DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Referral
Early Consultation

Date: **September 26, 2018**

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

From: **Kristen Anaya, Assistant Planner, Planning and Community Development**

Subject: **ENVIRONMENTAL REFERRAL – USE PERMIT APPLICATION NO. PLN2018-0080 – CENTRAL VALLEY CRESCENT**

Respond By: **October 11, 2018**

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

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

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

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

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

Applicant: **Sohel Sareshwala**

Project Location: **5043 Tully Road, on the southeast corner of Tully Road and Kiernan Avenue, in the Modesto area**

APN: **004-069-033**

Williamson Act Contract: **N/A**

General Plan: **Agriculture**

Current Zoning: **A-2-40 (General Agriculture)**

Project Description: **Request, on behalf of Central Valley Crescent (CVC), to operate a church on a 2.71 acre parcel in the A-2-40 zoning district. The project proposes utilizing the existing on-site 720 square-foot garage for the prayer hall; no construction is proposed beyond renovating the existing garage's restroom to comply with ADA standards. The site will be improved with a tree nut and fruit orchard and two graveled parking lots, which will provide thirty-five (35) parking spaces and one (1) ADA compliant parking space, with a graveled driveway approach providing**

access to County-maintained Tully Road. The parking lots will be sloped toward the interior of the site and provide drainage via percolation into the gravel and on-site soils.

The project site has also been developed with a 1,560 square foot single-family dwelling to be used as on-site housing for CVC's priest and family, and a 600 square foot detached garage. The site will utilize a private well and septic system and irrigate with water from MID.

The facility will typically operate five times a day from at various intervals from morning to evening (approximately 7am to 9pm), depending on the lunar calendar. Days of operation will be Monday through Sunday. The prayer hall will also serve as a place for faith-based activities such as children's classes, weekly lectures, food drive collections by congregants (to be distributed to homeless populations off-site), and fundraising for off-site refugee settlement programs. All activities will remain indoors except one day a year during the holiday Ramadan where the congregation will have an outdoor potluck immediately adjacent to the hall; otherwise, no food is included in daily activities. No music or amplified sound will be played as part of church activities. At any given time, a maximum of forty (40) people are proposed to utilize the prayer hall.

A conversation between the applicant and Public Works on September 12, 2018 revealed the proposed driveway for the church, in combination with the existing access to the residence's garage, conflicts with typically approved ingress/egress to similar sites. Modification to the site plan to propose a single point of access for both the residence and church parking lots would be required for this project to develop.

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

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ENVIRONMENTAL REFERRAL – USE PERMIT APPLICATION NO. PLN2018-0080 – CENTRAL VALLEY CRESCENT
Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		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
	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 DISTRICT	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 4: MONTIETH
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: MODESTO		StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC		SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
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	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **ENVIRONMENTAL REFERRAL – USE PERMIT APPLICATION NO. PLN2018-0080 – CENTRAL VALLEY CRESCENT**

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

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

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

1.
2.
3.
4.

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

1.
2.
3.
4.

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

_____

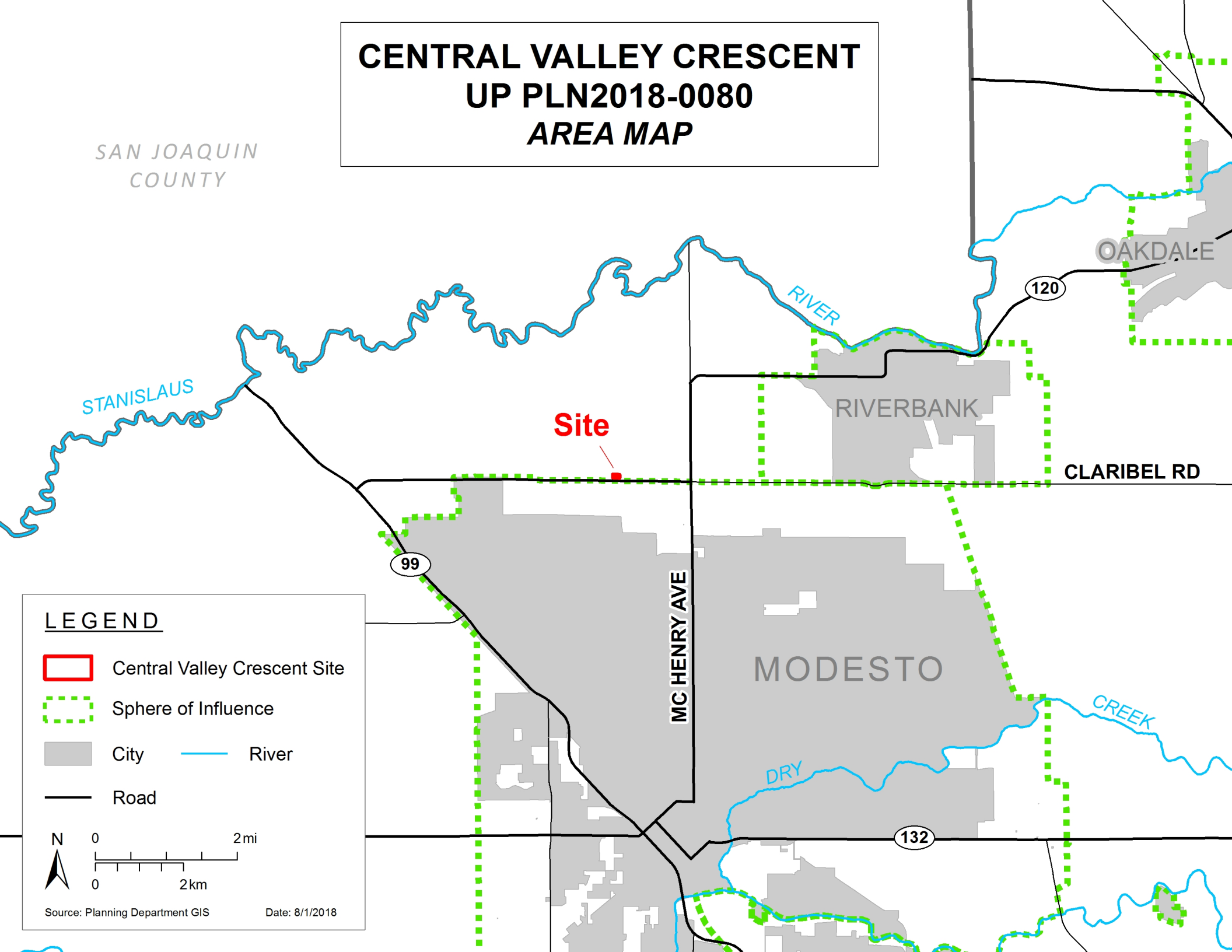
_____

Response prepared by:

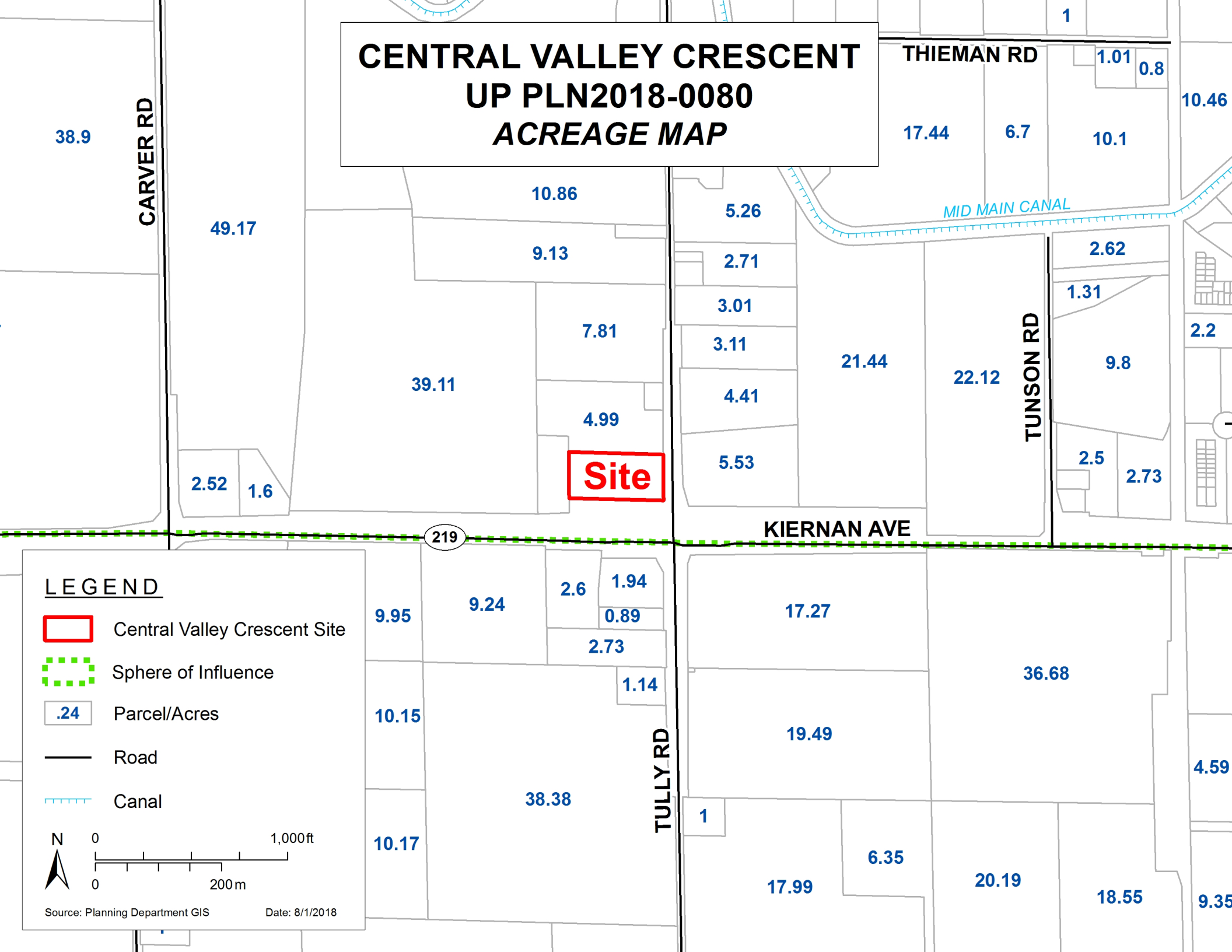
_____

Name Title Date

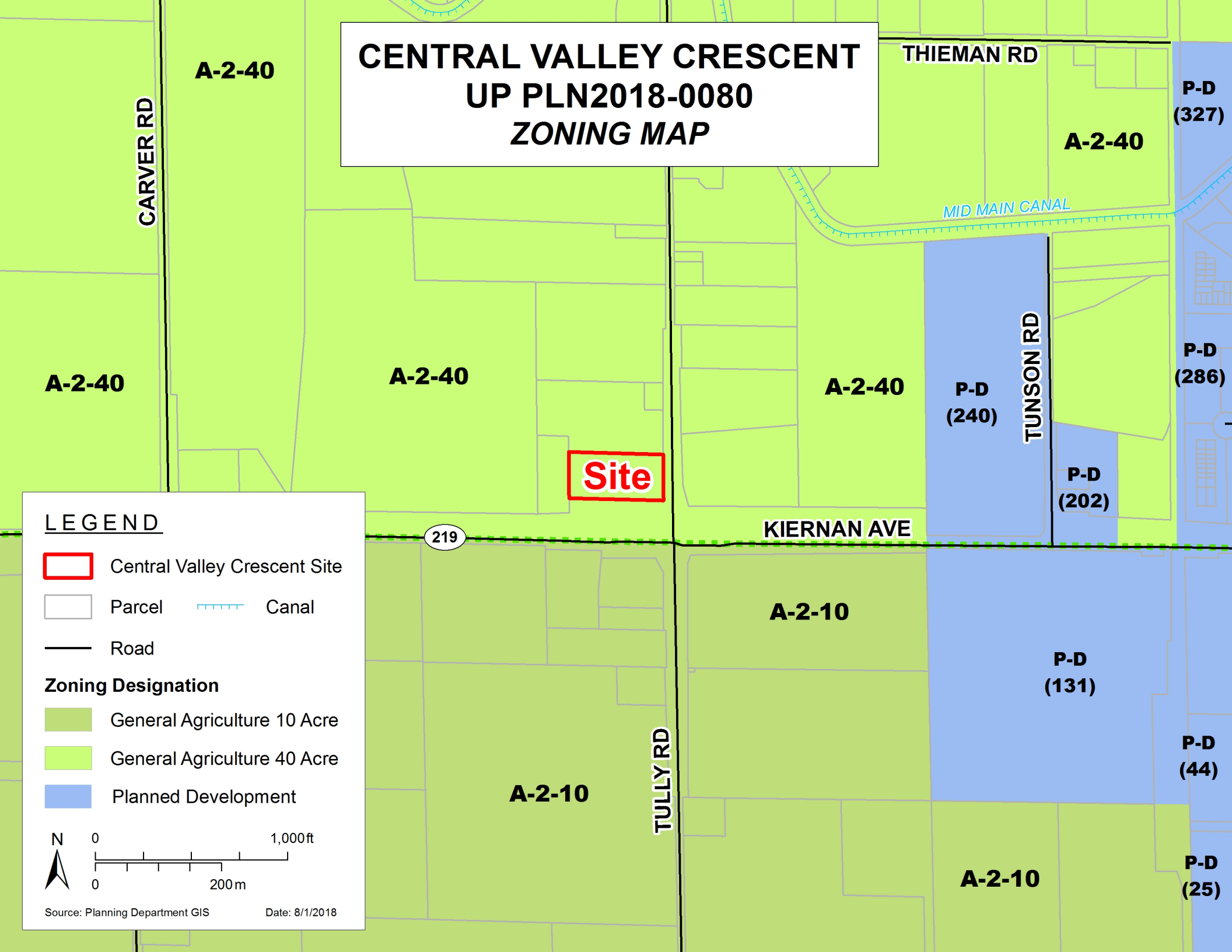
CENTRAL VALLEY CRESCENT
UP PLN2018-0080
AREA MAP



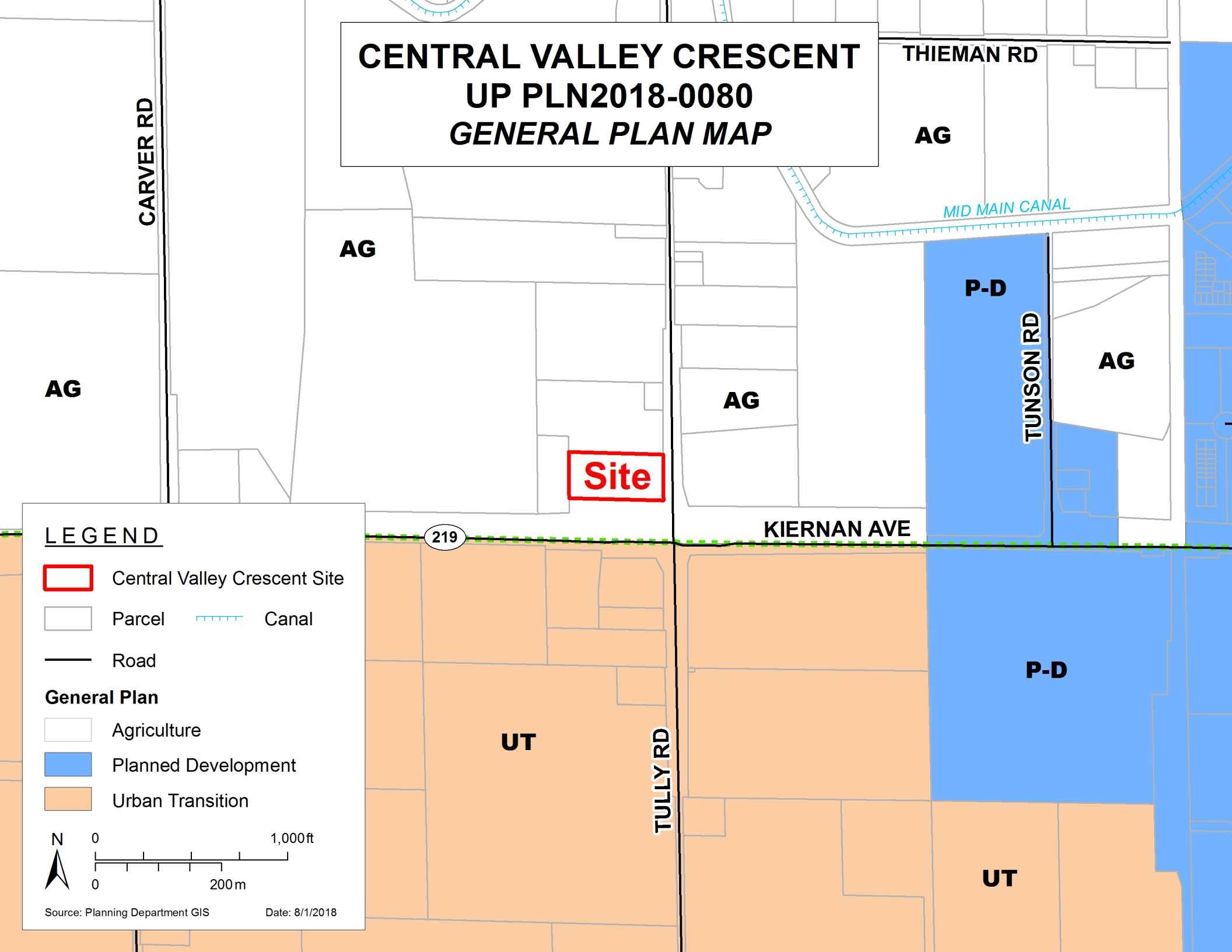
CENTRAL VALLEY CRESCENT
UP PLN2018-0080
ACREAGE MAP



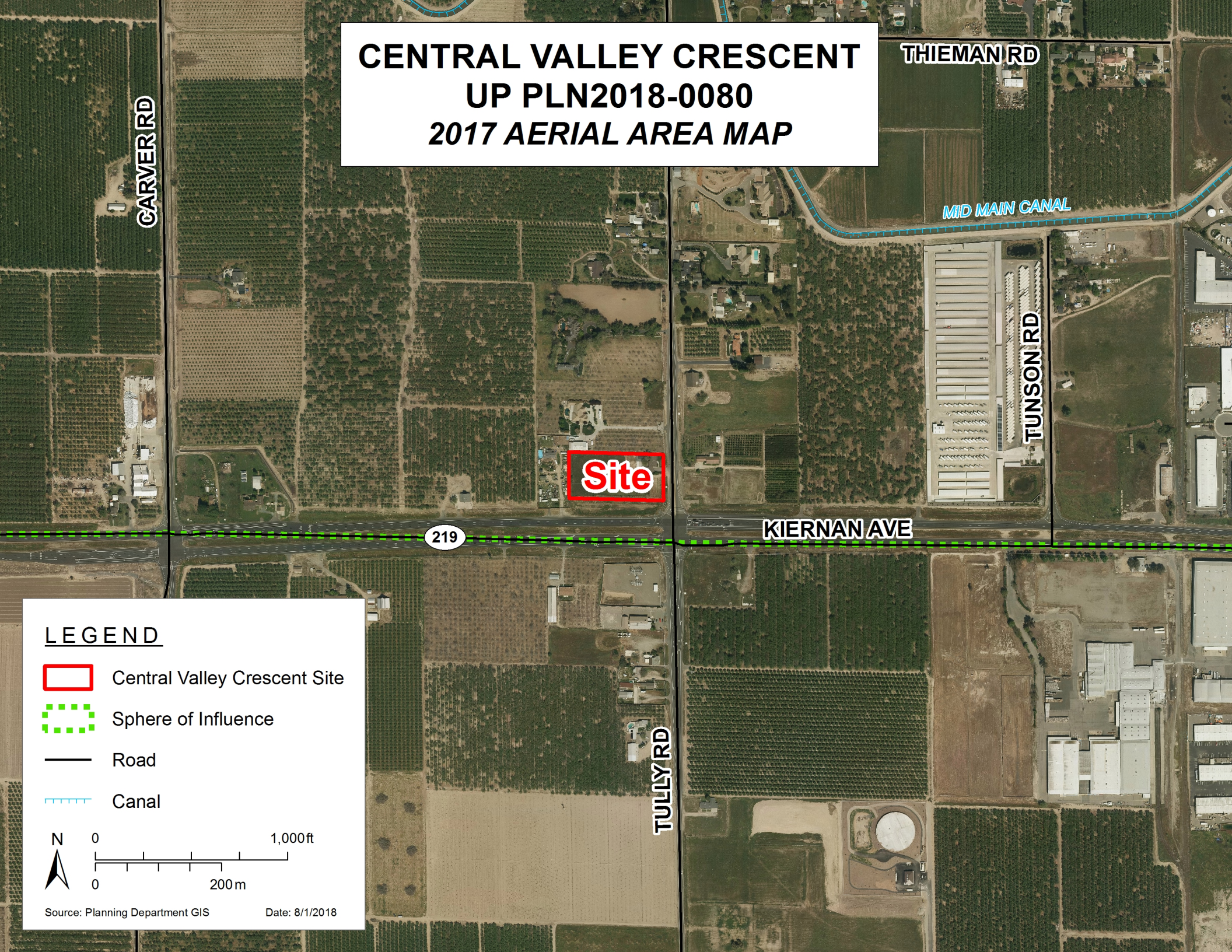
CENTRAL VALLEY CRESCENT
UP PLN2018-0080
ZONING MAP



CENTRAL VALLEY CRESCENT
UP PLN2018-0080
GENERAL PLAN MAP



CENTRAL VALLEY CRESCENT
UP PLN2018-0080
2017 AERIAL AREA MAP



CENTRAL VALLEY CRESCENT
UP PLN2018-0080
2017 AERIAL SITE MAP

PROPOSED OCCUPANCY CHANGE. CONVERT (E) GARAGE/SHOP INTO A PRAYER ASSEMBLY AREA 5043 TULLY ROAD MODESTO, CA. 95356

SCOPE OF WORK

PROPOSED OCCUPANCY CHANGE OF EXISTING DETACHED GARAGE/SHOP TO A PRAYER ASSEMBLY AREA.

BUILDING CODE ANALYSIS

DESCRIPTION OF USE:	PRAYER ASSEMBLY AREA
OCCUPANCY TYPE:	R3 / A3
FIRE SPRINKLERS:	NOT REQUIRED
NO. OF STORIES:	ONE
TOTAL AREA:	(E) GARAGE 720 SQ. FT. / PROPOSED PRAYER ASSEMBLY AREA 720 SQ. FT.
ALLOWABLE AREA:	PER CBC TABLE 503 & CBC SECTION 508.4 A3 (ACTUAL) = 720 SQ.FT.

PARKING ANALYSIS

1. OCCUPANCY LOAD = 102
2. PARKING SPACE FACTOR: 1 SPACE / 4 OCC.
3. REQUIRED # OF SPACES: 102 OCC./ 4 OCC./ SPACE= 26
4. # OF SPACES PROVIDED:
   VAN ADA = 1
   VEHICAL = 35
   TOTAL = 36

SITE STATISTICS

1. ASSESORS PARCEL NUMBER: 004-069-033
2. PRESENT ZONING: A-2-40
3. PARCEL SIZE: 118,222 SQ. FT. / 2.714 AC.
4. SITE ADDRESS: 5043 TULLY ROAD MODESTO, CA. 95356

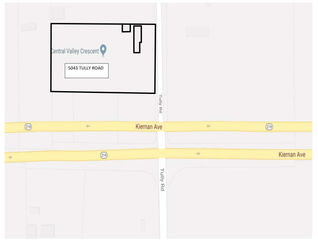
SHEET INDEX

SHEET NO.	DESCRIPTION
T1	TITLE SHEET/SITE PLAN
TE	ENLARGED SITE PLAN

OCCUPANT LOAD ANALYSIS

TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

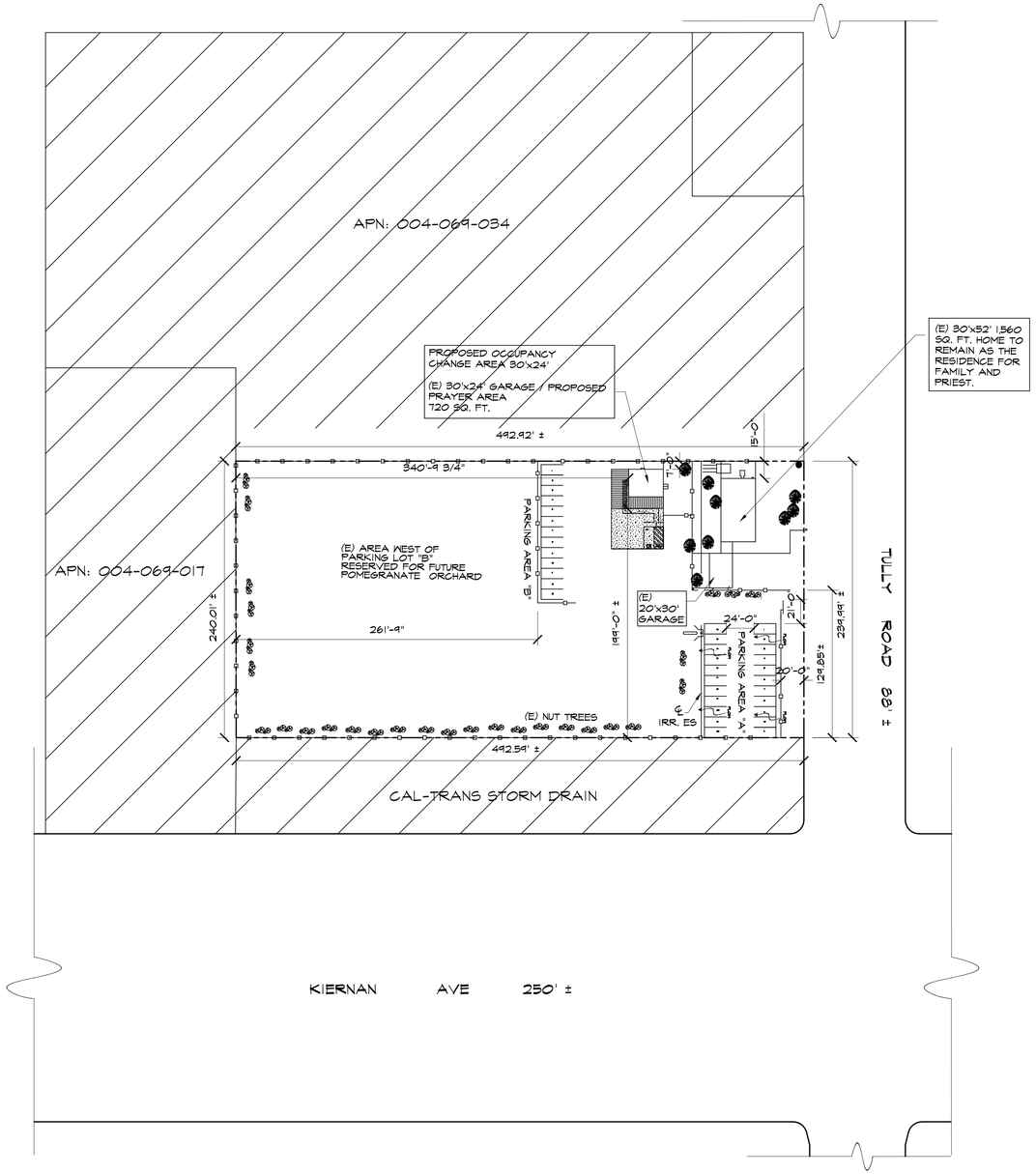
1. PRAYER ROOM: 720 SQ. FT.
   OCCUPANCY LOAD = 102 OCC.
2. REQUIRED # OF EXITS: 2
3. # OF EXITS PROVIDED: 2, 1 MAIN EXIT AND 1 SIDE EXIT



NORTH

VICINITY MAP

SCALE: N.T.S



NORTH

SITE MAP

SCALE: 1"=60'-0"

Rev	Revisions	App	Date
1	SITE PLAN SUBMISSION FOR OCC. CHANGE	1	7/18/2018
2	TREES, SCALED SITE/AREA, PER CLIENT REQUEST	2	8/1/2018
3	PLANNER REQUEST TO ADD SHRUB, FLOW,20 CLEARANCE, DRIVE		8/29/2018

SOHEL SARESHWALA
5043 Tully Road
Modesto, Ca. 95356
209-988-6292
APN: 004-069-033

JON D. CAMPICONICA P.E.
2712 RIVER VALLEY CIR.
MODESTO, CA. 95351
209-484-9782

REGISTERED PROFESSIONAL ENGINEER
JON CAMPIDONICA
No. C61969
Exp.
CIVIL
STATE OF CALIFORNIA

DRAWN BY: FRANK RODRIGUEZ
CHKD BY: .
DATE: 7/18/2018
JOB NO: .

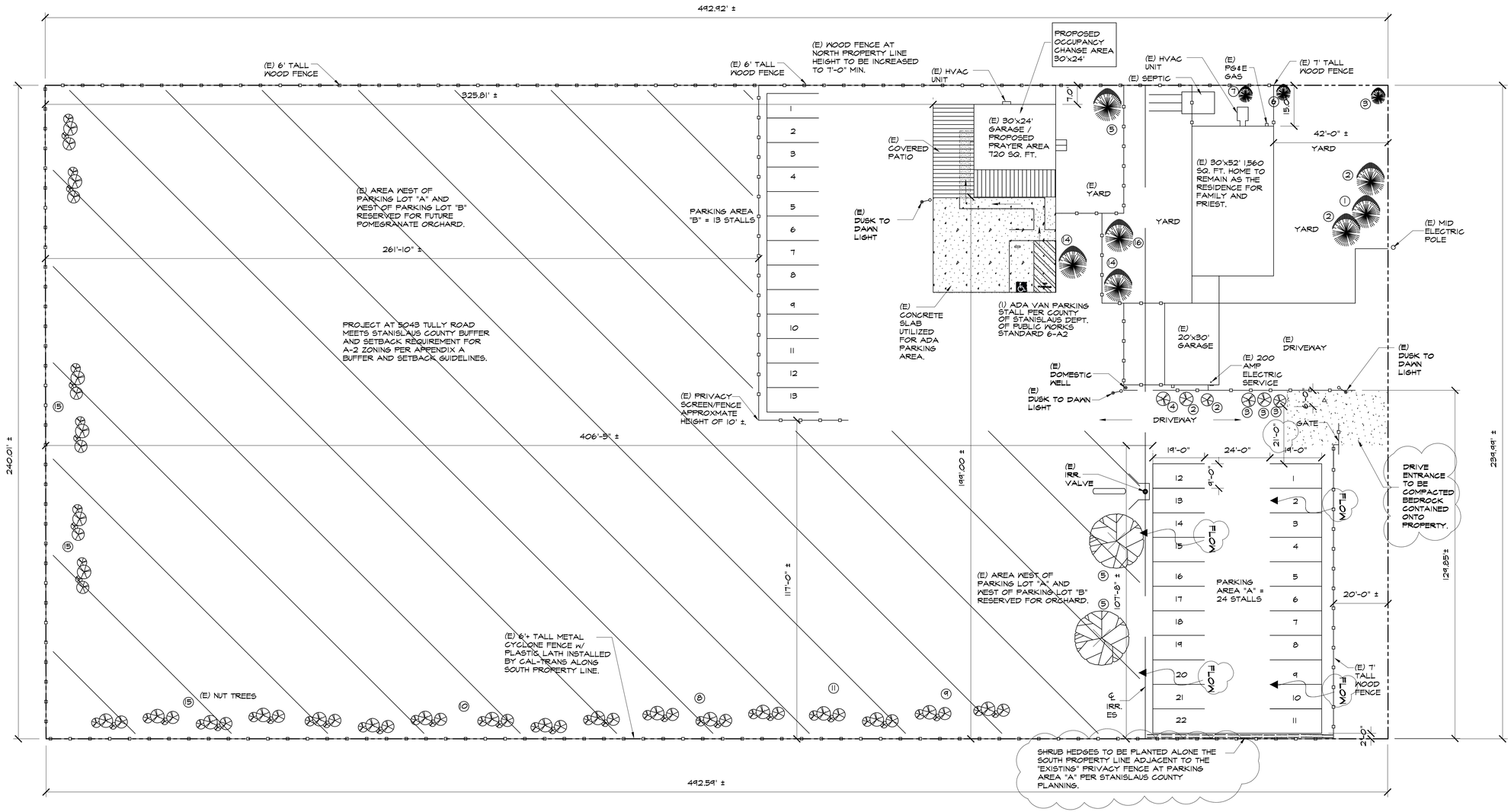
SHEET NO.

T1

JON D. CAMPIDONICA, P.E. EXPRESSLY RESERVES IT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THEY MAY NOT BE REPRODUCED, CHANGED, COPIED, ASSIGNED TO ANY THIRD PARTY OR USED FOR CONSTRUCTION OTHER THAN THAT INTENDED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF JON D. CAMPIDONICA, P.E.

(E) TREE SCHEDULE

LOCATION	TREE/PLANT DESCRIPTION	QTY.
1	PINE TREE	1
2	ORANGE TREE	2
3	POMEGRANATE TREE	5
4	GRAPEFRUIT	1
5	WALNUT TREE	3
6	CHERRY TREE	2
7	PLUM TREE	2
8	PEACH TREE	3
9	NECTURINE TREE	2
10	APRICOT TREE	2
11	APPLE TREE	2
12	GUAVA	2
14	MULBERRY TREE	6
15	ALMOND	2
16	PECAN	1



NORTH

ENLARGED SITE MAP

SCALE: 1"=20'-0"

Rev	Revisions	App	Date
1	SITE PLAN SUBMISSION FOR OCC. CHANGE	1	7/18/2018
2	TREES, SCALED SITE/AREA, PER CLIENT REQUEST	2	8/1/2018
3	PLANNER REQUEST TO ADD SHRUB, FLOW/50' CLEARANCE, DRIVE		8/29/2018
4			

SOHEL SARESHWALA
5043 Tully Road
Modesto, Ca. 95356
209-988-6292
APN: 004-069-033

JON D. CAMPICONICA P.E.
2712 RIVER VALLEY CIR.
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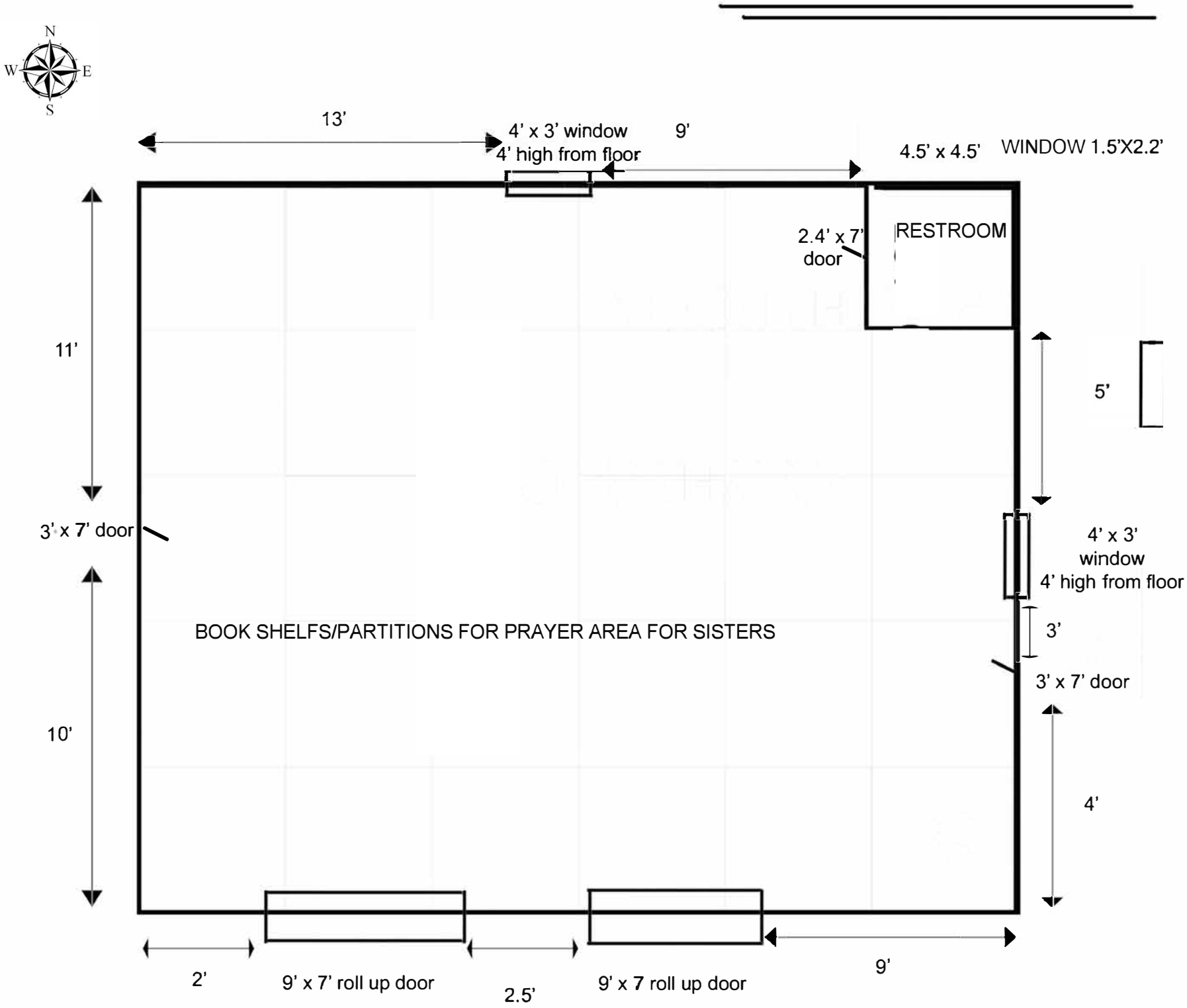
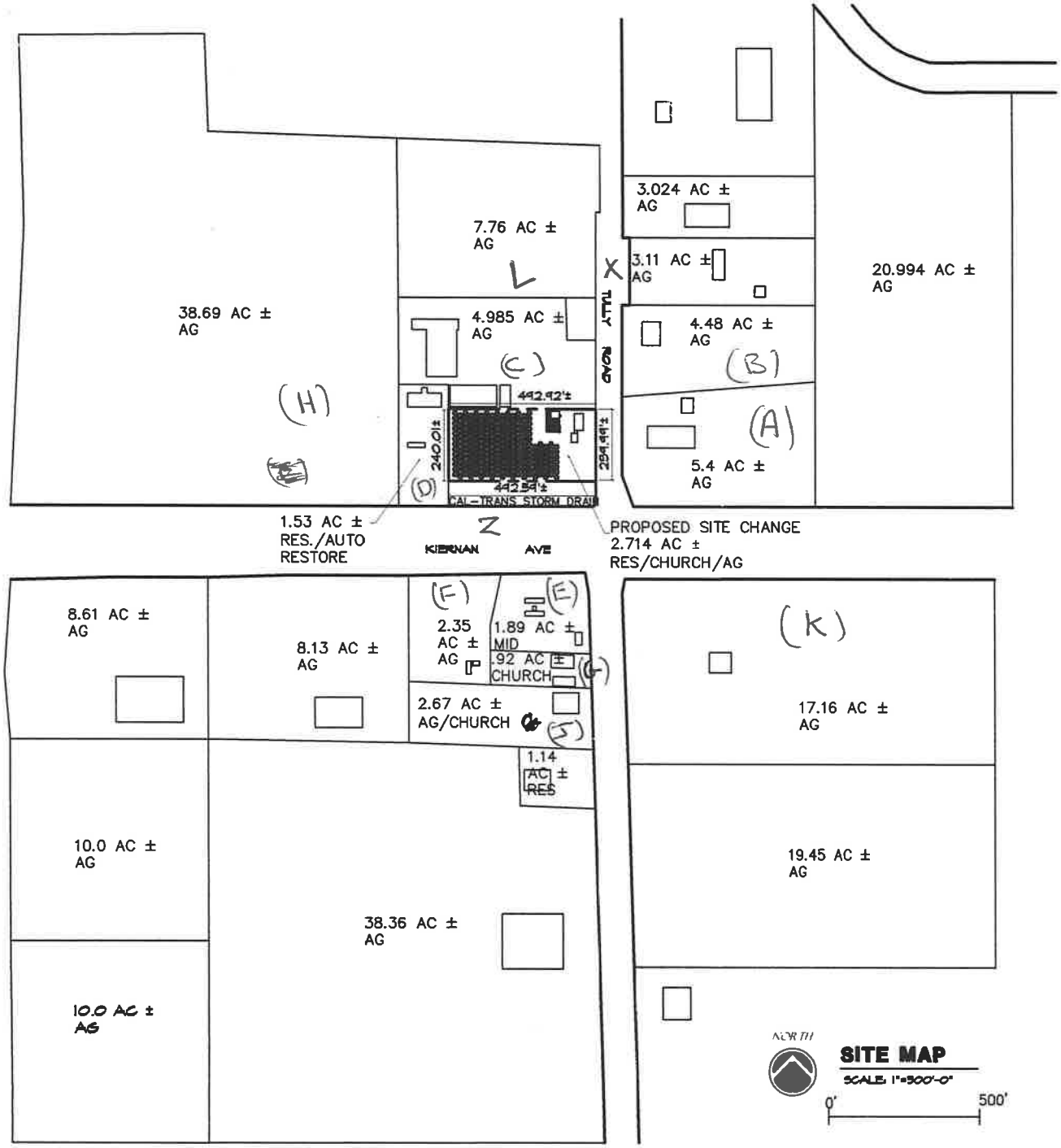

N
W
E
S
13'
4' x 3' window
4' high from floor
9'
4.5' x 4.5'
WINDOW 1.5'X2.2'
2.4' x 7'
door
RESTROOM
11'
5'
3' x 7' door
4' x 3'
window
4' high from floor
BOOK SHELFS/PARTITIONS FOR PRAYER AREA FOR SISTERS
3'
3' x 7' door
10'
4'
2'
9' x 7' roll up door
2.5'
9' x 7 roll up door
9'



Rev	Revisions	App	Date
1	Application Submittal	1	5/1/99

Sohel Sareswala
Occupancy Change
5043 Tully Road
209-988-6292
Modesto, Ca. 95356

Jon D. Campidonica P.E.
2712 River Valley Circ.
Modesto, Ca. 95351
209-484-9782

SHEET NO.

T1A

PROPERTY	LOCATION	INFO	KIND OF IRRIGATION
A	EAST SIDE	RESIDENCE AND PLANTATION OF FRUIT TREES (MOST OF THEM CITRUS)	PROBABLY DRIP IRRIGATION
X	EAST SIDE	TULLY ROAD	NA
C	NORTH	RESIDENCE , 2 BUILDING/SHEDS, WALNUT ORCHARD..	MAYBE DRIP IRRIGATION
B	NORTH EAST SIDE	RESIDENCE, ORCHARD-	
Z	SOUTH	KIERNAN AVE	NA
E	SOUTH	MID ELECTRIC GRID	NA
G	SOUTH	CHURCH	NA
J	SOUTH	HINDU TEMPLE	OPEN LAND
D	WEST	RESIDENCE AND VEHICLE RESTORATION	NA
H	WEST	ALMOND ORCHARD?	MAYBE FLOOD IRRIGATION
F	SOUTH WEST	ORCHARD	MAYBE FLOOD IRRIGATION
L	NORTH	RESIDENCE, ORCHARD	

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- ☐ General Plan Amendment
- ☐ Rezone
- ☒ Use Permit
- ☐ Variance
- ☐ Historic Site Permit
- ☐ Subdivision Map
- ☐ Parcel Map
- ☐ Exception
- ☐ Williamson Act Cancellation
- ☐ Other _____

PLANNING STAFF USE ONLY:

Application No(s): PLN 2018-0080
Date: 7/20/18
S 31 **T** 2 **R** 9
GP Designation: AG
Zoning: A-2-40
Fee: $ 3383
Receipt No. 545263
Received By: TM
Notes: TO EMAIL MISSING DOCS

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

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

PROJECT INFORMATION

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

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

SEE EXHIBIT 1

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 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): **Book** 004 **Page** 069 **Parcel** 033

Additional parcel numbers: _____

Project Site Address or Physical Location: 5043 TULLY RD, MODESTO, CA 95356

Property Area: Acres: 2.7 or Square feet: _____

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

RESIDENCE FOR PRIESTS FAMILY, FRIENDS GATHERING TO PRAY . WE OWN IT SINCE MAY 2014.

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)

N/A

Existing General Plan & Zoning: A2-40

Proposed General Plan & Zoning: USE PERMIT AS A PRAYER HALL
(if applicable)

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

East: TULLY RD

West: RESIDENCE/AUTO RESTORATION

North: RESIDENCE/WALNUT GROVE

South: KIERNAN AVE

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: FEW FRUIT TREES

Yes ☐ No ☒ Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☐ No ☒ Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

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) _____

Yes ☐ No ☒ Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒ Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

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

STRUCTURES:

Yes ☒ **No** ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.

Yes ☐ **No** ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes ☐ **No** ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes ☐ **No** ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 720 Sq. Ft. Landscaped Area: 1800 Sq. Ft.

Proposed Building Coverage: N/A Sq. Ft. Paved Surface Area: 2000 Sq. Ft.

BUILDING CHARACTERISTICS:

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

NO NEW STRUCTURE

Number of floors for each building: EXISTING BUILDING IS ONE FLOOR

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

EXISTING PRAYER HALL HAS HEIGHT OF 13 FT

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) COMPACTED CRUSHED ROCK.

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: MID Sewer*: SEPTIC

Telephone: _____ Gas/Propane: PG&E

Water**: WELL WATER Irrigation: MID

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

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

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

NO

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

Total No. Lots:_____ Total Dwelling Units:_____ Total Acreage:_____

Net Density per Acre: _____ Gross Density per Acre: _____

(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): EXISTING PRAYER HALL IS 720 SQ FT

Type of use(s): CHURCH/PRAYER HALL

↑ Add 1,560 ☆ priest's residence
Add label to site plan

Days and hours of operation: SEE EXHIBIT 2

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

Occupancy/capacity of building: MAX 40

Number of employees: (Maximum Shift): _____ (Minimum Shift): ONE PRIEST

Estimated number of daily customers/visitors on site at peak time: MAX 40 VISITORS

Other occupants: NONE

Estimated number of truck deliveries/loadings per day: NONE

Estimated hours of truck deliveries/loadings per day: N/A

Estimated percentage of traffic to be generated by trucks: N/A

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: 0 Warehouse area: 0

Sales area: 0 Storage area: 0

Loading area: 0 Manufacturing area: 0

Other: (explain type of area) PRAYER HALL

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 ROAD

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

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

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

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

STORM DRAINAGE:

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

☐ Other: (please explain) _____

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

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

EROSION CONTROL:

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

N/A

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)

SEE EXHIBIT 1

EXHIBIT 1

SOHEL SARESHWALA, CENTRAL VALLEY CRESCENT

USE PERMIT APPLICATION

5043 TULLY RD, MODESTO, CA 95356

PROJECT DESCRIPTION

To Whom It May Concern:

As local residents of Modesto, California, we request a permit for use for Central Valley Crescent. We are working professionals who are in need of a safe space to congregate and practice our faith. We thank you for your kind consideration of our application and hope that our efforts do not remain unnoticed.

INTRODUCTION: WHO ARE WE?

We are a group of concerned residents & families of the Central Valley whose goals are to:

- Create a non-judgmental space to learn, congregate, have fun, and grow: morally & spiritually.
- Prepare our youth to contribute to society
- Run our nonprofit organization, categorized as 501c3 by the IRS.
- Use the lot for the betterment of the community

MISSION

Central Valley Crescent is a not for profit organization dedicated to the idea that a commitment to individual and collective growth can inspire tranquility in our hearts and peace in the community

OBJECTIVES

1) To provide space for community members to make positive, effective, and organized contributions that enhance the social and cultural environment in the Central Valley.

2) To build a better future for our youth and the next generations through organizing educational, faith-based, and social activities.

3) To provide space for hands on opportunities such as community activities and learning professional skills.

DESCRIPTION OF ACTIVITIES/EVENTS

- 5 times daily prayers
- Special afternoon prayer on Friday
- Homeless food drives, new immigrant settlement support
- Holy book lectures and faith-based classes for children
- Weekly lectures for the community
- During our fasting month: open fasts on Fridays and daily night prayers

DESCRIPTION OF ALTERATIONS

30 ft by 24 ft Farm equipment workshop/garage is converted into prayer room by:

- Installing wall to wall carpet
- Painting ceiling and walls
- Installing air conditioning system
- Adding Book shelves and a 42 inch tv monitor,
- Installing Fire extinguisher by licensed contractor,
- Keeping first-aid kit onsite,

Further on the parcel we have:

- Added wooden fence along south east side of Tully Rd
- Added privacy screen
- Planted 25 fruit trees along the Kiernan Ave chain link fence.

DESCRIPTION OF USE

- The room is primarily used for prayers
- During Faith based/Qur'anic studies, children sit on the carpet
- During homeless food drive, volunteers use outside concrete area to package processed food cans, fruit and cookies
- During the month of fasting, there are nightly prayers in the prayer room

THE PLANNED USE OF THE FACILITY WILL:

1. Never be intended to exceed a certain small number of members and activities
2. All activities are low profile; they do not create anything but minimal noise, if even that, as we have a strict no loud music and no alcohol policy in our faith.
3. Does not impact traffic any more than existing normal traffic.
4. It appears that the use of the property for a small religious facility would be in character with and contributory to the developing, diverse community of small religious facilities around the intersection of Tully Avenue & Kiernan Avenue

OPERATIONAL PLAN: HOW DO WE GET THE WORD AROUND

- Word of mouth through family and friends, emails, text messages

WHY SHOULD WE BE GRANTED A USE PERMIT?

- To support the local community being able to meet prayer/worship requirements of our faith on the northwest side of Modesto without having to drive several times a day every week the considerable distance (20 minutes minimum) to the Mosque on Carpenter Road.
- Would rather spend time worshipping than driving during our busy life schedules
- To provide a modest facility to support community programs in northwest Modesto for youth

WHAT ARE OUR STRENGTHS?

- Dedication to faith.
- Dedication to programs that benefit the greater community.
- Building and offering programs to help youth and women.

DESCRIPTION OF SURROUNDING USES

- West side: residential house and vehicle restoration
- South: Kiernan ave
- East side: Tully rd
- North side: residential house with mature walnut trees

SURROUNDING NEIGHBORS

- Some parcels adjoining or near our property are being used for variety of non-agricultural related commercial purposes such as used military vehicle restoration and commercial pump service business.
- ¼ mile away public storage, strip mall, shopping complex, gyms etc
- Three parcels near intersection of Tully & Kiernan are being used by or planned to be used as religious facilities including a Hindu Temple, a Landmark Missionary Baptist Church & a future Catholic Church.

- We have been informed by commercial real estate brokers, and a variety of professionals, such as consultants & engineers familiar with local planning, transportation & commercial development issues, that the properties around the intersection of Tully & Kiernan will likely be re-zoned from A2-40 on the County side to commercial class parcels in the future.
- Derrel's Storage facility on Kieran on north side east of Tully & Kieran intersection.
- Modesto Pump Service Inc., on parcel on east side of Carver a little north of intersection of Tully & Kieran.
- Landmark Missionary Baptist Church on parcel located on Carver Road on the west side of road and a little south of intersection of Tully & Kiernan.
- Hindu Temple located on west side of Carver & just south of Kiernan
- Catholic Church, coming up on north east corner of Bangs and Tully

POINTS TO CONSIDER

- On 2.7 acre parcel, can we do farming?
- What could be the future use of this property?

WHAT ARE OUR CHALLENGES?

1. Property is in the County zones A2-40, which is at variance with the current use of the property.
2. Use is non- agricultural based activities.
3. Lack of understanding (yet or at this time) by local authorities about what the property owners are trying to accomplish.

EXHIBIT 1

DESCRIPTION OF ACTIVITIES, EVENTS

ACTIVITY	***# OF ATTENDEES***	***FREQUENCY***	***DURATION***
●5 times daily prayers			
Morning	3 to 5	Before sunrise	10 mins each
Mid day	1 to 2	1:30 PM	10 mins each
Afternoon	2 to 3	Mid afternoon	10 mins each
Sunset	5 to 9	Sunset	10 mins each
Night	4 to 8	Night, 1.25 hours after sunset	10 mins each
●Special Afternoon prayer on Friday	25 to 35	Friday, 1:30 pm to 2:20 pm	50 mins
●Homeless food drives, refugee settlement support	5 to 10	One saturday a month, 11 am	30 mins
●Faith based classes for children	6 to 10	Tue, wed, thu, fri, one hr before sunset	45 mins
●Weekly lectures/talks	4 to 10	Tue, Wed, fri nights after sunset	30 mins
●During fasting month: , daily night prayers			
Open fasts on Fridays	30 to 40	After sunset	1 hr
Daily night prayers	30 to 40	Night, 1.25 hr after sunset	1.5 hr
MAXIMUM NUMBER OF CARS PARKED= 25			
Notes and Explanations:			

The Islamic calender follows the Lunar calender. The new moon is used to mark the first day of each month. Since the average interval between new moons is approximately 29 days, the lunar months alternate between 29 and 30 days in length.

Hence, the Islamic calendar travels backward through the solar calendar about 11 days per year, returning to the same solar time in about 33 lunar years

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Structural Design and Civil Engineering

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July 19, 2018

Miguel Galvez
Stanislaus County Development Services
Planning Division
1010 10th Street
Modesto, CA 95367

Re: Statement of compliance for Stanislaus County Buffer and Setback Guidelines for conversion of garage to prayer room for Central Valley Crescent located at 5043 Tully Road, Modesto, CA 95356

Dear Miguel,

The purpose of this letter is to provide a statement of compliance for the proposed project referenced above. As stated above, the project consists of converting a residential garage into a prayer room for the organization listed above. The purpose for this is so that a small group (30 to 40 people) can congregate for daily prayer with the need to travel the 30 minutes or so to their main place of worship. The property where the project is located is bounded by State Route 219 to the south, and small ranch/farm type properties to the west, east and north. Per the setback guidelines, we feel that his project should be listed a low people intensive non-outdoor project with a setback requirement of 150 feet. What follows is a description of the areas adjacent to the proposed project and how proposed compliance with the setback guidelines is met or intended to be met.

North Side: The north side of the existing building to be converted is located approximately 7 feet from the adjacent property line to the north. It is separated from the adjacent property by a 6 foot high wood fence which runs from the corner of the existing residence that is to the east to the rear of the rear of the property to the west. Although the setback here does not meet the requirement I will point out that the property immediately adjacent to the north contains a walnut orchard. The residence located on the adjacent parcel is located at least 300 feet the location of the proposed conversion.

South Side: The south side of the existing building to be converted is located approximately 199 feet from the adjacent property line to the south. This area will contain a driveway for access to the parking spaces that are located to the west of the proposed conversion and the remainder will remain as an existing orchard for fruit/nut trees. Beyond the property line to south is State Route 219. The property line along this

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side has a 6 foot high cyclone fence that was installed by Cal Trans when State Route 219 was widened a few years back.

West Side: The west side of the existing building to be converted is located approximately 326 feet from the adjacent property line to the west. Immediately adjacent to the proposed prayer room there is proposed single row of thirteen parking spaces. Beyond the parking spaces the property will remain as an existing orchard for fruit/nut trees with at least 300 feet to the property line.

East Side: The east side of the existing building to be converted is located approximately 120 feet from the adjacent property line to the east. Immediately adjacent to the proposed prayer room there is an existing residence. Per Item 1.ii of the setback guidelines the residence is a permitted used within the setback. Adjacent to the property on this side is the public way for Tully Road. The property line along this side is bounded by the residence listed above and 6 foot solid wood fence that extends to the south property line. Given the proximity to the property line and the public way the setback for this side of the proposed project is at least 150 feet.

Per the setback guidelines reference is made to low and high people intensive uses but gives no clear guidelines as to what constitutes each use. Instead it leaves this in the hands of the jurisdiction. I would like to put forth that the proposed use be labeled as low people intensive since the applicant has listed that there will only be 30 to 40 people max so that the requirement for the setback be 150 feet instead of 300 feet. Since no people intensive outdoor activity is proposed such as an athletic field as cited in Item 1 of the guidelines we feel that the 150 feet setback is more applicable to the proposed project and not the 300 feet that has been given by planners of your department. With setback at 150 feet we feel that the proposed project meets the required setbacks per these guidelines.

If you have any further questions or need more information please contact me at the numbers listed above. I will be happy to help in any way I can.

Sincerely,

Jon D. Campidonica, P.E.
Registered Professional Engineer