



## CEQA Exempt Referral Staff Approval Permit

**Date:** May 5, 2016

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

**From:** Kristin Doud, Planning and Community Development

**Subject:** STAFF APPROVAL APPLICATION NO. PLN 2016-0039 – MODESTO'S NEIGHBORHOOD CHURCH

**Respond By:** May 20, 2016

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Under the California Environmental Quality Act of 1970, the project described herein is **exempt** from CEQA review (Section 15061(b)(3)); however, the Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies to determine if specific conditions should be placed upon project approval. Therefore, please contact this office within **15 days** 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 to recommend for approval or denial and/or apply conditions of approval to the requested staff approval; therefore, please list any conditions that you wish to have included 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.

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**Applicant:** Modesto's Neighborhood Church

**Project Location:** 5755 and 5901 Sisk Road, on the west side of Sisk Road in Salida, north of the City of Modesto and south of the Stanislaus River.

**APN:** 136-032-011

**Williamson Act Contract:** N/A

**General Plan:** SCP-R1 (Salida Community Plan Low Density Residential)

**Current Zoning:** SCP-R1 (Salida Community Plan Low Density Residential)

**Project Description:** This is a request to reorganize a private K-12 school site, currently operating as Modesto Christian School (Use Permit 2006-25), which is approved to serve up to 1,300 students. This project will allow ownership of the existing Modesto Christian School and 31 acres of the existing 40 acre site to be transferred from Modesto's Neighborhood Church to a newly formed 501(c) (3) nonprofit corporation, Modesto Christian School Incorporated (MCSI). MCSI will reduce their maximum student capacity from 1,300 K – 12<sup>th</sup> students, to 450 Pre K – 12<sup>th</sup> grade students, with a maximum of 200 for grades Pre K – 6<sup>th</sup>, 50 for grades 7-8<sup>th</sup>, and a maximum of 250 students for grades 9-12<sup>th</sup>. A Pre K – 6<sup>th</sup> grade mini campus will be added by August 2016, including the addition of a 2,880 square foot pre-school modular building with restrooms, seven

K-6<sup>th</sup> classrooms (each 960 square feet), a 2,880 square foot administrative office/library with restrooms, a 2,880 square foot lunch/assembly room, and a 3,800 square foot preschool play area, all proposed to be placed on the west side of the gymnasium, just east of the track. 7<sup>th</sup> and 8<sup>th</sup> grade students will meet in existing classrooms at the high school campus. Traffic will enter the north parking lot from Sisk Road and exit will be right-turn only onto Sisk Road. The remaining nine acres of the site will be utilized by the Great Valley Academy to operate a K-8<sup>th</sup> charter school, with a maximum capacity of 850 students, on the existing classrooms and buildings located on the northeast corner of the existing school site. A lot line adjustment will be completed in conjunction with this Staff Approval Permit, which will make the nine northeastern acres of the site part of the 15.53 acre parcel located north of the existing parcel, also owned by Modesto's Neighborhood Church. Any future expansion of the Great Valley Academy charter School will be completed through the California Division of the State Architect (DSA), Department of General Services, which provides design and construction oversight for K-12 schools throughout California. The site receives public water from the City of Modesto, and has a private septic/leach system. There are currently 290 spaces in the northern parking lot and 200 parking spaces in the south parking lot. A reciprocal parking and access agreement has also been included as part of this Staff Approval application, to allow the Great Valley Academy charter school to utilize 125, of the total 290 parking spaces existing in the north parking lot. The nine acre GVA site currently includes 38 parking spaces.

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

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**STAFF APPROVAL APPLICATION NO. PLN 2016-0039 – MODESTO’S NEIGHBORHOOD CHURCH**

## Attachment A

## Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO AG COMMISSIONER
	CA DEPT OF FISH & WILDLIFE		STAN CO ALUC
	CA DEPT OF FORESTRY (CAL FIRE)		STAN CO ANIMAL SERVICES
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO BUILDING PERMITS DIVISION
	CA OPR STATE CLEARINGHOUSE		STAN CO CEO
	CA RWQCB CENTRAL VALLEY REGION		STAN CO CSA
	CA STATE LANDS COMMISSION	X	STAN CO DER
	CEMETERY DISTRICT		STAN CO ERC
	CENTRAL VALLEY FLOOD PROTECTION		STAN CO FARM BUREAU
X	CITY OF: MODESTO PUBLIC WORKS & UTILITY PLANNING		STAN CO HAZARDOUS MATERIALS
X	COMMUNITY SERVICES/SANITARY DIST: SALIDA		STAN CO PARKS & RECREATION
	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	FIRE PROTECTION DIST: SALIDA		STAN CO SHERIFF
	HOSPITAL DIST:	X	STAN CO SUPERVISOR DIST #3: SUPERVISOR WITHROW
X	IRRIGATION DIST: MODESTO	X	STAN COUNTY COUNSEL
X	STANISLAUS FIRE PREVENTION BUREAU		StanCOG
	MOSQUITO DIST:		STANISLAUS LAFCO
	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		TELEPHONE COMPANY:
	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		TUOLUMNE RIVER TRUST
	RAILROAD:		US ARMY CORPS OF ENGINEERS
	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: SALIDA UNION		US MILITARY (SB 1462) (5 agencies)
X	SCHOOL DIST 2: MODESTO CITY SCHOOL DIST		USDA NRCS
	STAN ALLIANCE		WATER DIST:

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# 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:** STAFF APPROVAL APPLICATION NO. PLN 2016-0039 – MODESTO'S  
NEIGHBORHOOD CHURCH

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).

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

Response prepared by:

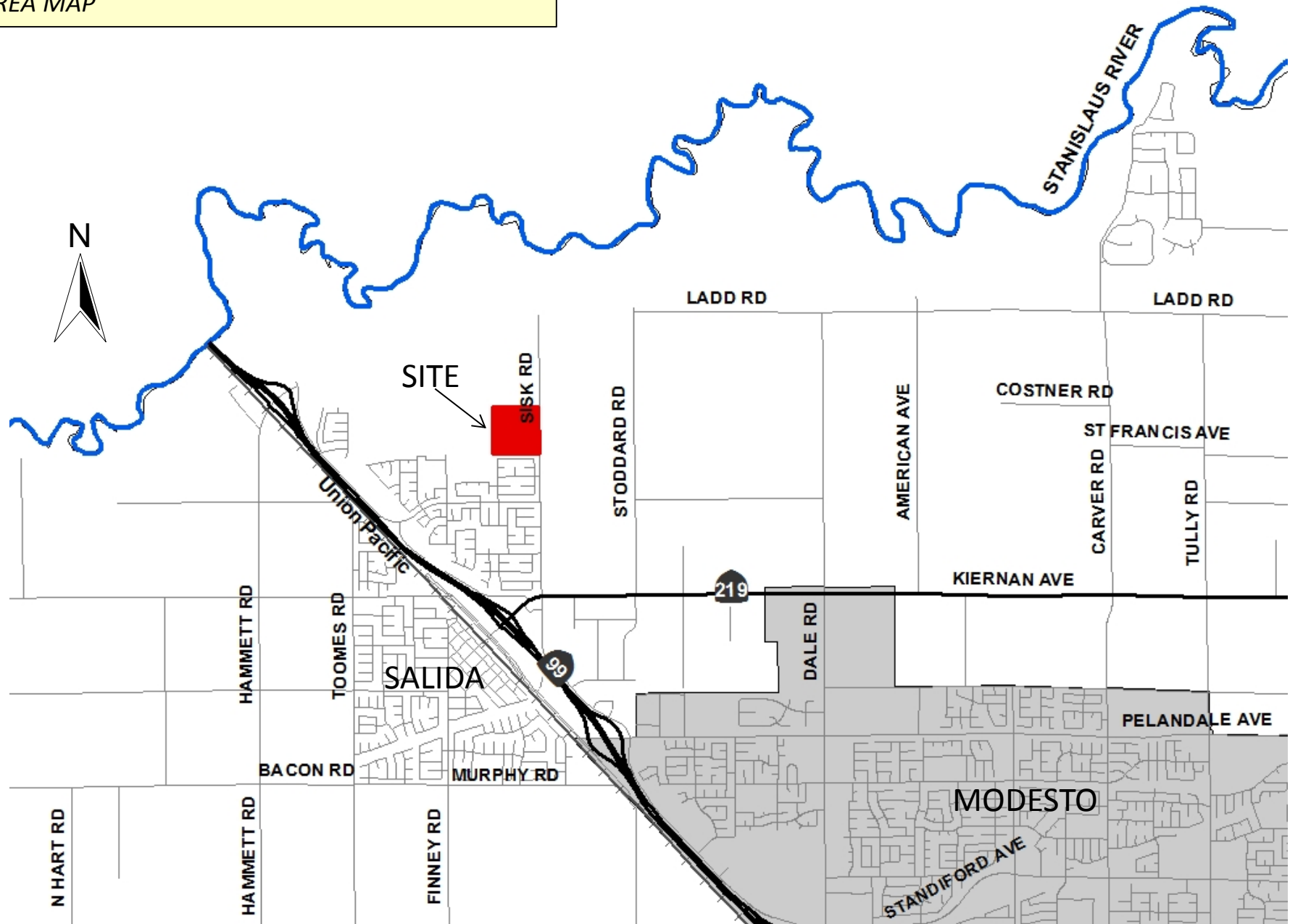
Name	Title	Date
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SAA 2016-0039

## MODESTO'S NEIGHBORHOOD CHURCH

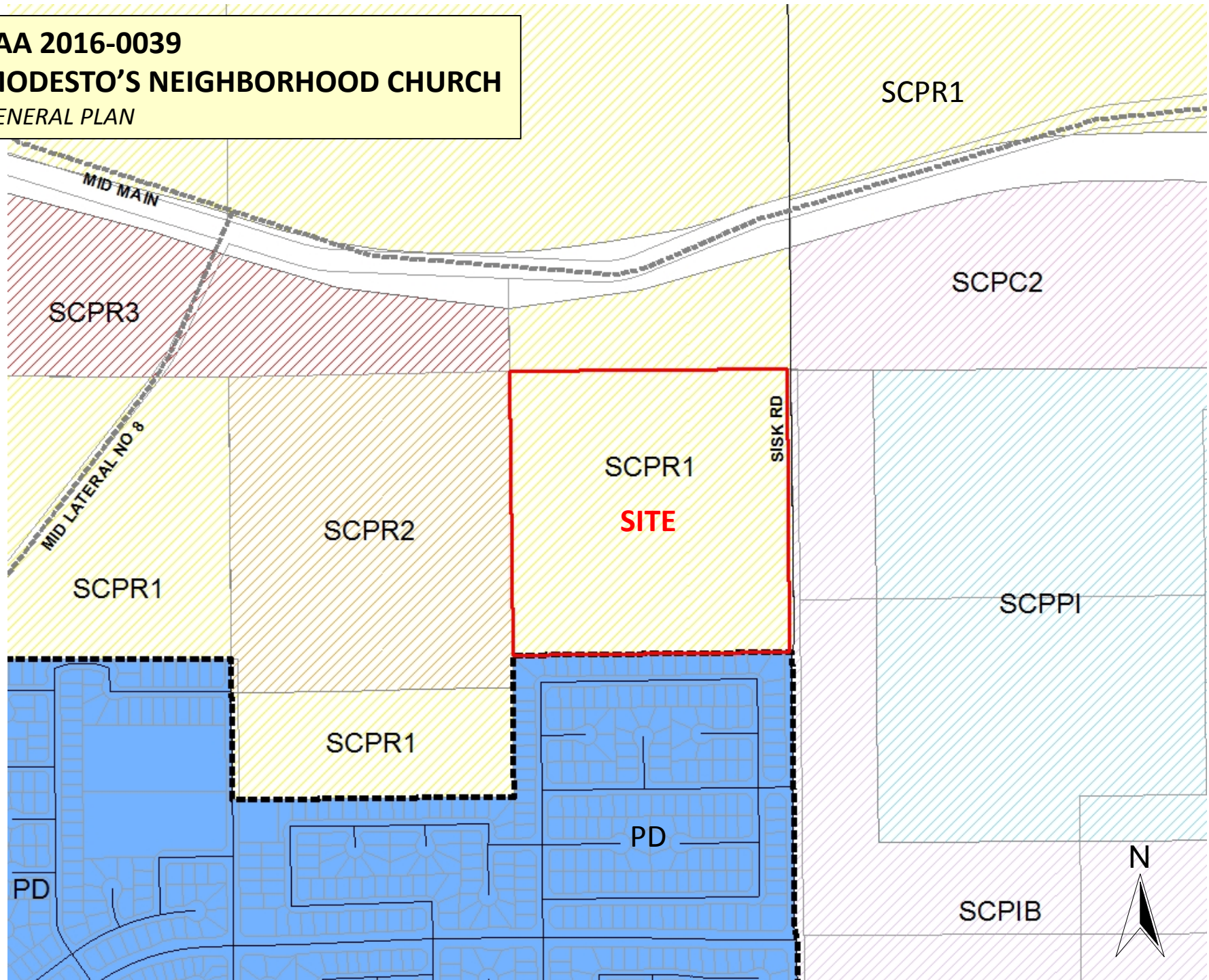
AREA MAP



**SAA 2016-0039**

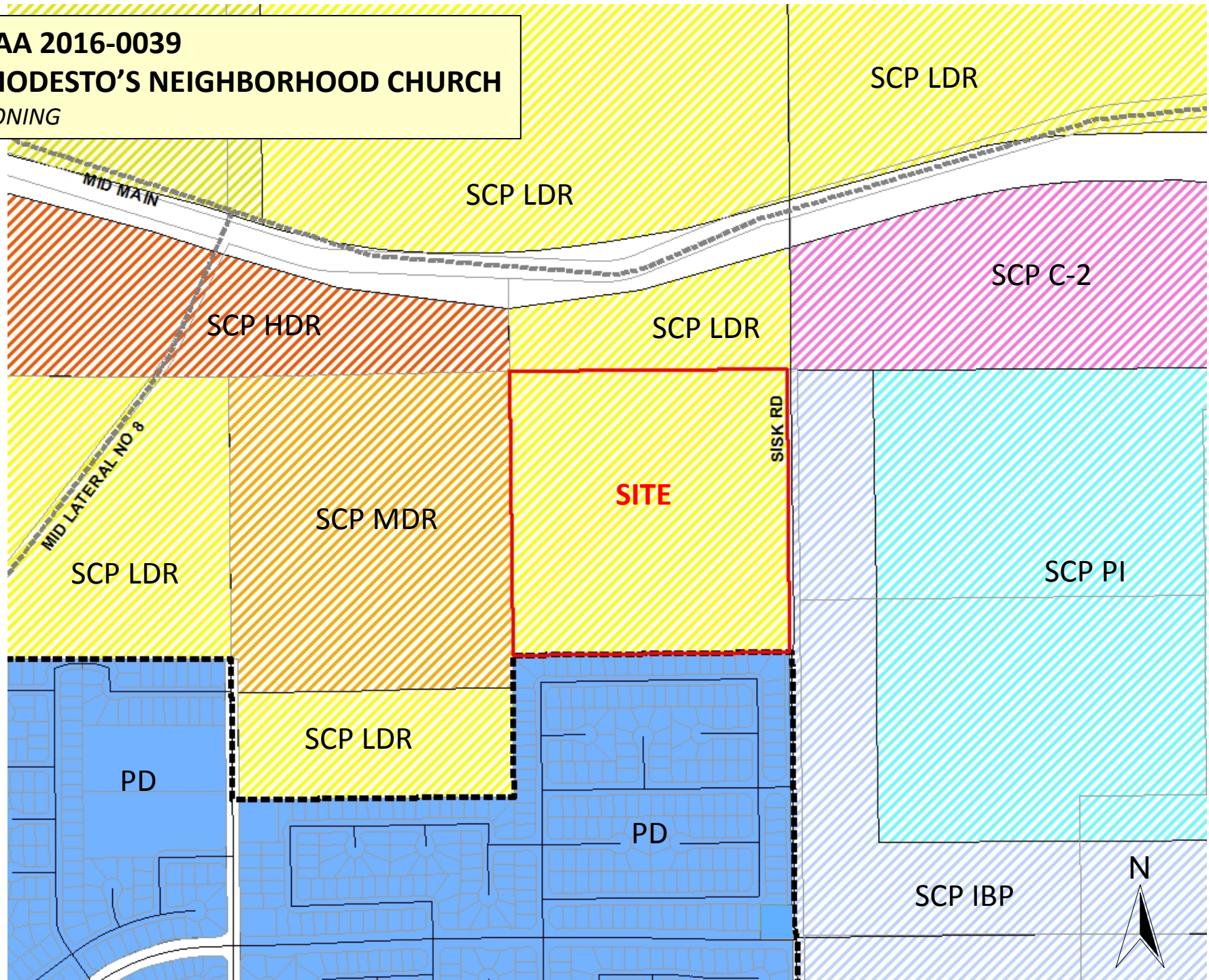
**MODESTO'S NEIGHBORHOOD CHURCH**

*GENERAL PLAN*





**SAA 2016-0039**  
**MODESTO'S NEIGHBORHOOD CHURCH**  
**ZONING**

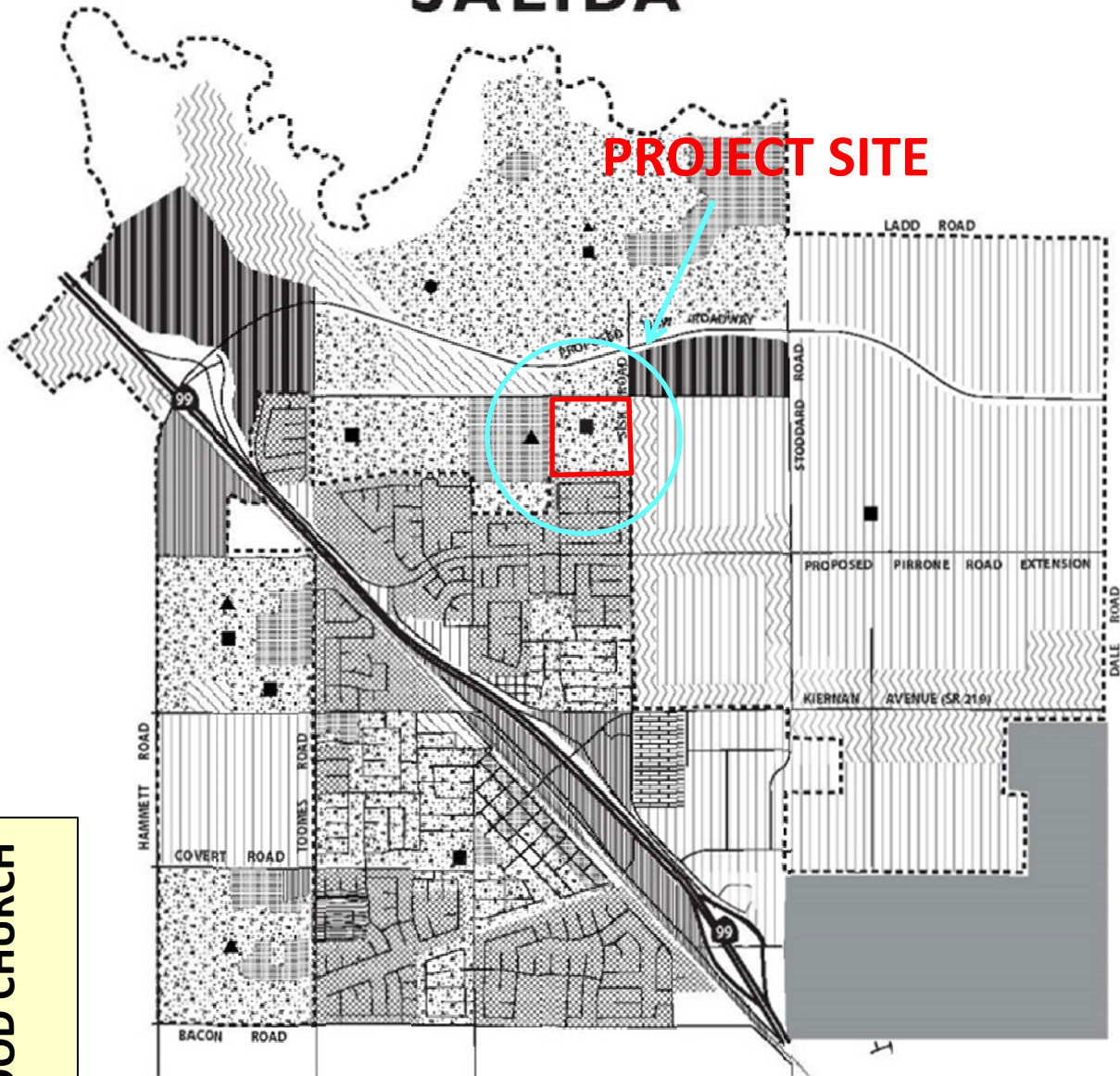




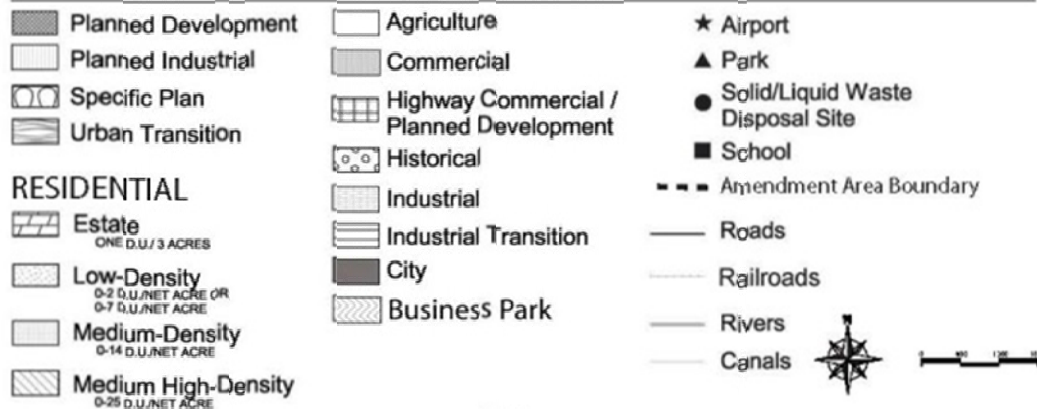
# SALIDA LAND USE DIAGRAM

## SALIDA

**PROJECT SITE**



### LAND USES



**SAA 2016-0039**  
**MODESTO'S NEIGHBORHOOD CHURCH**  
**SALIDA COMMUNITY PLAN**



**SAA 2016-0039**

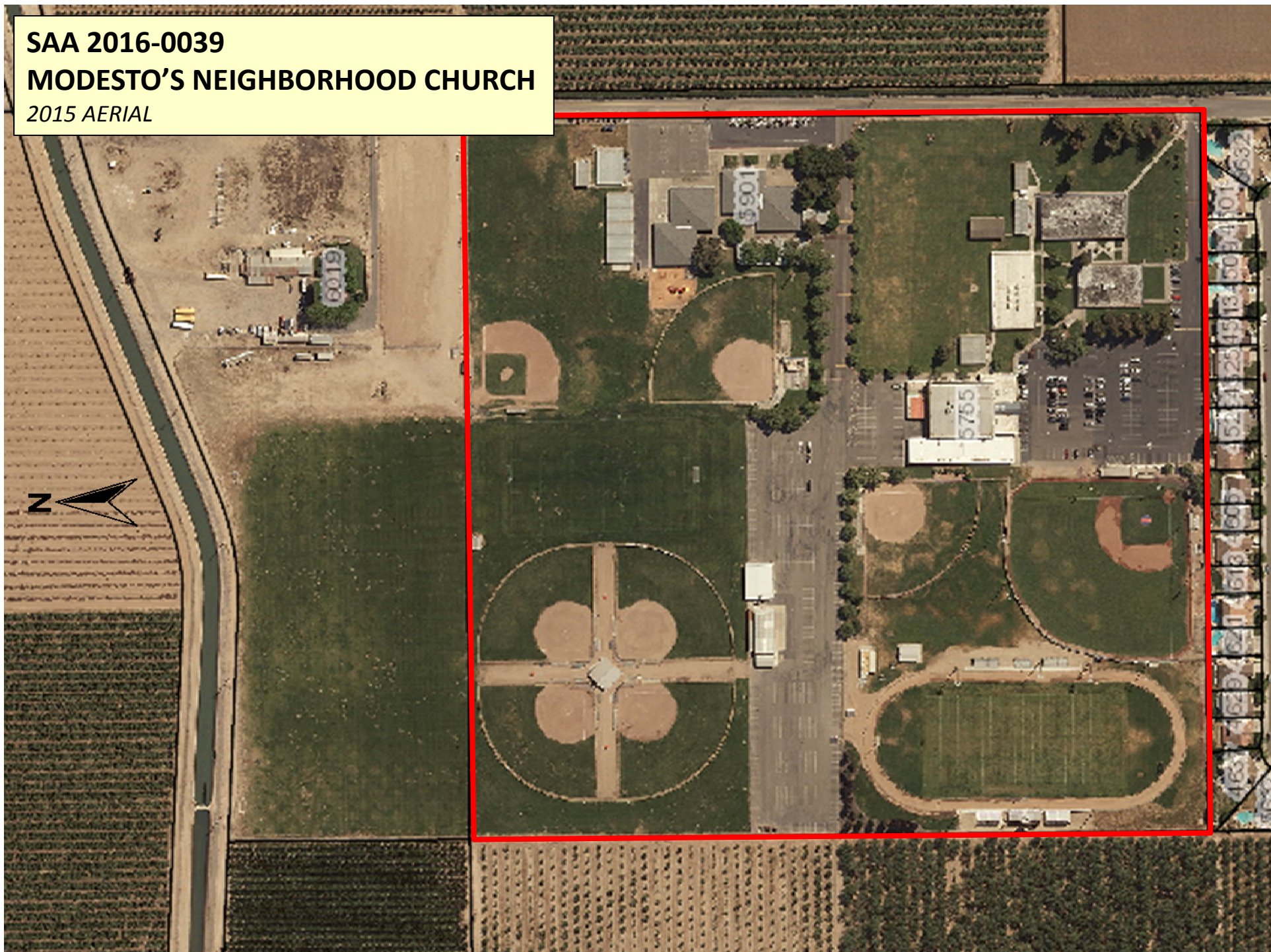
**MODESTO'S NEIGHBORHOOD CHURCH**

*2015 AERIAL*





**SAA 2016-0039**  
**MODESTO'S NEIGHBORHOOD CHURCH**  
*2015 AERIAL*

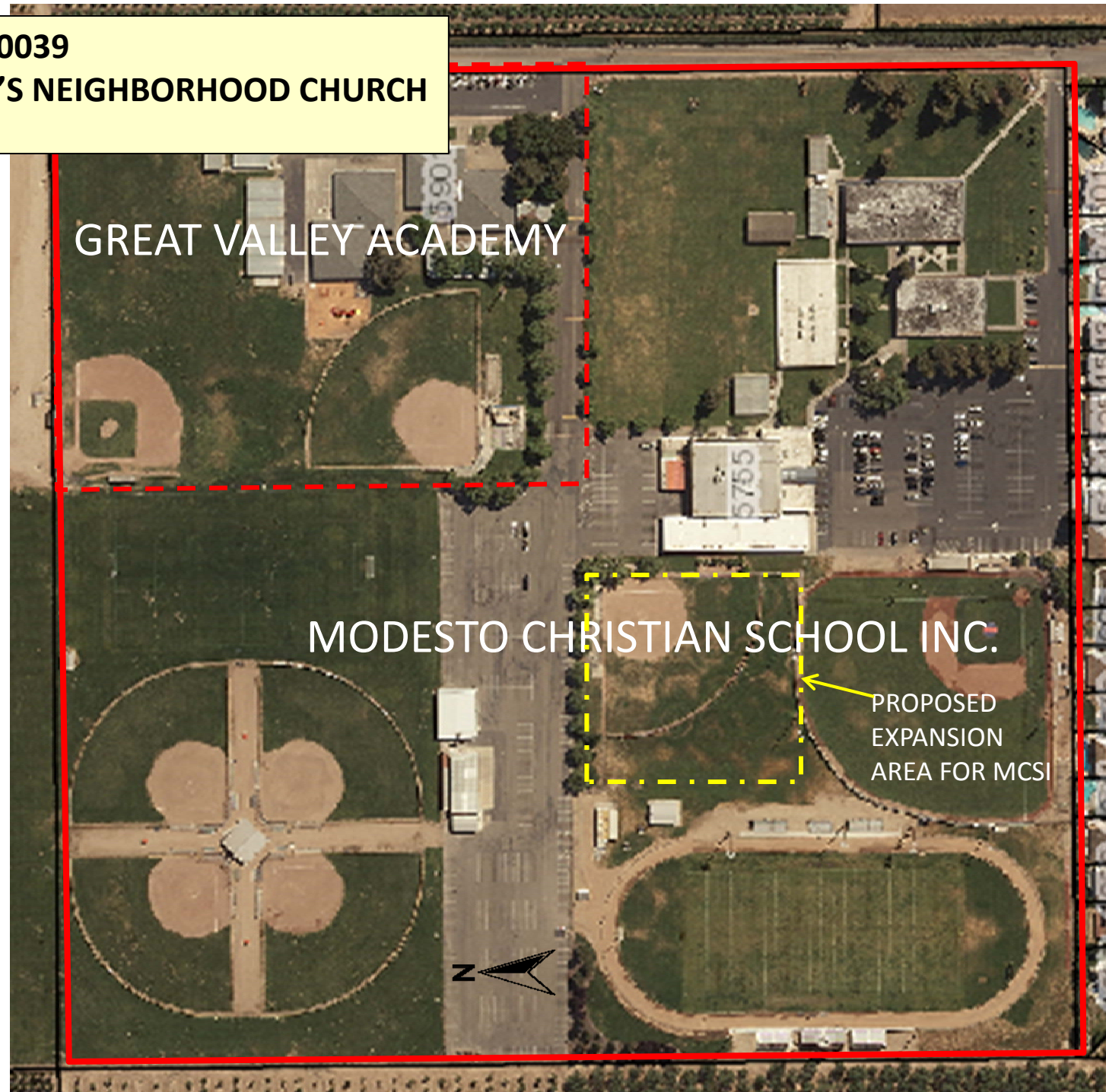




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**MODESTO'S NEIGHBORHOOD CHURCH**

*2015 AERIAL*



## SITE PLAN – MCSI PROPOSED



1. DESCRIPTION OF USE: CLASSROOM  
OCCUPANCY CATEGORY: INSTRUCTIONAL CLASSROOM 1-2  
NUMBER OF STORIES: 1  
TYPE OF CONSTRUCTION: V  
FIRE SPRINKLERS: NO  
FLOOR AREA: 280 SF  
HEIGHT: 12'-11"  
ALLOWABLE FLOOR AREA: 3840 SF  
OCCUPANT LOAD: 48 PERSONS (240/50)

### CHANGES TO PLANET PER COMMENTS RECEIVED

*SITE PLAN FOR  
PROPOSED MODULAR CLASSROOMS  
FOR  
MODESTO CHRISTIAN SCHOOL, INC.*

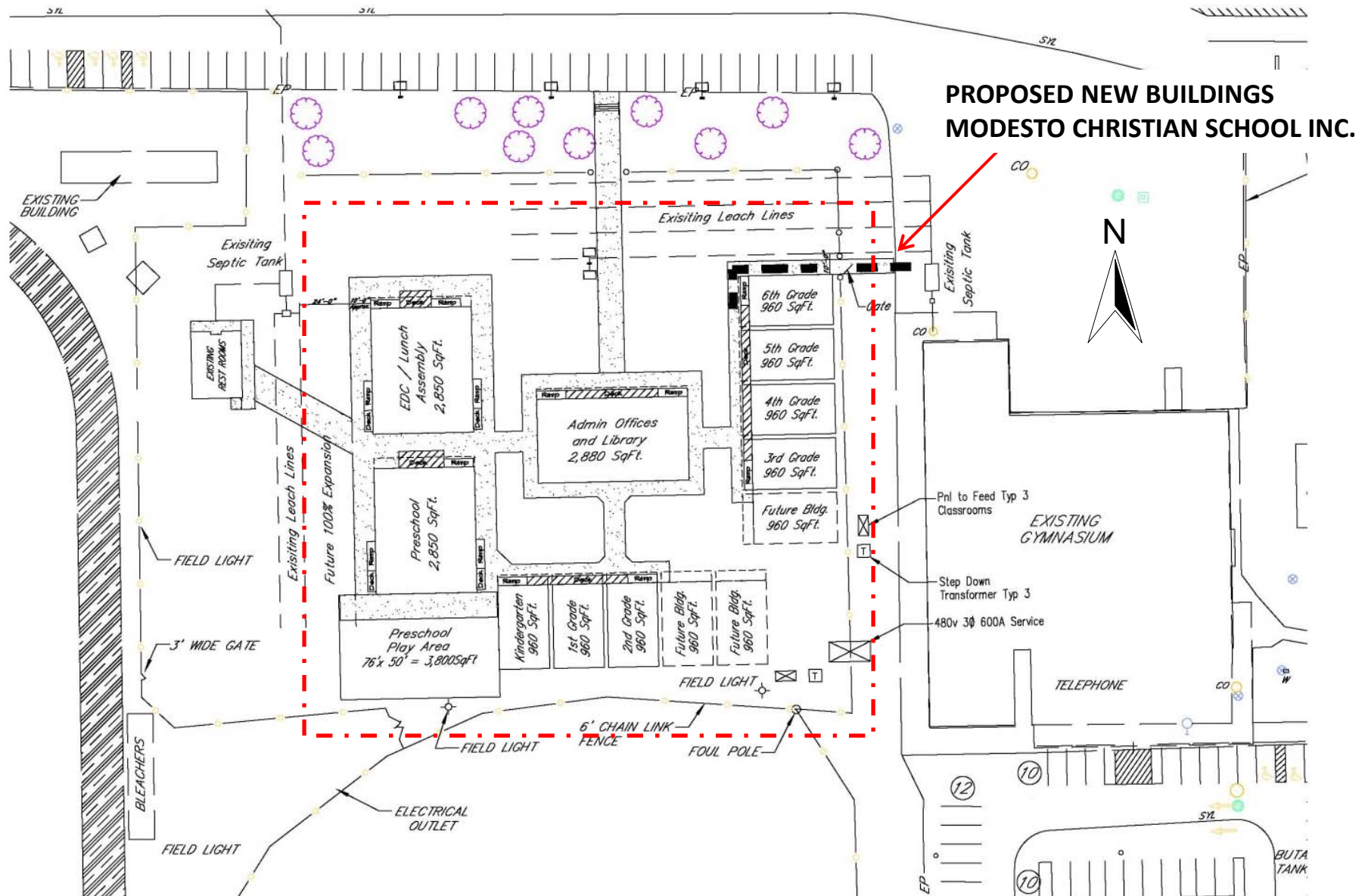
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# MODESTO'S NEIGHBORHOOD CHURCH

SITE PLAN – MCSI PROPOSED

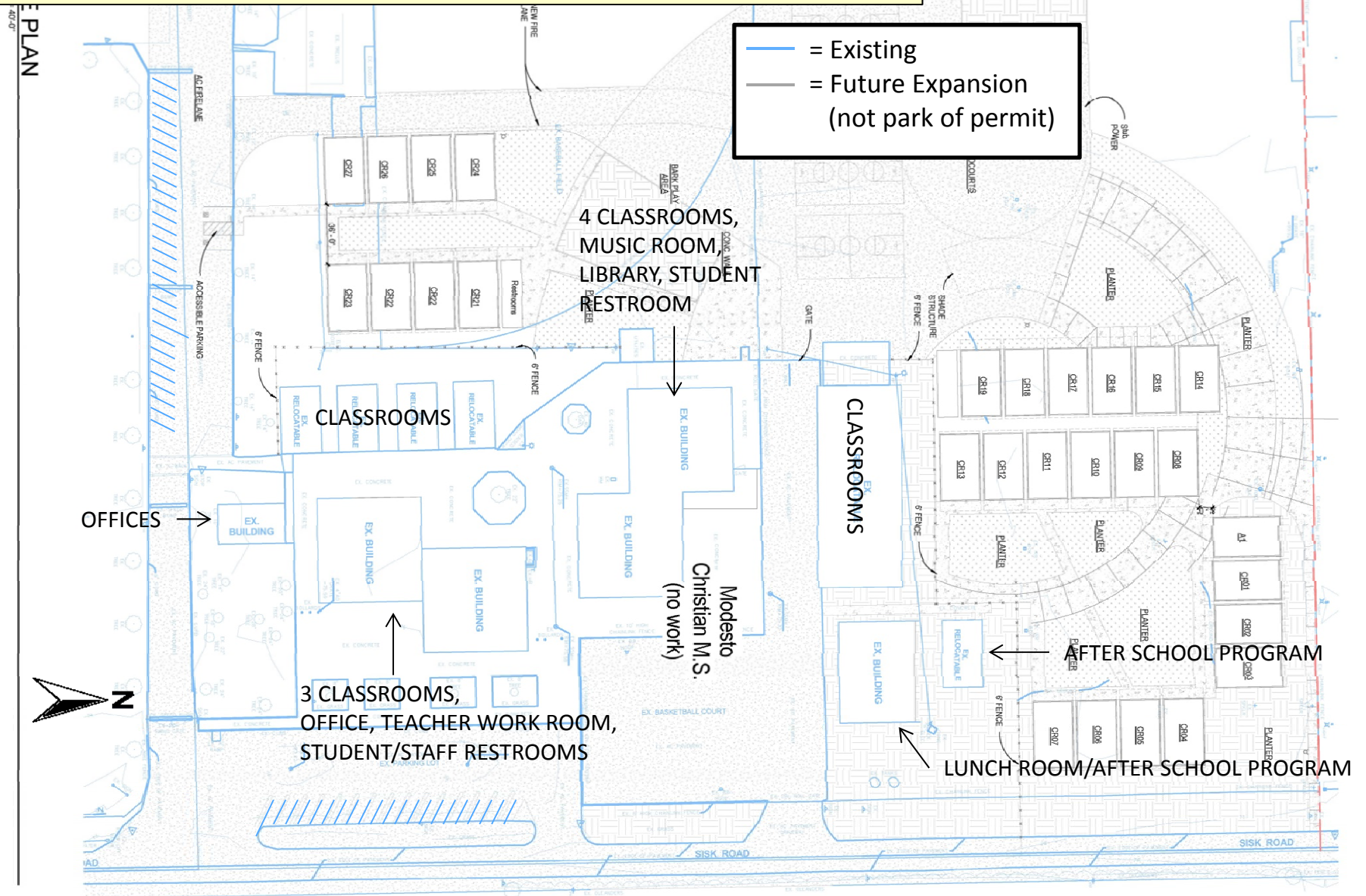




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## **MODESTO'S NEIGHBORHOOD CHURCH**

**SITE PLAN – GREAT VALLEY ACADEMY (PERMIT COVERS EXISTING FACILITIES ONLY)**

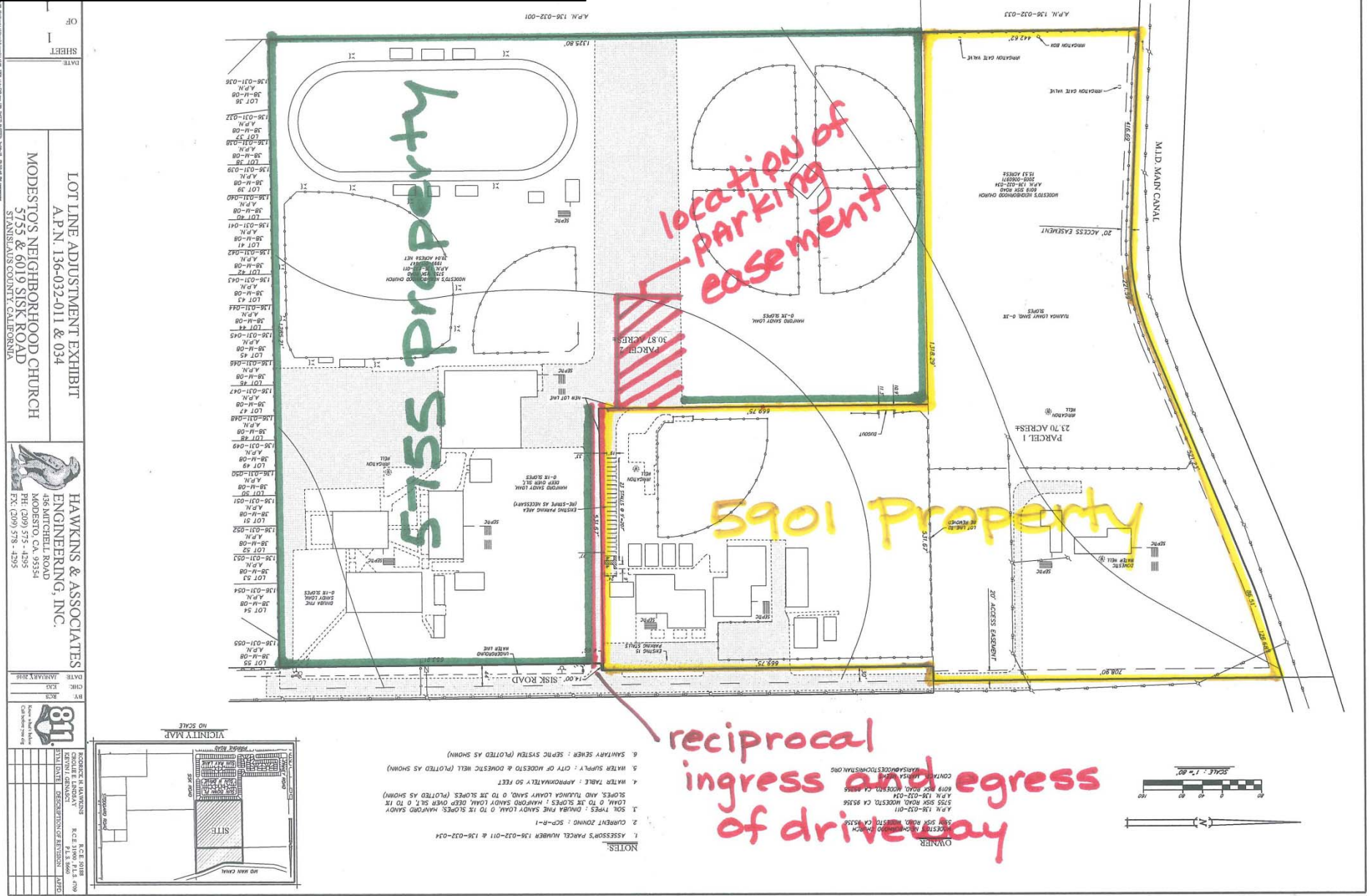




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# MODESTO'S NEIGHBORHOOD CHURCH

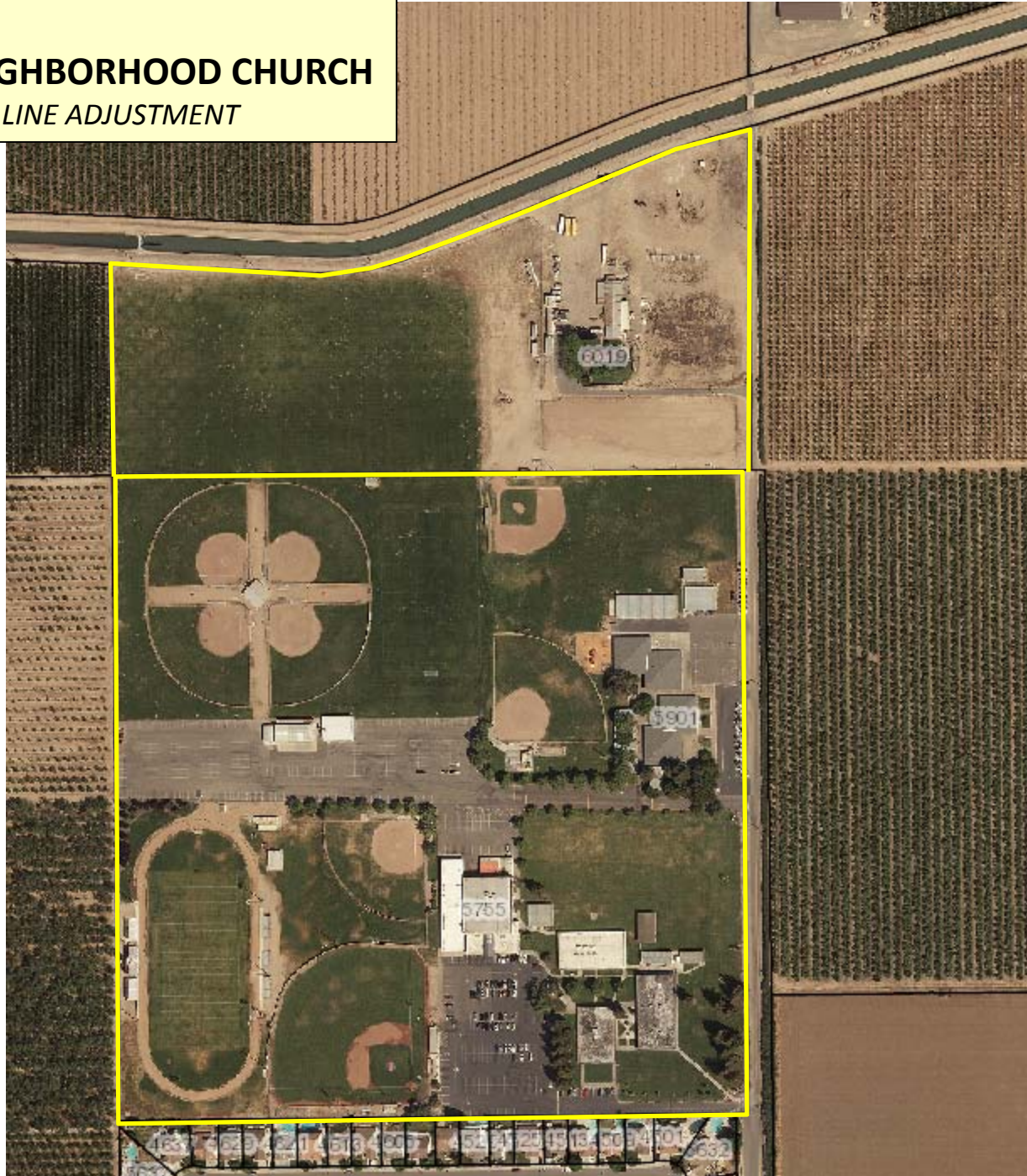
## PROPOSED RECIPROCAL PARKING AGREEMENT



**SAA 2016-0039**

**MODESTO'S NEIGHBORHOOD CHURCH**

*PARCELS BEFORE LOT LINE ADJUSTMENT*





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**MODESTO'S NEIGHBORHOOD CHURCH**

*PARCELS AFTER LOT LINE ADJUSTMENT*

