



Referral Early Consultation

Date: February 17, 2022

To: Distribution List (See Attachment A)

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

Subject: STAFF APPROVAL PERMIT APPLICATION NO. PLN2021-0110 – MAR ADDAI CHURCH

Respond By: March 4, 2022

******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 the conditions for a 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.

Applicant: Holy Apostolic Catholic Assyrian Church of the East – Diocese of California

Project Location: 2107 E. Monte Vista Ave, between N. Berkeley Avenue and N. Quincy Road, in the Turlock area

APN: 073-007-005

Williamson Act Contract: Not Applicable

General Plan: Urban Transition

Current Zoning: General Agriculture (A-2-10)

Project Description: Request to amend Use Permit No. 2002-21 – *Mar Addai Church* by enlarging and relocating the previously approved 8,000 square-foot church. This application proposes to construct a 14,646 square-foot two-story building to be used for church services. The proposed building will be comprised of a main chamber with seating for up to 504 occupants that will also include a choir balcony, which seats up to 60 occupants. Additionally, the building will include: restrooms, offices, a gift shop, elevator, media room, janitor's closet, baptistry, and a 925 square-foot private crypt located in the structure's basement for the interment of church bishops. The proposed building will be used for church services and wedding ceremonies for church members. The exterior of the structure will be primarily stucco and include metal railings, stucco foam trim and columns, a solid wood entry door, tile shingle roof, stained-glass windows, and a bell tower. The proposal includes modifying the approved 2002 Use Permit's site plan by changing the location and increasing the size of the church by 6,646 square feet. These modifications fall within the 25%

expansion of an approved use allowed with a Staff Approval Permit, in accordance with County Code Section 21.100.050(A).

The approved hours of operation for the site will not change as a part of this request. Sunday services will occur from 10 a.m. to 1 p.m. and daily evening prayers will occur Monday through Sunday, 6 p.m. to 7 p.m. The bell tower will be used at 10 a.m. for Sunday services and during weddings, which are anticipated to occur on Saturdays from 1 p.m. to 3 p.m. The parish priest will work on-site up to 25 hours a week, and up to 3 volunteers will work on-site approximately 15 hours per week during church service hours. The project proposes to include a standard public address (PA) system, and an organ which were not included in the approved 2002 Use Permit. The PA system will be utilized by priests and bishops during worship services. The organ will also be utilized in conjunction with a choir within the interior of the church. Consequently, the design of the church includes a vestibule, between the entrance and main chamber, which will aid in noise dampening. At no time will the church and the existing multi-use LARSA hall be utilized concurrently.

This request includes modifications to the approved site plan, decreasing the number of off-street parking spaces by 32, for a total of 431 off-street parking spaces, and displacing the future priest's residence identified on the approved site plans. The activities held within the existing LARSA hall will not change as a result from this request.

If the proposed church modification is approved, the site will be improved with an existing 30,034 square-foot multi-purpose hall, the proposed 14,646 square-foot church, and three existing modular storage units totaling 2,880 square feet, for a total of 27,560 square feet of building space. The site will continue to take access off County-maintained East Monte Vista Avenue via the existing paved driveway and be served by a public water system and aerobic septic/leach field system. The project site is located in the (LAFCO) adopted sphere of influence for the City of Turlock.

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



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

STAFF APPROVAL PERMIT APPLICATION NO. PLN2021-0110 – MAR ADDAI CHURCH

Attachment A

Distribution List

X	STAN CO BUILDING PERMITS DIVISION
X	STAN CO DER
X	CITY OF: TURLOCK
X	STAN CO PUBLIC WORKS
X	STAN CO SHERIFF
X	STANISLAUS FIRE PREVENTION BUREAU
X	SURROUNDING LAND OWNERS

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: STAFF APPROVAL PERMIT APPLICATION NO. PLN2021-0110 – MAR ADDAI CHURCH

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
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


MAR ADDAI CHURCH

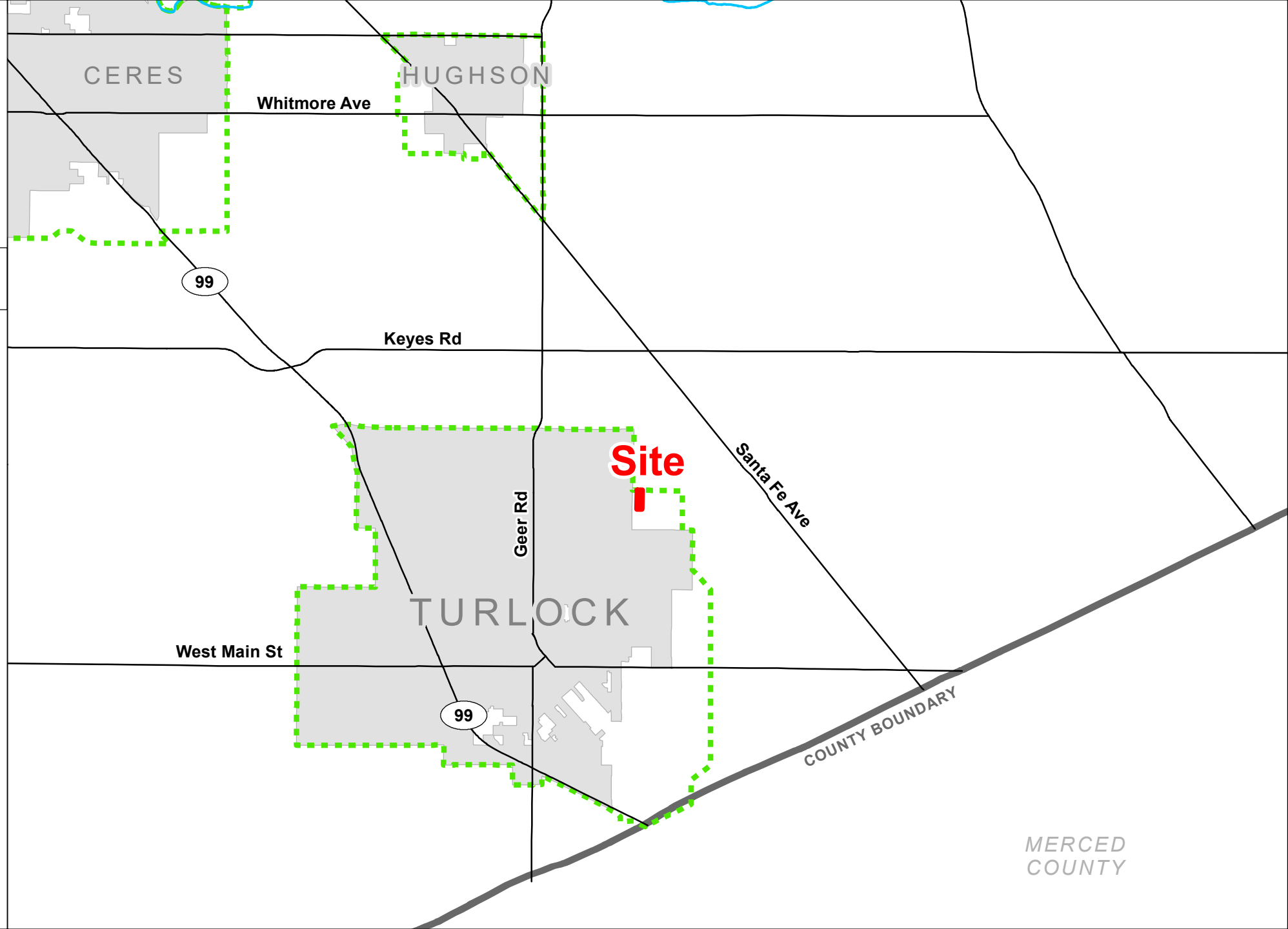
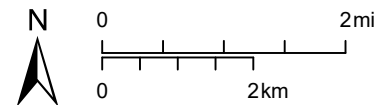
SAA

PLN2021-0110

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River





MAR ADDAI CHURCH




SAA

PLN2021-0110



GENERAL PLAN MAP

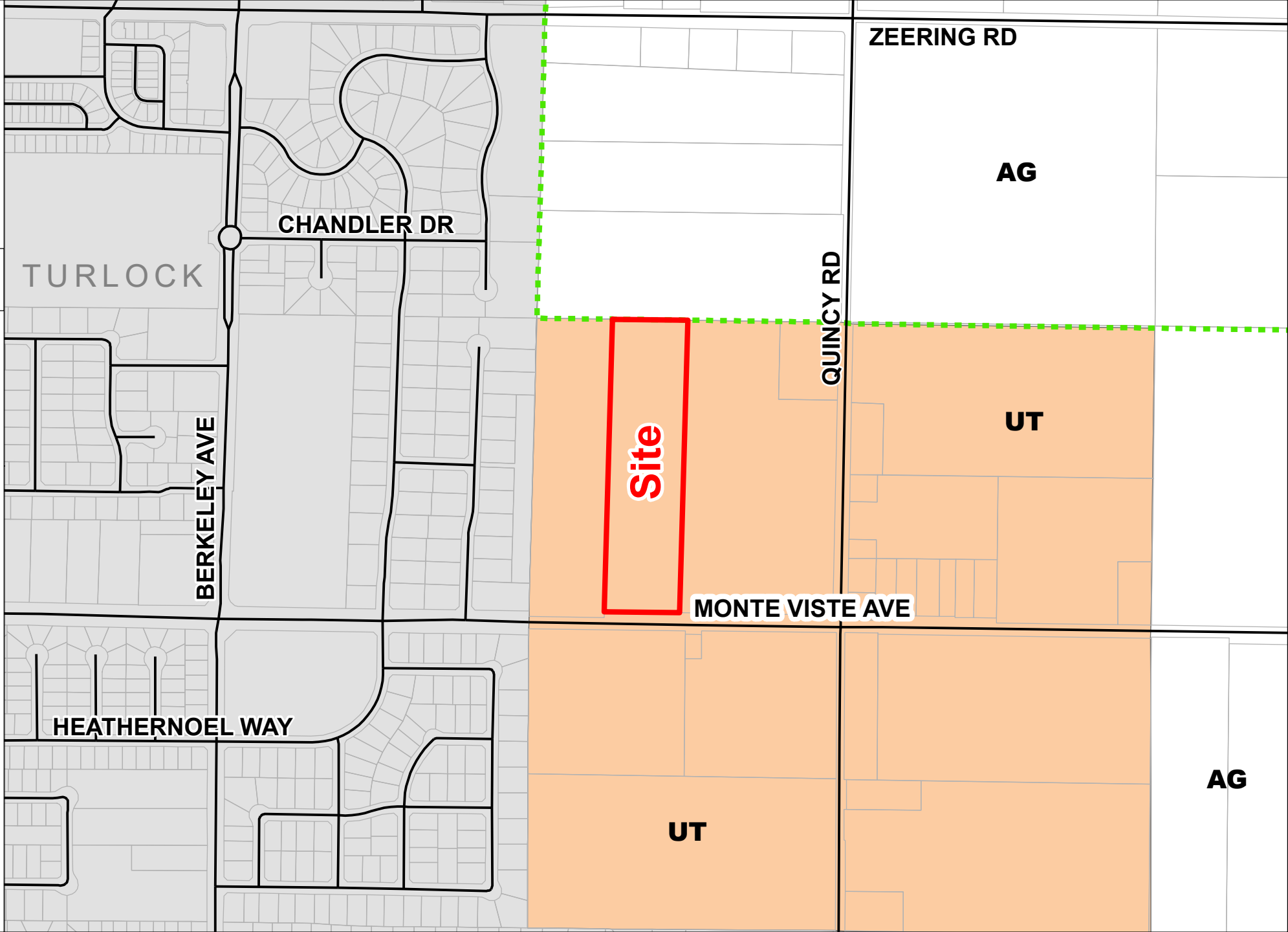
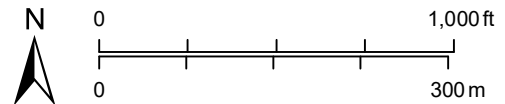
LEGEND

-  Project Site
-  Sphere of Influence

-  City of
-  Parcel
-  Road

General Plan

-  Agriculture
-  Urban Transition





MAR ADDAI CHURCH




SAA

PLN2021-0110



ZONING MAP

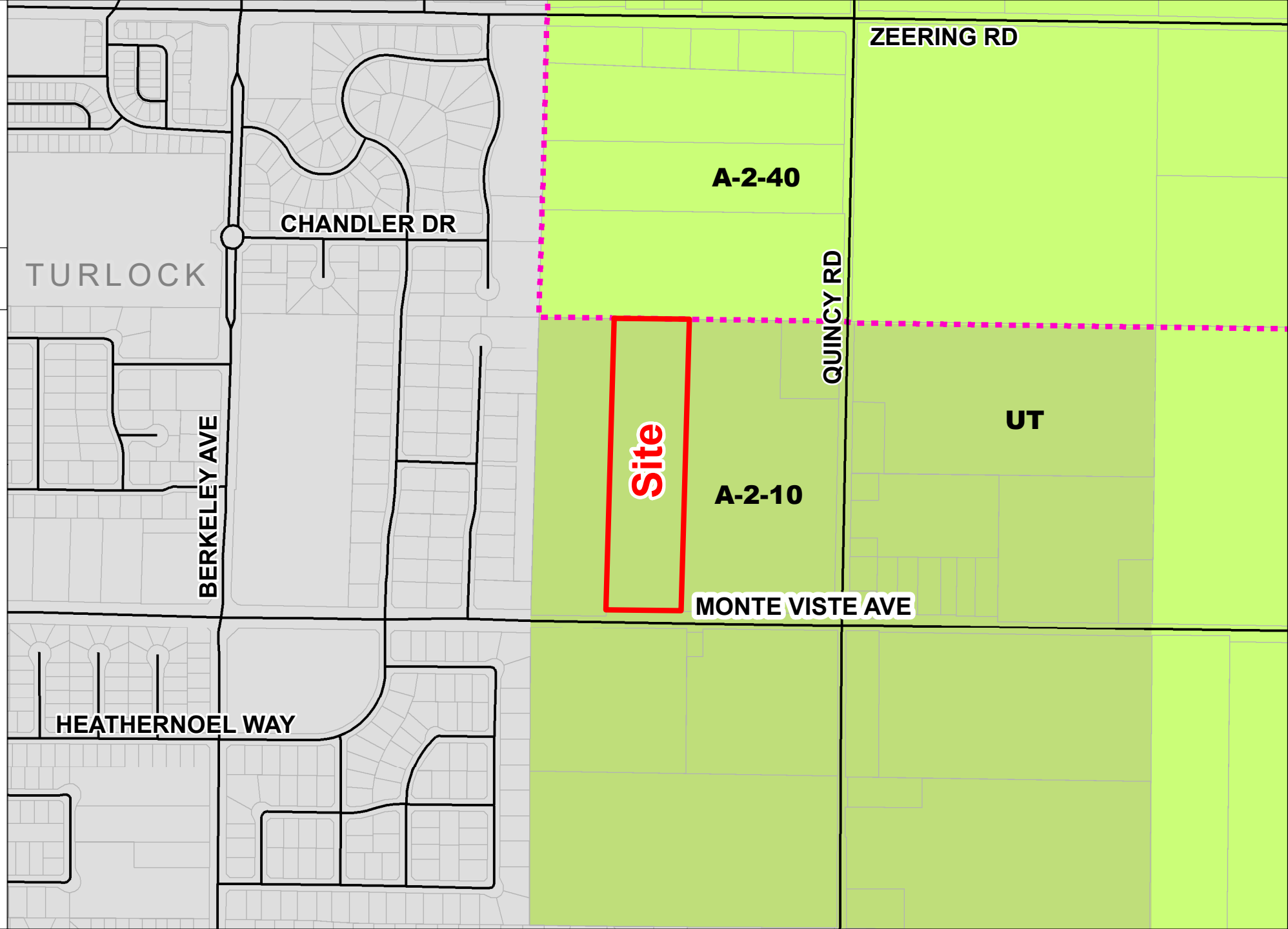
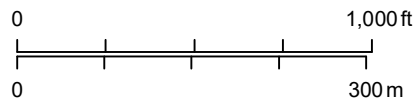
LEGEND

-  Project Site
-  Sphere of Influence

-  City of
-  Parcel
-  Road

Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre




MAR ADDAI CHURCH

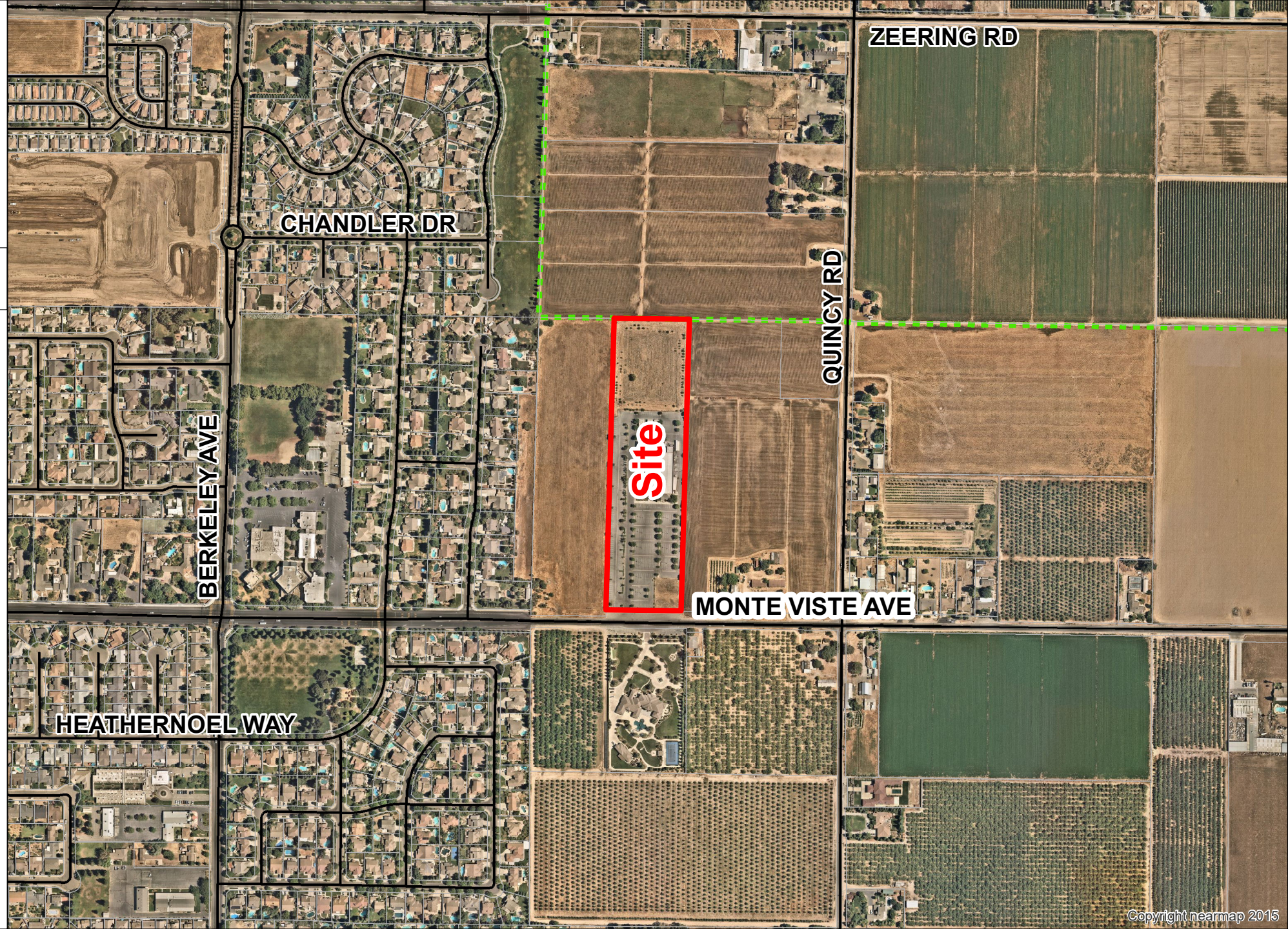
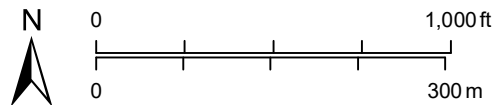
SAA

PLN2021-0110

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road



MAR ADDAI CHURCH

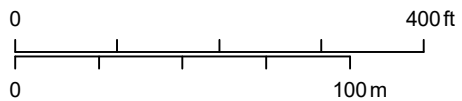
SAA

PLN2021-0110

2021 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road



MONTE VISTE AVE

QUINGY RD

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CONSULTANT:

PROJECT ADDRESS:

NEW BUILDING

MAR ADDAI
CHURCH

2107 E. MONTE VISTA
DENAIR, CA 95316

CLIENT:

A.C.O.E

2153 HISTORY WAY
MODESTO, CA 95355

DATE: AUGUST 19, 2021

DRAWN:

FILE: X12-21

PROJECT NO: X12-21

PERMIT NO:

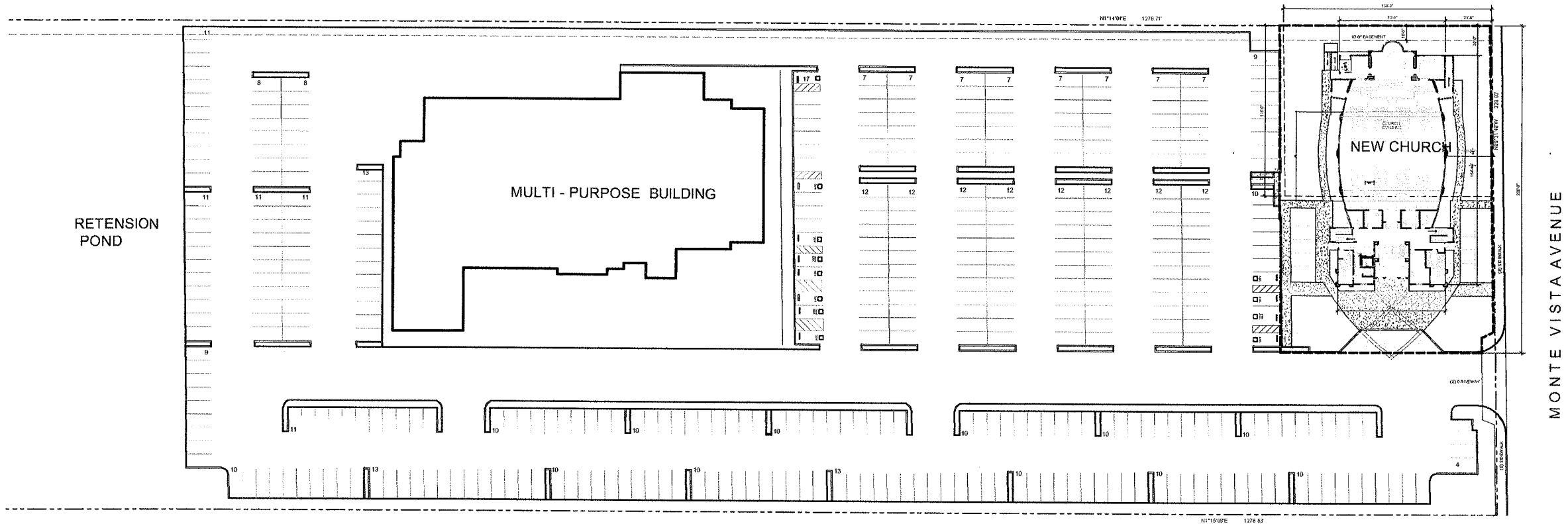
REVISIONS	BY

DESCRIPTION:

OVERALL
SITE PLAN

SHEET NO.

SP-0



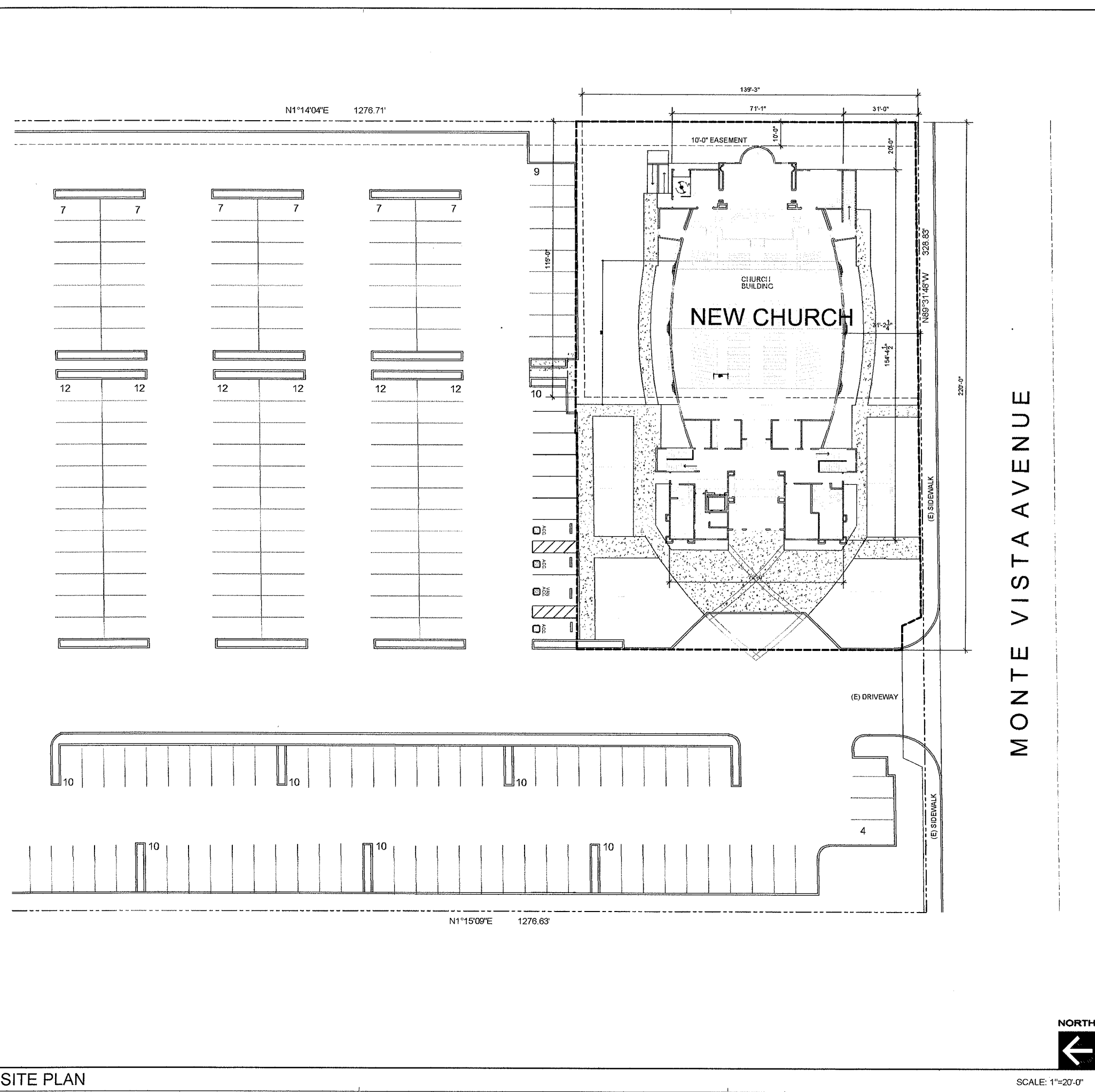
OVERALL SITE PLAN

SCALE: 1"=40'-0"

TOTAL EXSITING PARKING SPACES	465
REMOVED PARKING SPACES	33
TOTAL REMAINING PARKING SPACES	432

PARKING REQUIRED FROM ORIGINAL HALL PROJECT	
ASSEMBLY 1:50	318 SPACES
GENERAL SPACE 1:300	36 SPACES
	354 SPACES

EXISTING HALL AREA	30,034 S.F.
HALL OCCUPANT LOAD	707



PROJECT DATA

A.P.N.	040-009-006
PROPOSED USE:	CHURCH
OCCUPANCY:	A-3
TYPE OF CONSTRUCTION:	V-B (FIRE SPRINKLERED)
OVERALL SITE AREA	(9.63 ACRES) 419,794 S.F.
PROJECT SITE AREA	31,060 S.F.
FIRST FLOOR AREA	11,126 S.F.
SECOND FLOOR AREA	2,595 S.F.
TOTAL BUILDING AREA	13,721 S.F.
CRYPT AREA	925 S.F.
CHURCH OCCUPANT LOAD	595 OCCUPANTS



2301 Coffee Road #B Modesto, CA 95355
Phone: 209-408-0674 • edmond@eljarchitect.com

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NEW BUILDING

MAR ADDAI CHURCH

2107 E. MONTE VISTA
DENAIR, CA 95316

CLIENT:

A.C.O.E

2153 HISTORY WAY
MODESTO, CA 95355

DATE: AUGUST 19, 2021

DRAWN: ETJ

FILE: X12-21

PROJECT NO: X12-21

PERMIT NO:

REVISIONS	BY

DESCRIPTION:

SITE PLAN

SHEET NO.

SP-1



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CONSULTANT:

PROJECT ADDRESS:

NEW BUILDING

MAR ADDAI
CHURCH

2107 E. MONTE VISTA
DENAIR, CA 95316

CLIENT:

A.C.O.E

2153 HISTORY WAY
MODESTO, CA 95355

DATE: AUGUST 19, 2021

DRAWN: ETJ

FILE: X106-2016

PROJECT NO: X12-21

PERMIT NO. _____

REVISIONS	BY

DESCRIPTION:

FIRST FLOOR
PLAN

SHEET NO. _____

A-1



SCALE: 1/8"=1'-0"

FIRST FLOOR PLAN

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CONSULTANT:

PROJECT ADDRESS:

NEW BUILDING

MAR ADDAI
CHURCH



SCALE: 1/8"=1'-0"

2107 E. MONTE VISTA
DENAIR, CA 95316

CLIENT:

A.C.O.E

2153 HISTORY WAY
MODESTO, CA 95355

DATE: AUGUST 19, 2021

DRAWN: ETJ

FILE: X106-2016

PROJECT NO: X12-21

PERMIT NO:

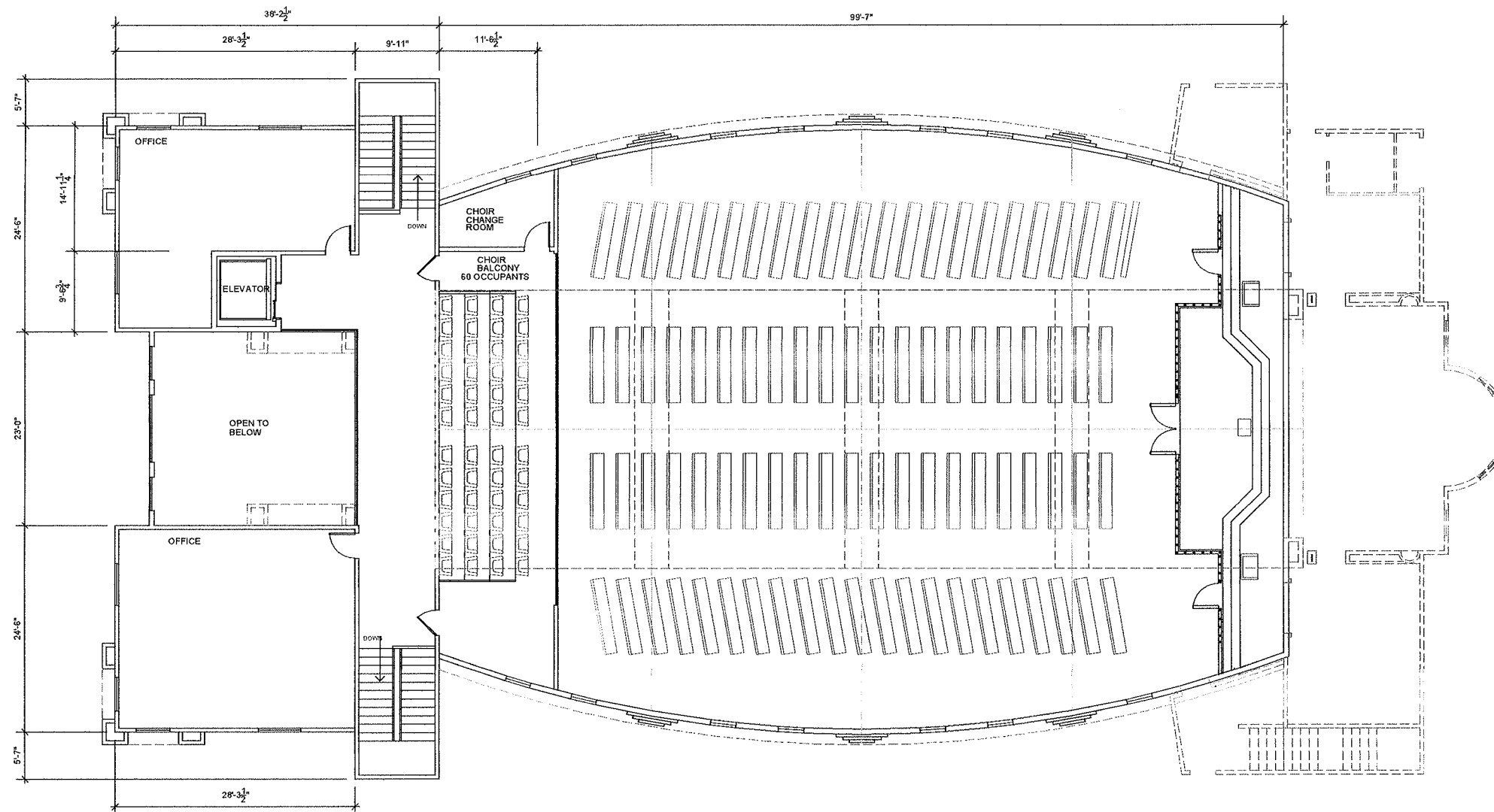
REVISIONS	BY

DESCRIPTION:

SECOND FLOOR
PLAN

SHEET NO.

A-1.1



SECOND FLOOR PLAN



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CONSULTANT:

PROJECT ADDRESS:

NEW BUILDING

MAR ADDAI
CHURCH

2107 E. MONTE VISTA
DENAIR, CA 95316

CLIENT:

A.C.O.E

2153 HISTORY WAY
MODESTO, CA 95355

DATE: AUGUST 19, 2021

DRAWN: ETJ

FILE: X106-2016

PROJECT NO: X12-21

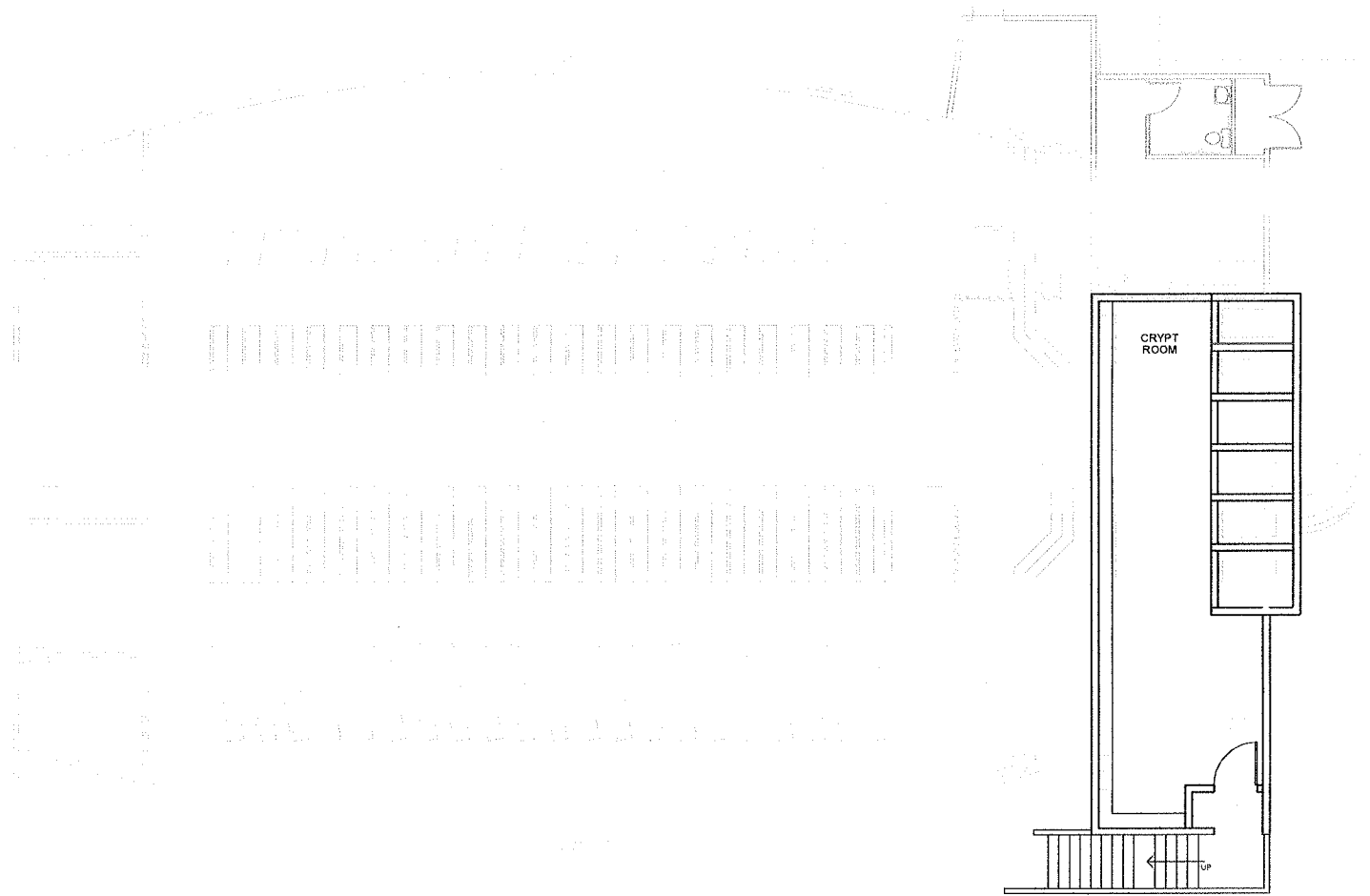
PERMIT NO:

REVISIONS	BY

DESCRIPTION:
BASEMENT/CRIPT
FLOOR PLAN

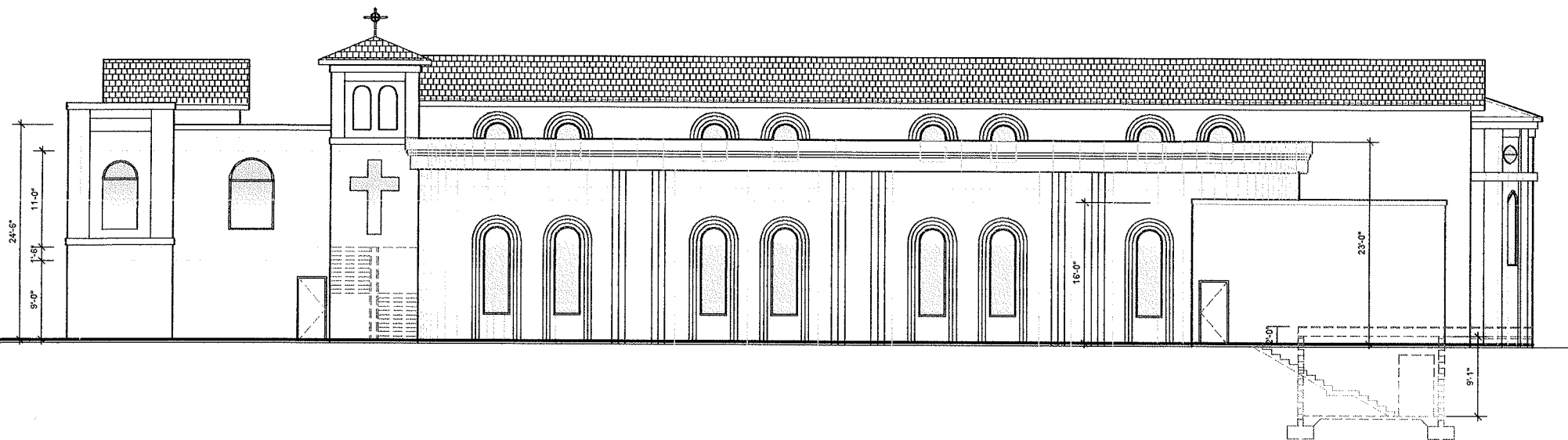
SHEET NO.

A-1.2



BASEMEN / CRYPT FLOOR PLAN

SCALE: 1/8"=1'-0"



ELEVATION KEY NOTES

- 1 ALUMINUM STOREFRONT WINDOW WITH DUAL GLAZING-TYPICAL. CLEAR ANODIZED FINISH
- 2 7/8" STUCCO (3 COAT APPLICATION)
- 3 CONCRETE ROOF TILES BY BORAL, BARCELONA 900 " CALIFORNIA MISSION BLEND" OPTION AS ASPHALT SHINGLES
- 4 STAIN GLASS WINDOWS
- 5 2-3'-6" X 10'-6" SOLID WOOD DOOR
- 6 STUCCOED COLUMN
- 7 METAL DOOR - PAINTED
- 8 METAL RAILING - PAINTED
- 9 STUCCOED FOAM TRIM



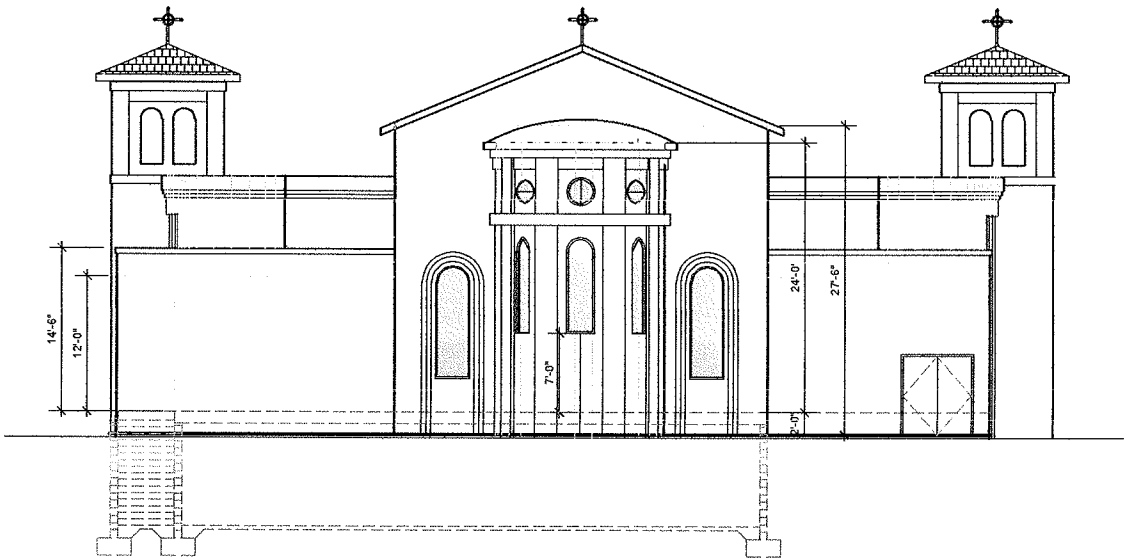
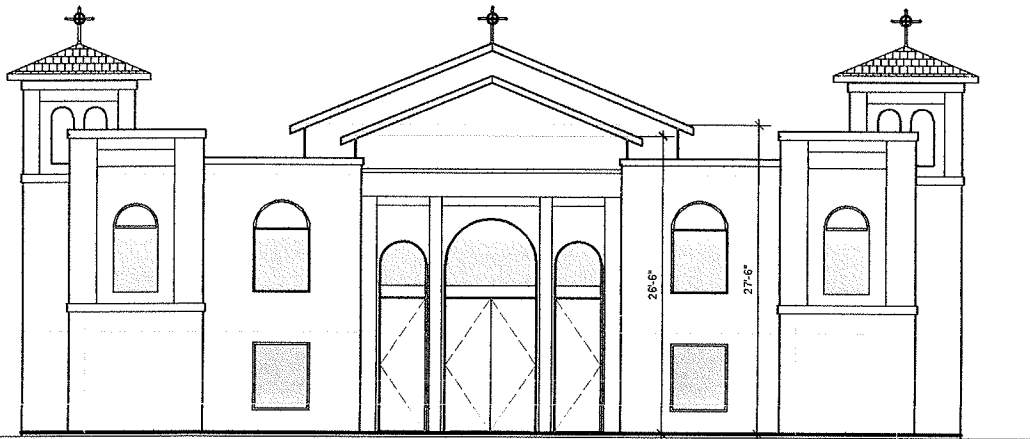
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Phone: 209-408-0674 edmond@edjarchitect.com

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SOUTH ELEVATION

SCALE: 1/8"=1'-0"

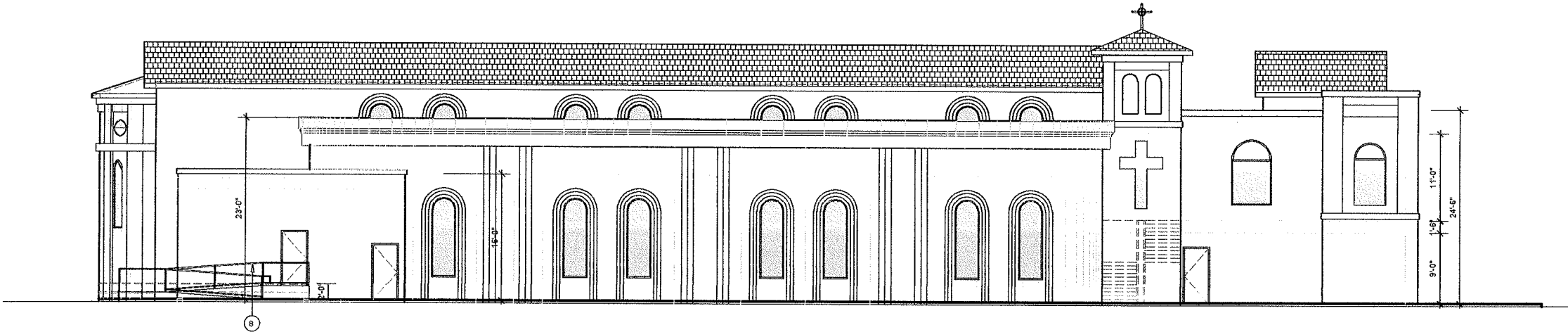


WEST ELEVATION

SCALE: 1/8"=1'-0"

EAST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

CONSULTANT:

PROJECT ADDRESS:

NEW BUILDING

MAR ADDAI CHURCH

2107 E. MONTE VISTA
DENAIR, CA 95316

CLIENT:

A.C.O.E

2153 HISTORY WAY
MODESTO, CA 95355

DATE: AUGUST 19, 2021

DRAWN: ETJ

FILE: 267-19 ELEV

PROJECT NO: X12-21

PERMIT NO:

REVISIONS	BY

DESCRIPTION:

EXTERIOR ELEVATIONS

SHEET NO.

A-2