-D (25)**

**P-I (24)**

**CARVER RD**

**TULLY RD**

**BANGS AVE**

**AVIGNON LN**

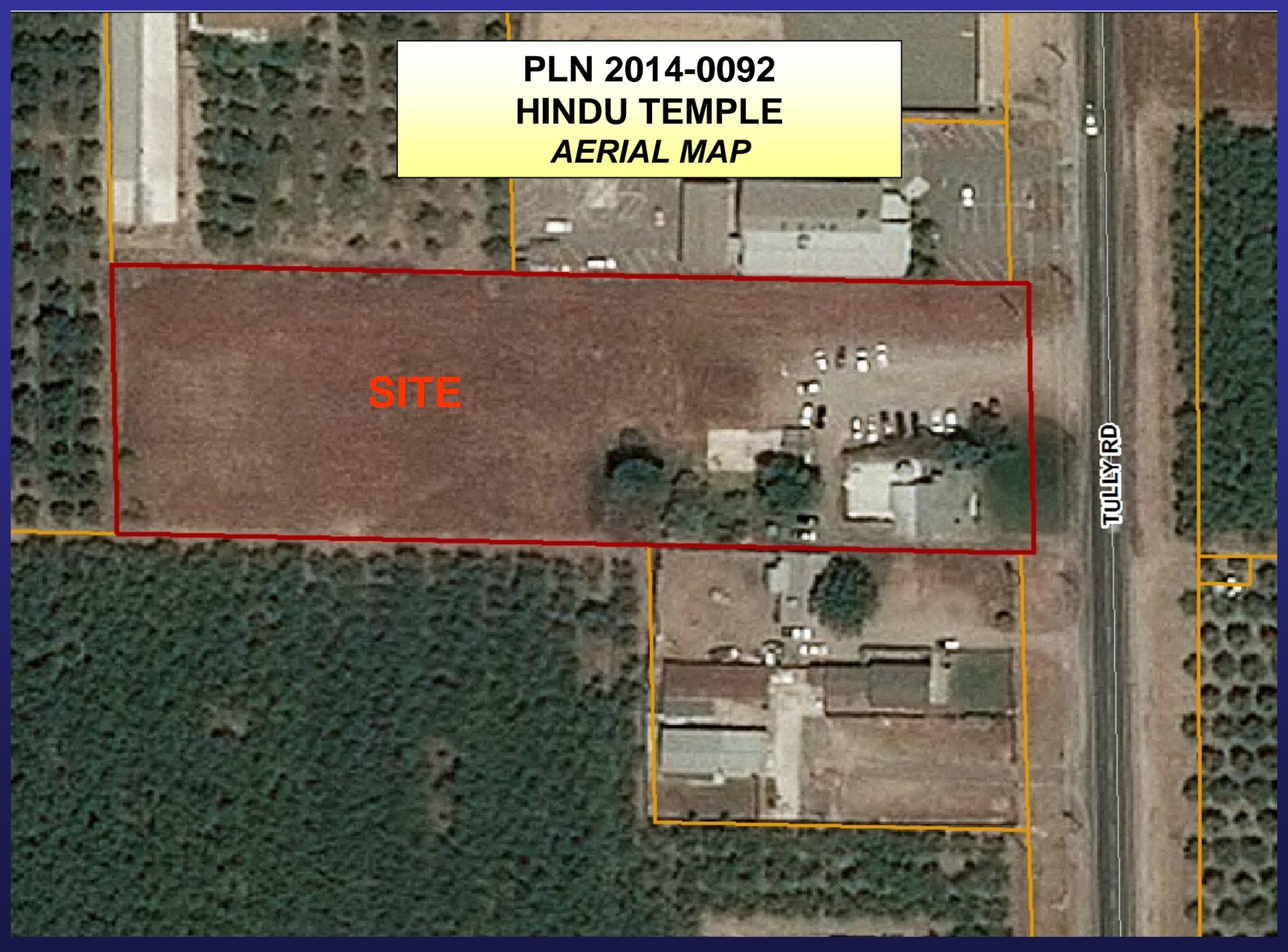
**SAVOIE WY**

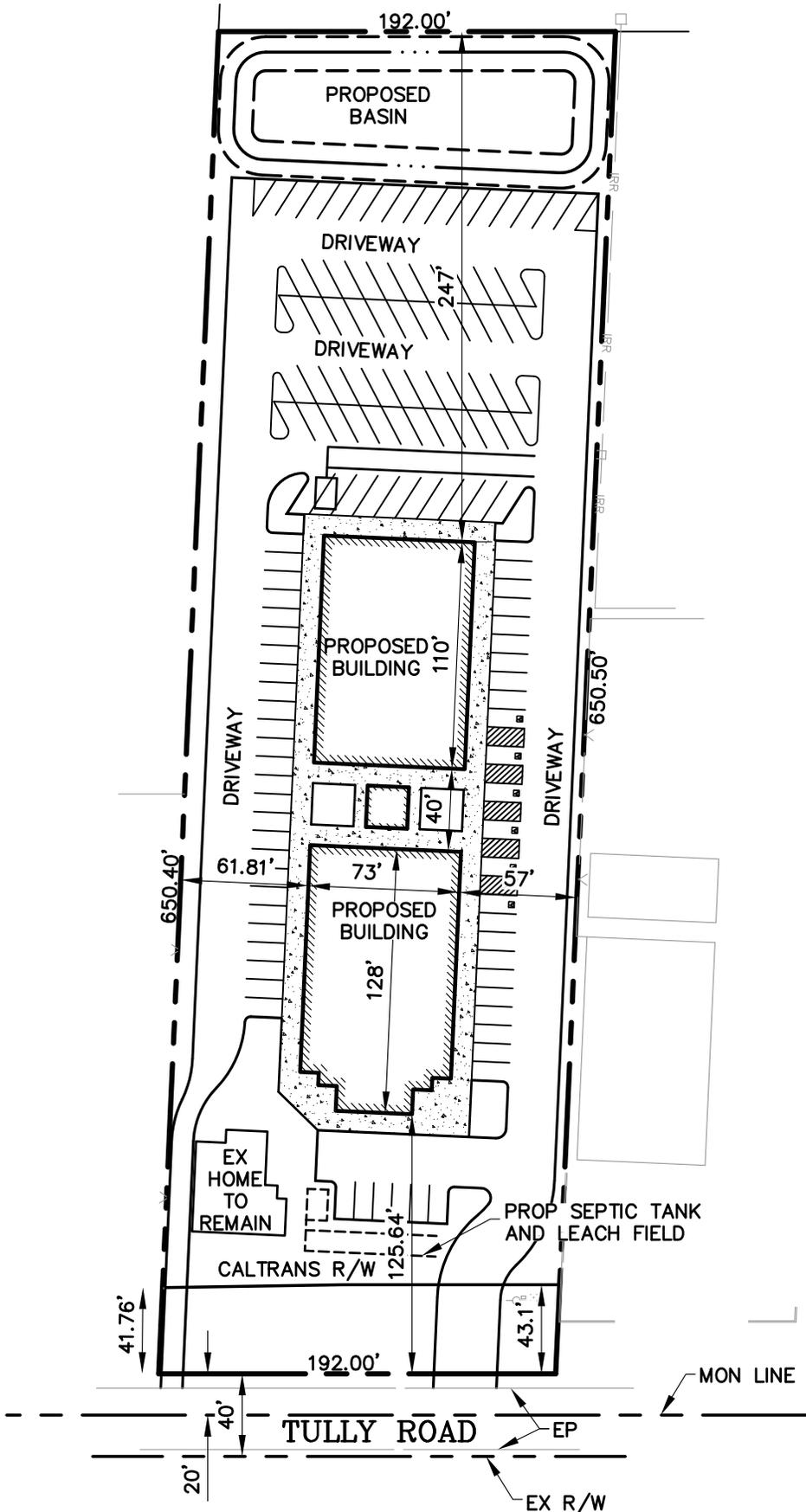
**MODESTO**

**PLN 2014-0092  
HINDU TEMPLE  
AERIAL MAP**

**SITE**

TULLY RD



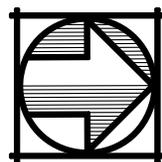


# PLOT PLAN

## 4801 TULLY ROAD

STANISLAUS COUNTY, CALIFORNIA

DATE: 4/20/2014 SCALE: 1"=80'



ENTITLEMENTS - PLANNING - CIVIL ENGINEERING  
 7812 STONELEAF ROAD - SAN RAMON, CA 94582  
 209.985.2658 - COLT@ALVERNAZCONSULTING.COM

2/24/2015 10:17 PM



# AREA MAP

## 4801 TULLY ROAD

STANISLAUS COUNTY, CALIFORNIA

DATE: 4/20/2014 SCALE: 1"=500'



ENTITLEMENTS - PLANNING - CIVIL ENGINEERING  
 7812 STONELEAF ROAD - SAN RAMON, CA 94582  
 209.985.2658 - COLT@ALVERNAZCONSULTING.COM

4/21/2014 7:01 PM

USE PERMIT APPLICATION FOR:  
**HINDU TEMPLE**  
**4801 TULLY ROAD**  
 STANISLAUS COUNTY, CALIFORNIA



VICINITY MAP  
 NTS



LOCATION MAP  
 SCALE: 1"=100'

| SITE DATA TABLE         |  |
|-------------------------|--|
| ASSESSOR PARCEL NUMBER: | 046-006-009                                |
| PROJECT ADDRESS:        | 4801 TULLY ROAD, MODESTO, CA 953560        |
| JURISDICTION:           | STANISLAUS COUNTY                          |
| SITE AREA:              | 2.9 AC GROSS (2.7 NET CALTRANS R/W)        |
| CURRENT GENERAL PLAN:   | URBAN TRANSITION                           |
| CURRENT ZONING:         | A-2-10 (GENERAL AG 10 AC URBAN TRANSITION) |
| PROPOSED ZONING/USE:    | A-2-10/USE PERMIT (CHURCH)                 |
| EXISTING BUILDING AREA: | EX HOME: 1,850 SF                          |

| SHEET INDEX |                          |
|-------------|--------------------------|
| SHEET       | DESCRIPTION              |
| T0.0        | TITLE SHEET              |
| C1.0        | EXISTING CONDITIONS PLAN |
| C2.0        | PRELIMINARY SITE PLAN    |
| A1.1        | PRELIMINARY FLOOR PLANS  |
| A1.2        | PRELIMINARY ELEVATIONS   |

**OWNER:**  
 MAA SHAKTI JARGRAN &  
 RAYMAYAN SANSTHA, INC.  
 4801 TULLY ROAD  
 MODESTO, CA  
 CONTACT: NAVDEEP BALI  
 PH: (209) 499-8410  
 EMAIL: nbali1960@gmail.com

**GENERAL CONTRACTOR:**  
 WF CONSTRUCTION  
 CONTACT: BILL FOULDS  
 PH: (209) 499-1047  
 EMAIL: bill\_wfconstruction@yahoo.com

**CIVIL ENGINEER:**  
 ALVERNAZ CONSULTING  
 7812 STONELEAF ROAD  
 SAN RAMON, CA  
 CONTACT: COLT ALVERNAZ, PE  
 PH: (209) 985-2858  
 EMAIL: COLT@ALVERNAZCONSULTING.COM  
 RCE #: C75740

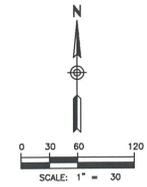
**DESIGNER:**  
 DESIGN CLASSICS  
 1305 SYCAMORE ST., SUITE B  
 TURLOCK, CA 95380  
 CONTACT: JIM MADSEN  
 PH: (209) 668-1222  
 FAX: (866) 302-5593

**TITLE SHEET**  
**4801 TULLY ROAD**  
 STANISLAUS COUNTY, CALIFORNIA  
 FOR: NAVDEEP BALI

T0.0



ENTITLEMENTS - PLANNING - CIVIL ENGINEERING  
 7812 STONELEAF ROAD - SAN RAMON, CA 94582  
 209.985.2858 - COLT@ALVERNAZCONSULTING.COM



**EXISTING TOPOGRAPHY**

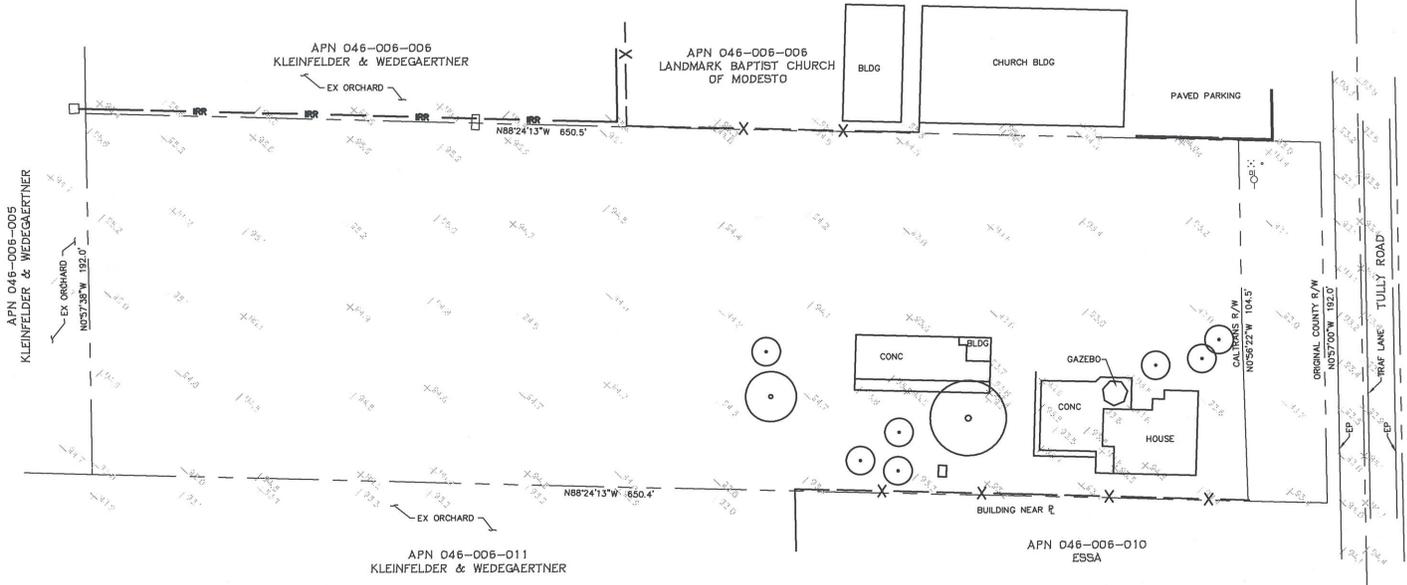
TOPOGRAPHIC INFORMATION SHOWN IS BASED ON FIELD SURVEY PERFORMED BY ROGER L. GREGG, CIVIL ENGINEER-SURVEYOR, INC. IN DECEMBER 2013.

**BASIS OF BEARINGS**

A BEARING OF N0°57'00"W ALONG THE EAST LINE OF SECTION 6, T3S, R9E, M.D.M. AND THE CENTERLINE OF TULLY ROAD AS SHOWN ON THE MAP OF ALBERMEL TRACT, RECORDED APRIL 13, 1909 IN VOLUME 4 OF MAPS AT PAGE 19, STANISLAUS COUNTY RECORDS.

**BENCHMARK**

AN ELEVATION OF 95.131 ON A "CADI BRASS DISK" ON A CONCRETE MONUMENT IN A MONUMENT WELL, POINT NUMBER 2823, ON THE CENTERLINE OF TULLY ROAD AT THE NORTH SIDE OF KIERNAN AVENUE AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 22 OF SURVEYS AT PAGE 51, STANISLAUS COUNTY RECORDS.



**C1.0**

**EXISTING CONDITIONS PLAN**  
**4801 TULLY ROAD**

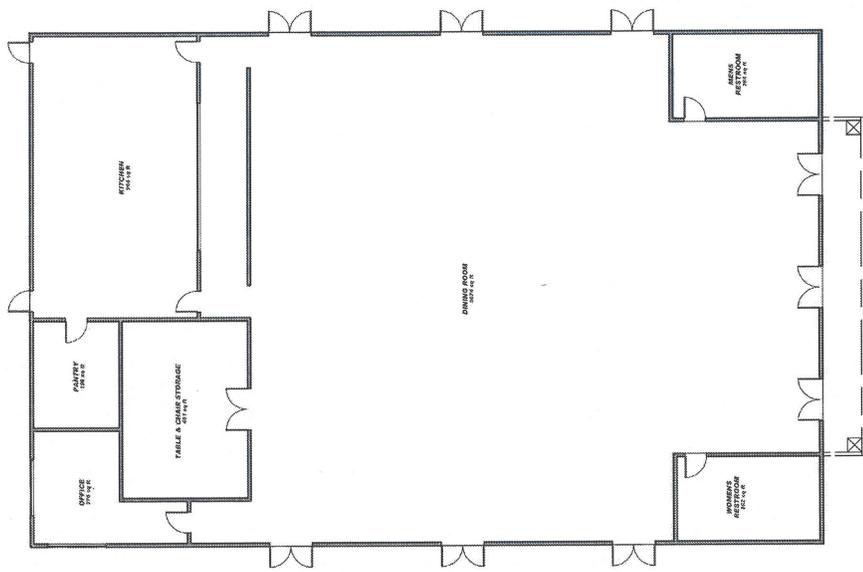
STANISLAUS COUNTY, CALIFORNIA  
 FOR: NAVDEEP BALI



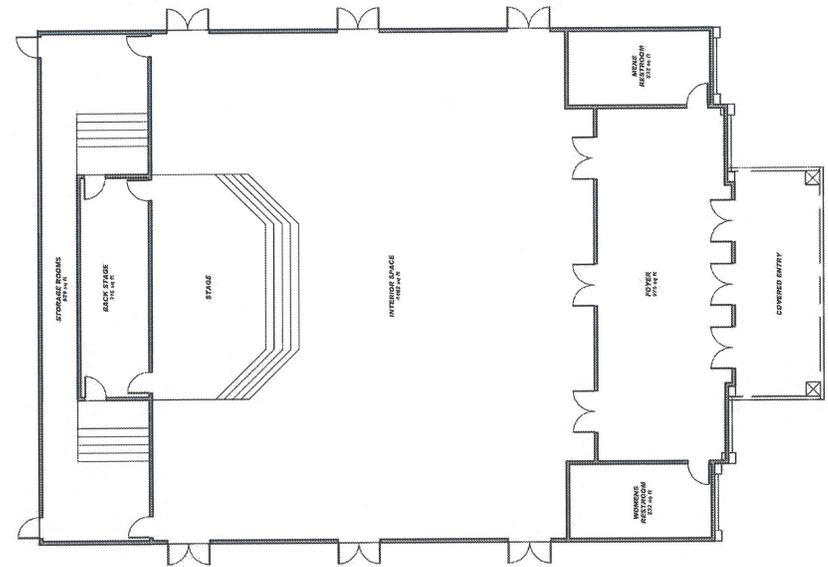
ENTITLEMENTS - PLANNING - CIVIL ENGINEERING  
 7815 STONELEAF ROAD - SAN RAMON, CA 94582  
 209.985.2659 - COLT@ALVERNAZCONSULTING.COM

P:\PROJECTS\2014\4801 TULLY ROAD\4801 TULLY ROAD\4801 TULLY ROAD\4801 TULLY ROAD.dwg 7/10/2014 10:28 AM ALVERNAZ CAD





BUILDING 2



BUILDING 1

A1.1

**PRELIMINARY FLOOR PLANS**

**4801 TULLY ROAD**

STANISLAUS COUNTY, CALIFORNIA  
FOR: NAVDEEP BALI

*Design Classics*

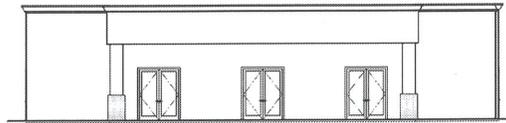
Jim Madsen, (209) 668-1222  
128 Spencers Street, Turlock, CA 95380

**A I B D**  
American Institute of  
Building Design

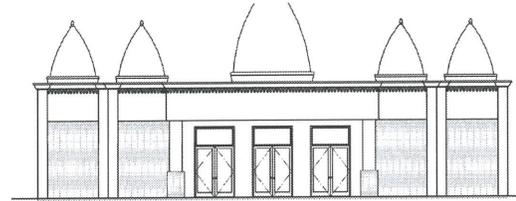
**NKBA**  
National Kitchen  
& Bath Association



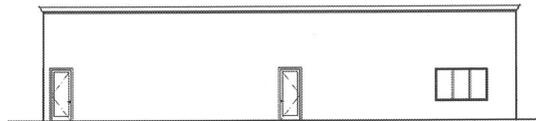
ENTITLEMENTS - PLANNING - CIVIL ENGINEERING  
7812 STONELEAF ROAD - SAN RAFAEL, CA 94903  
209 965 2059 - COLT@ALVERNAZCONSULTING.COM



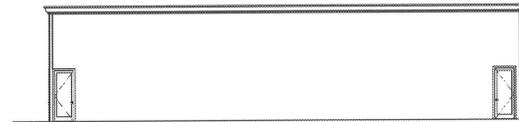
BUILDING 2, FRONT



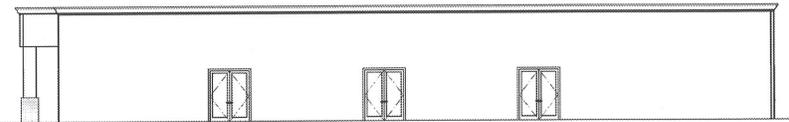
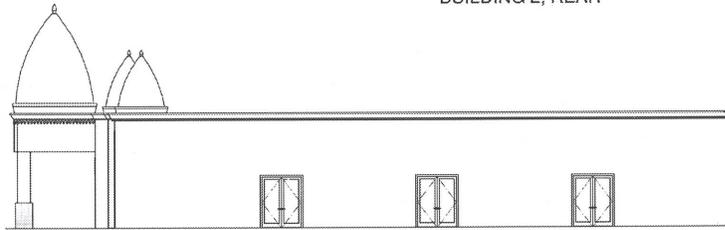
BUILDING 1, FRONT



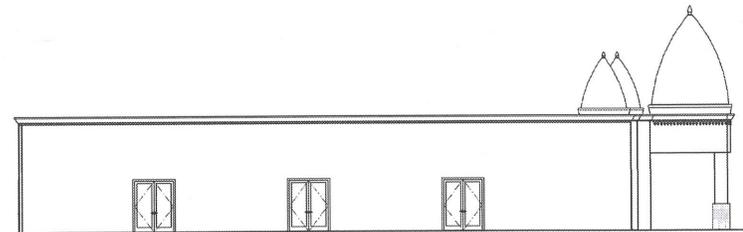
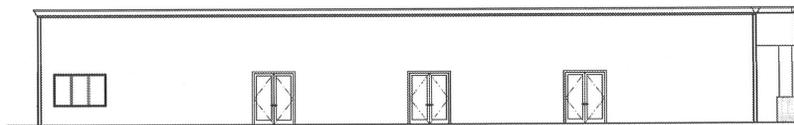
BUILDING 2, REAR



BUILDING 1, REAR



RIGHT SIDE



LEFT SIDE

A1.2

**PRELIMINARY ELEVATIONS**

**4801 TULLY ROAD**

STANISLAUS COUNTY, CALIFORNIA  
FOR: NAVDEEP BALI

*Design Classics*

Jim Madson, (209) 666-1222  
1205 Spaworth Street, Turlock, CA 95352

**AL**  
**BD**

American Institute of  
Building Design



**NKBA**  
National Kitchen & Bath Association



ENTITLEMENTS - PLANNING - CIVIL ENGINEERING  
7812 STONELEAF ROAD - SAN RAMON, CA 94582  
209 985 2558 - COLT@ALVERNAZCONSULTING.COM

10/10/2010 10:30:00 AM 10/10/2010 10:30:00 AM 10/10/2010 10:30:00 AM 10/10/2010 10:30:00 AM 10/10/2010 10:30:00 AM



# APPLICATION QUESTIONNAIRE

|   |  |   |  |
|---|--|---|--|
| <p><b>Please Check all applicable boxes</b><br/> <b>APPLICATION FOR:</b><br/> <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment<br/> <input type="checkbox"/> Rezone<br/> <input checked="" type="checkbox"/> Use Permit<br/> <input type="checkbox"/> Variance<br/> <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map<br/> <input type="checkbox"/> Parcel Map<br/> <input type="checkbox"/> Exception<br/> <input type="checkbox"/> Williamson Act Cancellation<br/> <input type="checkbox"/> Other _____         </td> </tr> </table> | <input type="checkbox"/> General Plan Amendment<br><input type="checkbox"/> Rezone<br><input checked="" type="checkbox"/> Use Permit<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Subdivision Map<br><input type="checkbox"/> Parcel Map<br><input type="checkbox"/> Exception<br><input type="checkbox"/> Williamson Act Cancellation<br><input type="checkbox"/> Other _____ | <p><b>PLANNING STAFF USE ONLY:</b><br/>         Application No(s): <u>PLN2014-0092</u><br/>         Date: <u>9/9/14</u><br/>         S <u>6</u> T <u>3</u> R <u>9</u><br/>         GP Designation: <u>UT</u><br/>         Zoning: <u>A-2-10</u><br/>         Fee: <u>\$ 3152</u><br/>         Receipt No. <u>511609</u><br/>         Received By: <u>KCO</u><br/>         Notes: <u>MISSING 8 1/2 x 11 plans</u></p> |
| <input type="checkbox"/> General Plan Amendment<br><input type="checkbox"/> Rezone<br><input checked="" type="checkbox"/> Use Permit<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Historic Site Permit  | <input type="checkbox"/> Subdivision Map<br><input type="checkbox"/> Parcel Map<br><input type="checkbox"/> Exception<br><input type="checkbox"/> Williamson Act Cancellation<br><input type="checkbox"/> Other _____      |   |  |

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

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

## PROJECT INFORMATION

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

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

a Hindu Temple, 2 Bldgs. One will only be built immediately. See additional project description

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**MAA SHAKTI JAGRAN AND RAMAYAN SANSTHA, INC.**  
505 Redfield Drive, Modesto, California 95357. (209) 526-0921

**Project Description – Use permit application**

The property is located at 4801 Tully Rd, Modesto, Ca. 95356. It will be a non-profit Hindu Temple and community center. It will be used for worshipping, yoga classes, Hindi classes for children, invited guests to lecture, meeting place for senior citizens and spiritual teaching. The community center will be a place for celebrating Hindu festivals like Diwali and Holi and other social events.

The temple will be open seven days a week from 10-12 am and 6-8 pm. It will be run by volunteers. Every day there will be 10-20 people attending and on weekends and special events there will be 40-50 people. The congregation will consist mainly of senior citizens from Modesto and surrounding areas.

The property will initially consist of 8,000 square feet of temple main hall. At a later time 8,000 square feet or less of community center will be added. There is ample space for parking.

Head Priest/Religious Advisor  
Pdt. B. D. Sharma

President  
Dr. Vijay C.S. Bais

Program Director  
S. Sablok

Treasurer  
Suruj B. Singh

Secretary  
Shobhana Rishi

Auditor  
Suruj R. Mishra

Patrons  
Sharada Bali  
Rajani Bais

# PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 046 Page 006 Parcel ~~048-006-009~~

Additional parcel numbers:

Project Site Address  
or Physical Location:

4801 Tully Rd, Modesto, CA 95360

Property Area:

Acres: 2.9 or Square feet: \_\_\_\_\_

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

Vacant Lot and 1500 SF House

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

None

Existing General Plan & Zoning:

General Agr A-2-10 Zoning,

Proposed General Plan & Zoning:  
(if applicable)

A-2-10 Use Permit (Church) Urban transition

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

East:

orchards

West:

orchards

North:

existing Church

South:

orchards - existing Home

WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

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

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

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

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

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

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

**SITE CHARACTERISTICS:** (Check one or more)

Flat

Rolling

Steep

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

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other:

*existing home*

Yes  No

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

*See page C2.0, C1.0*

**GRADING:**

Yes  No

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

*2.7 acres to be graded*

**STREAMS, LAKES, & PONDS:**

Yes  No

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

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed)

*Water will drain to retention basin. (AT back of property)*

Yes  No

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

Yes  No

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

*See C1.0, C2.0*

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

**STRUCTURES:**

- Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site. *See C2.0*)
- Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.) *See attached*
- Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: 1850 <sup>1686</sup> Sq. Ft.      Landscaped Area: \_\_\_\_\_ Sq. Ft.  
 Proposed Building Coverage: 18,000 Sq. Ft. (*Bldg A+B only*)      Paved Surface Area: \_\_\_\_\_ Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) \_\_\_\_\_

8000 Sq ft. ea.

Number of floors for each building: 1 floor

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_

35 ft. Highest point

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

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

**UTILITIES AND IRRIGATION FACILITIES:**

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

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

Electrical: Public - MID      Sewer\*: Septic  
 Telephone: Public - AT&T      Gas/Propane: Propane - PERIF  
 Water\*\*: Private Well      Irrigation: private Well MD

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

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

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

No

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

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

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

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

**AFFORDABLE HOUSING/SENIOR:**

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

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

N/A

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

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

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

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

Square footage of each existing or proposed building(s): 8000 sqft each, Bldg A, Bldg B

Bldg A will be built first.  
Type of use(s): Church

Days and hours of operation: 4 hrs daily - 3 days a week  
From 10 AM to 1 PM

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

Occupancy/capacity of building: 50-60

Number of employees: (Maximum Shift): Volunteers 6 (Minimum Shift): 5

Estimated number of daily customers/visitors on site at peak time: 60

Other occupants: Volunteers

Estimated number of truck deliveries/loadings per day: 0

Estimated hours of truck deliveries/loadings per day: 0

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

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

Square footage of: - See pg A1.1 Floorplans for Sq. ft each area

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

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

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

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

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

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

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

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

**ROAD AND ACCESS INFORMATION:**

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

- Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes  No  Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes  No  Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

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

**STORM DRAINAGE:**

- How will your project handle storm water runoff? (Check one)  Drainage Basin  Direct Discharge  Overland
- Other: (please explain) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? retention basin

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

**EROSION CONTROL:**

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

Standard erosion control, Waddles etc.

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

**ADDITIONAL INFORMATION:**

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

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**MAA SHAKTI JAGRAN AND RAMAYAN SANSTHA, INC.**  
505 Redfield Drive, Modesto, California 95357. (209) 526-0921

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Our establishment at 4801 Tully Road is a temple and it's maintenance and operation will be consistent with the general plan and will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood or their property.

Head Priest/Religious Advisor  
Pdt. B. D. Sharma

President  
Dr. Vijay C.S. Bais

Program Director  
S. Sablok

Treasurer  
Suruj B. Singh

Secretary  
Shobhana Rishi

Auditor  
Suruj R. Mishra

Patrons  
Sharada Bali  
Rajani Bais



**MAA SHAKTI JAGRAN AND RAMAYAN SANSTHA, INC.**  
505 Redfield Drive, Modesto, California 95357. (209) 526-0921

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The property at 4801 Tully Road will not be in conflict with agricultural use of other property in the vicinity.

Head Priest/Religious Advisor  
Pdt. B. D. Sharma

President  
Dr. Vijay C.S. Bais

Program Director  
S. Sablok

Treasurer  
Suruj B. Singh

Secretary  
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Patrons  
Sharada Bali  
Rajani Bais

**Use Permit Application  
Proposed Hindu Temple  
4801 Tully Road, Modesto, CA**

**Buffer and Setbacks:**

**East Property Line:**

The project site is bordered to the East by existing Tully Road and Caltrans Right-of-Way. An existing almond orchard is located to the east of Tully Road. Proposed Building A is setback approximately 167' from the east right-of-way line of Tully Road. As permitted by the Stanislaus County Buffer and Setback Guidelines landscaping and parking lot is proposed within this setback. Tully Road also serves as a buffer between the site and the existing agricultural use.

**West Property Line:**

The existing property to the west of the project site is an existing almond orchard. A 245' buffer is proposed between this property line and proposed Building B. As permitted by the Stanislaus County Buffer and Setback Guidelines a drainage pond and parking lot is proposed within this setback. In addition to the setback a 6' High chain link fence will be installed as part of this project.

**North Property Line:**

The project site is bordered to the north by APN 046-006-006 and APN 046-006-008. The proposed buildings are setback approximately 57' from the north property line buffered by parking, landscape and fencing/walls. APN 06-006-008 is an existing church use and adjoins approximately 365' of the eastern half of the project site, this is not an agricultural use therefore the 150' setback buffer is not required. An existing almond orchard occupies (APN 046-006-006) the back (west) half along the north property line. Building B encroaches into the required 150' setback for approximately 35'. To mitigate this encroachment a proposed 6' high masonry wall and cypress trees are proposed as an alternative to the 150' buffer. The proposed wall and trees will prevent dust and spray drift from any farming operations towards the building. The remainder of the property is used as parking and storm water management as allowed by the Stanislaus County Buffer and Setback Guidelines. A proposed 6' high chain link fence will serve as a buffer to prevent trespassing into the neighboring orchard.

**South Property Line:**

The project site is bordered to the south by APN 046-006-011 and APN 046-006-010. The proposed buildings are setback approximately 62' from the south property line buffered by parking, landscape and fencing/walls. APN 06-006-010 is an existing residential use and adjoins approximately 280' of the eastern half of the project site, this is not an agricultural use therefore the 150' setback buffer is not required. An existing almond orchard occupies (APN 046-006-011) the back (west) half along the north property line. Building B encroaches into the required 150' setback for approximately 130'. To mitigate this encroachment a proposed 6' high masonry wall and cypress trees are proposed as an alternative to the 150' buffer. The proposed wall and trees will prevent dust and spray drift from any farming operations towards the building. The remainder of the property is used as parking and storm water management as allowed by the Stanislaus County Buffer and Setback Guidelines. A proposed 6' high chain link fence will serve as a buffer to prevent trespassing into the neighboring orchard.

See Sheet C2.0 of the Submittal Package for the Preliminary Site Plan