



Referral Early Consultation

Date: April 25, 2022

To: Distribution List (See Attachment A)

From: Kristin Doud, Deputy Director of Planning
Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2022-0038 – MODESTO CHRISTIAN SCHOOL

Respond By: May 10, 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: Kevin Bidlack, Modesto Christian School Inc.

Project Location: Sisk Road, between Pirrone Road and the Modesto Irrigation District (MID) Main Canal, in the community of Salida

APN: 136-032-038

Williamson Act Contract: N/A

General Plan: Low-Density Residential

Community Plan: Salida Community Plan – Low-Density Residential and Existing K-12 School Site

Current Zoning: Salida Community Plan – Low Density Residential (SCP-R-1)

Project Description: Request to expand a private K-12 school site, currently operating as Modesto Christian School (Use Permit 2006-25 and SAA PLN2016-0039), located on a 30 acre property, to add three (3) 960 square-foot modular classrooms. Enrollment permitted at the school site, is currently limited to a maximum student capacity of 450 students for K-12. Approval of this request would bring the school to an enrollment of 375 students maximum, which is below their permitted maximum enrollment numbers.

The site is served by the City of Modesto for public water and has a private onsite septic system. The additional portable classrooms will not be hooked up to new water or septic services.

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 APPLICATION NO. PLN2022-0038 – MODESTO CHRISTIAN SCHOOL

Attachment A

Distribution List

X	FIRE PROTECTION DIST: SALIDA	X	STAN CO BUILDING PERMITS DIVISION
X	STANISLAUS FIRE PREVENTION BUREAU	X	STAN CO DER
		X	STAN CO PUBLIC WORKS



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2022-0038 – MODESTO CHRISTIAN SCHOOL

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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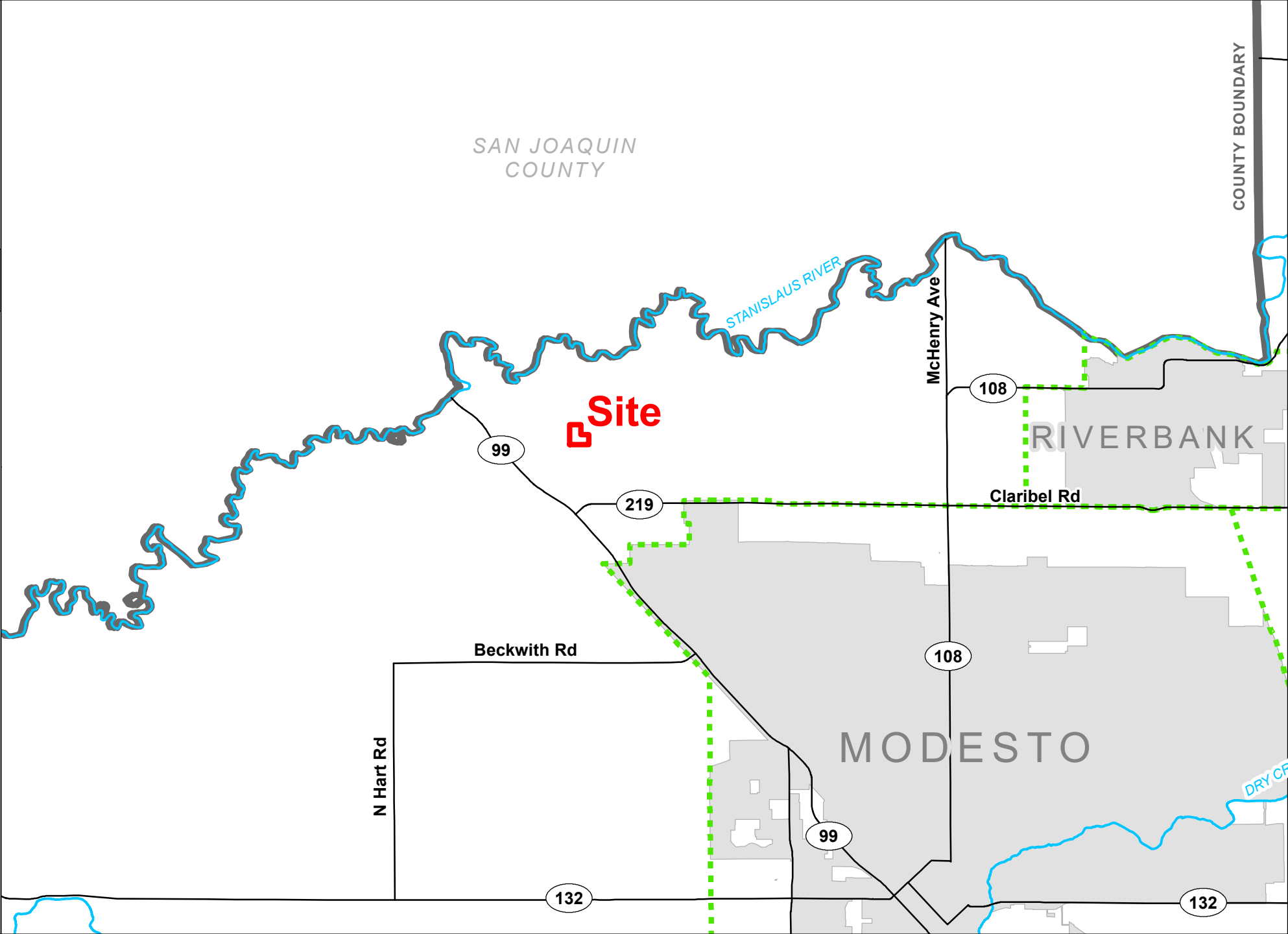
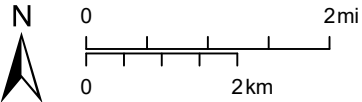
MODESTO CHRISTIAN
SCHOOL

SAA
PLN2022-0038

AREA MAP

LEGEND

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















MODESTO CHRISTIAN
SCHOOL

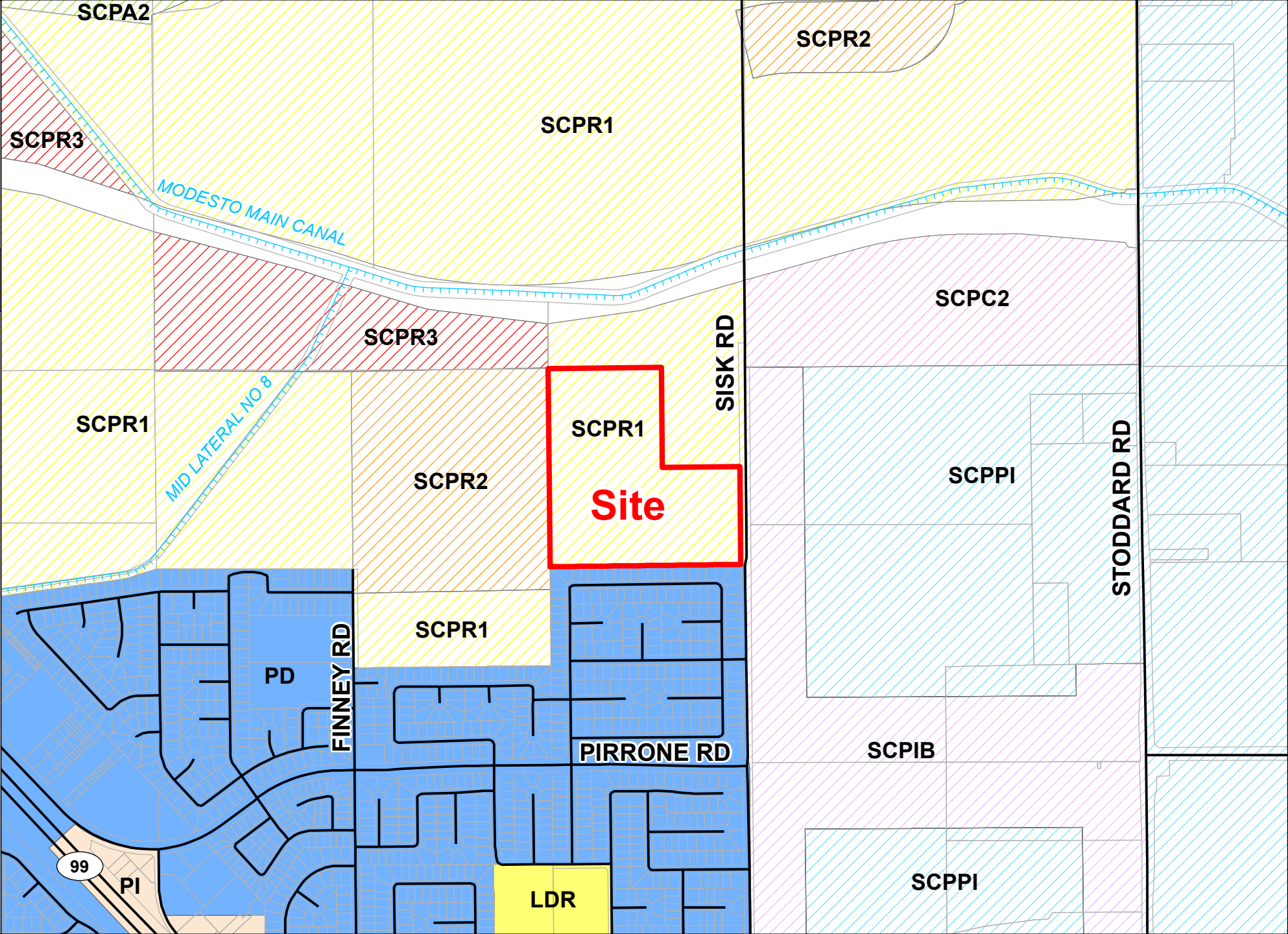
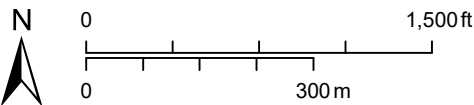
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PLN2022-0038

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

- General Plan
-  SCPA2
 -  SCPC2
 -  SCPIB
 -  SCPPI
 -  SCPR1
 -  SCPR2
 -  Planned Development
 -  Low Density Residential



MODESTO CHRISTIAN
SCHOOL

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PLN2022-0038

COMMUNITY PLAN MAP

LEGEND

- Project Site
- Parcel
- Road
- Community Plan

Industrial

Commercial

Residential - Medium

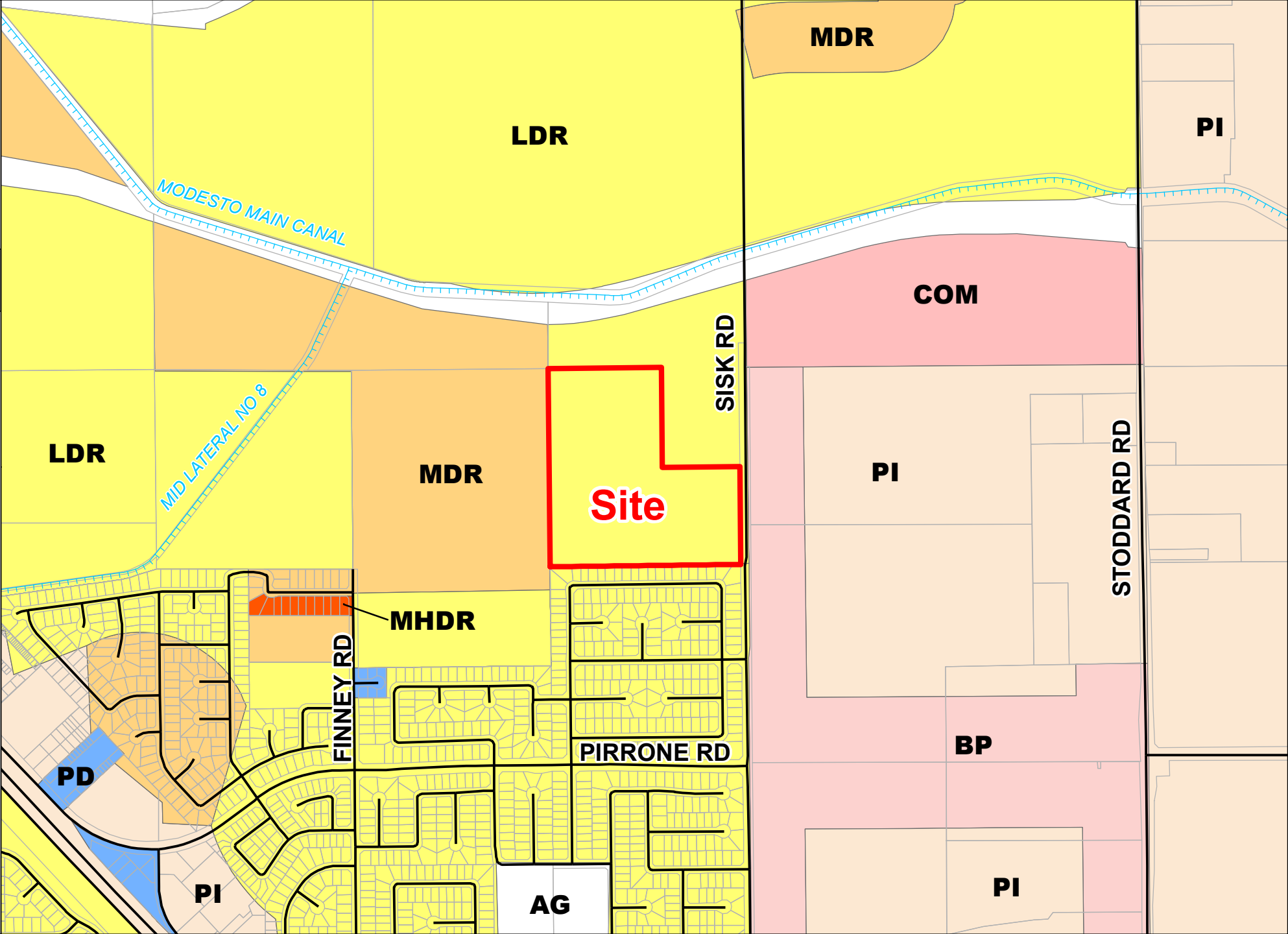
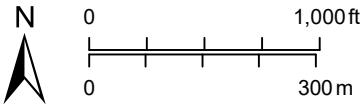
Residential - Medium-High

Residential - Low

PIANNED INDUSTRIAL

PLANNED DEVELOPMENT

AGRICULTURE



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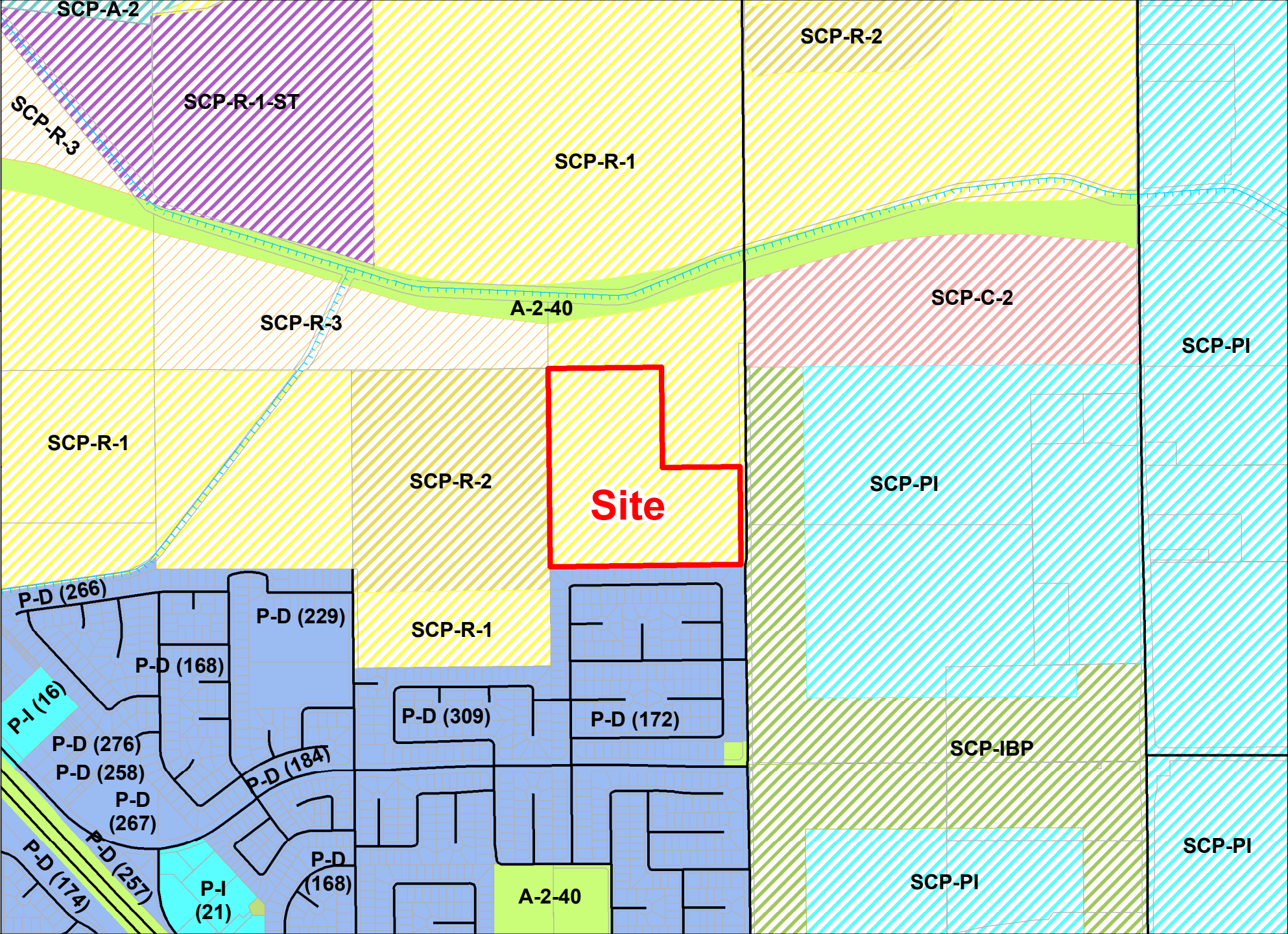
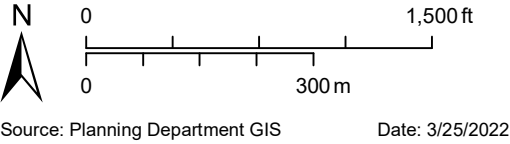
ZONING MAP

LEGEND

- Project Site
- Parcel
- Road
- Canal

Zoning Designation

- General Agriculture 40 Acre
- Planned Development
- Planned Industrial
- SCP-R-1
- SCP-R-2
- SCP-R-3
- SCP-R-1-ST
- SCP-C-2
- SCP-PI
- SCP-IBP






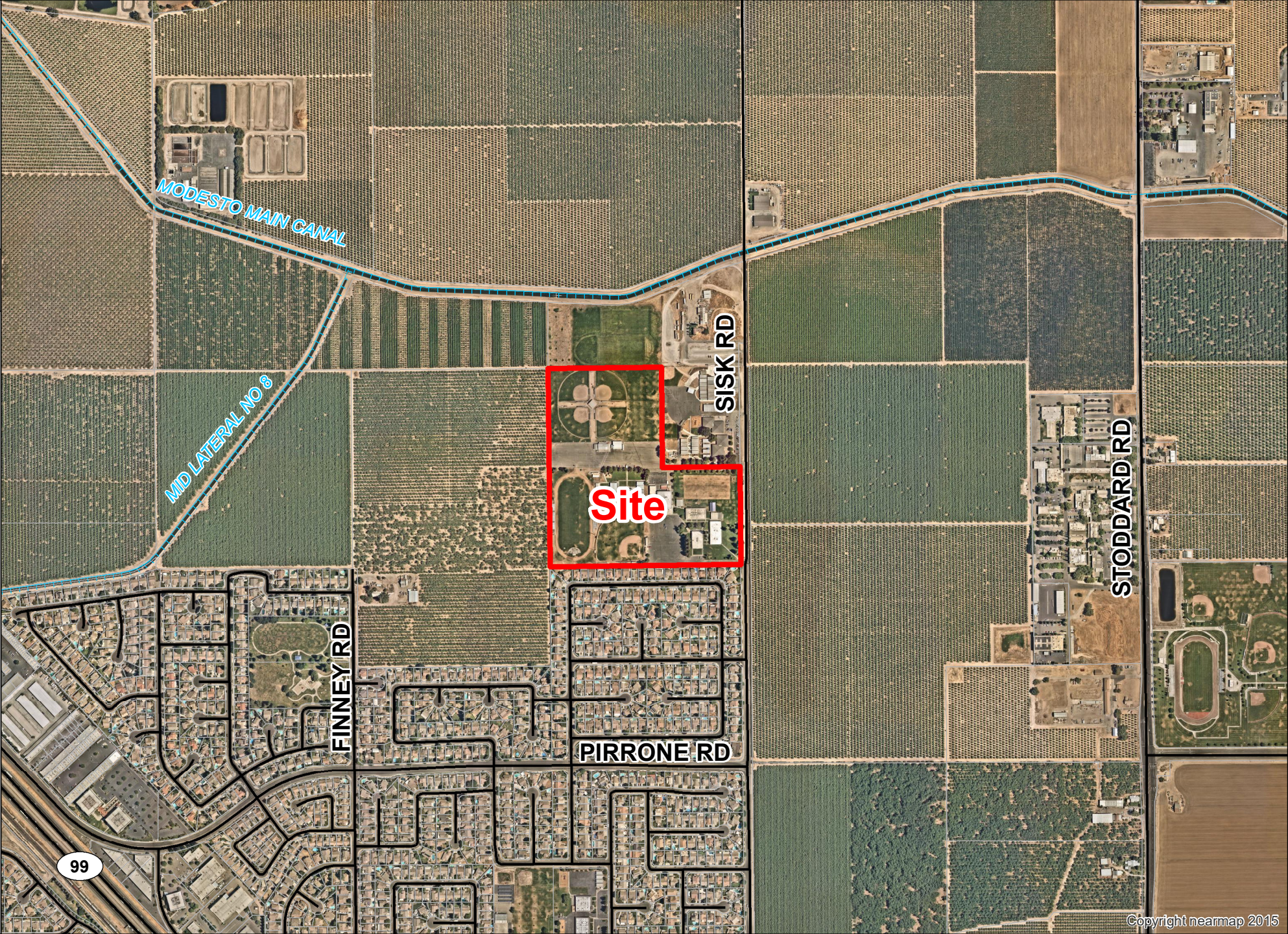
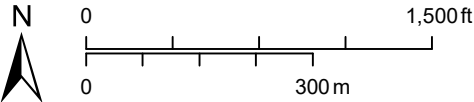
MODESTO CHRISTIAN
SCHOOL

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2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal





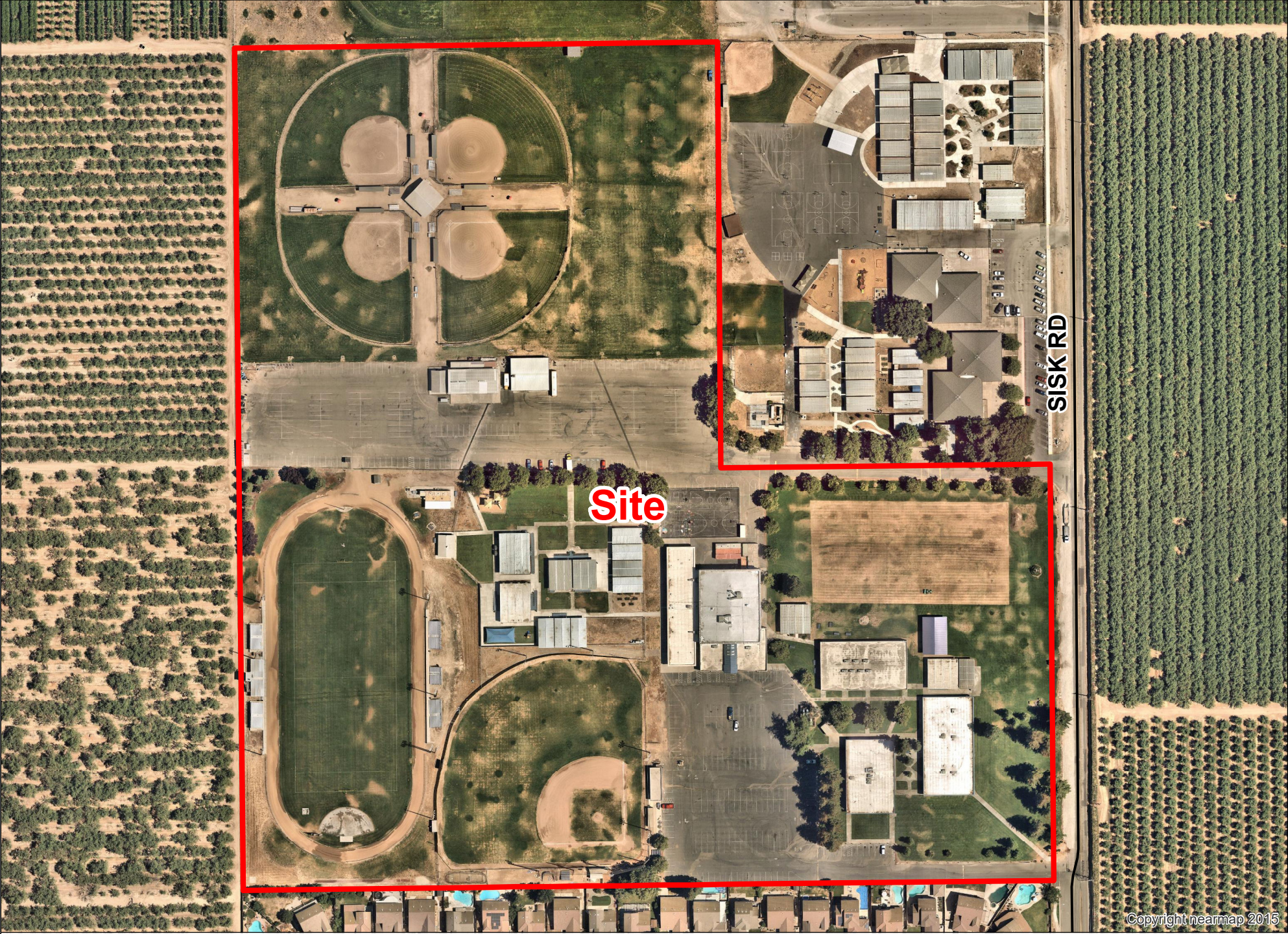
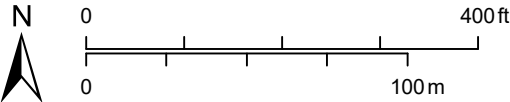
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2021 AERIAL SITE MAP

LEGEND





-  Project Site
-  Road

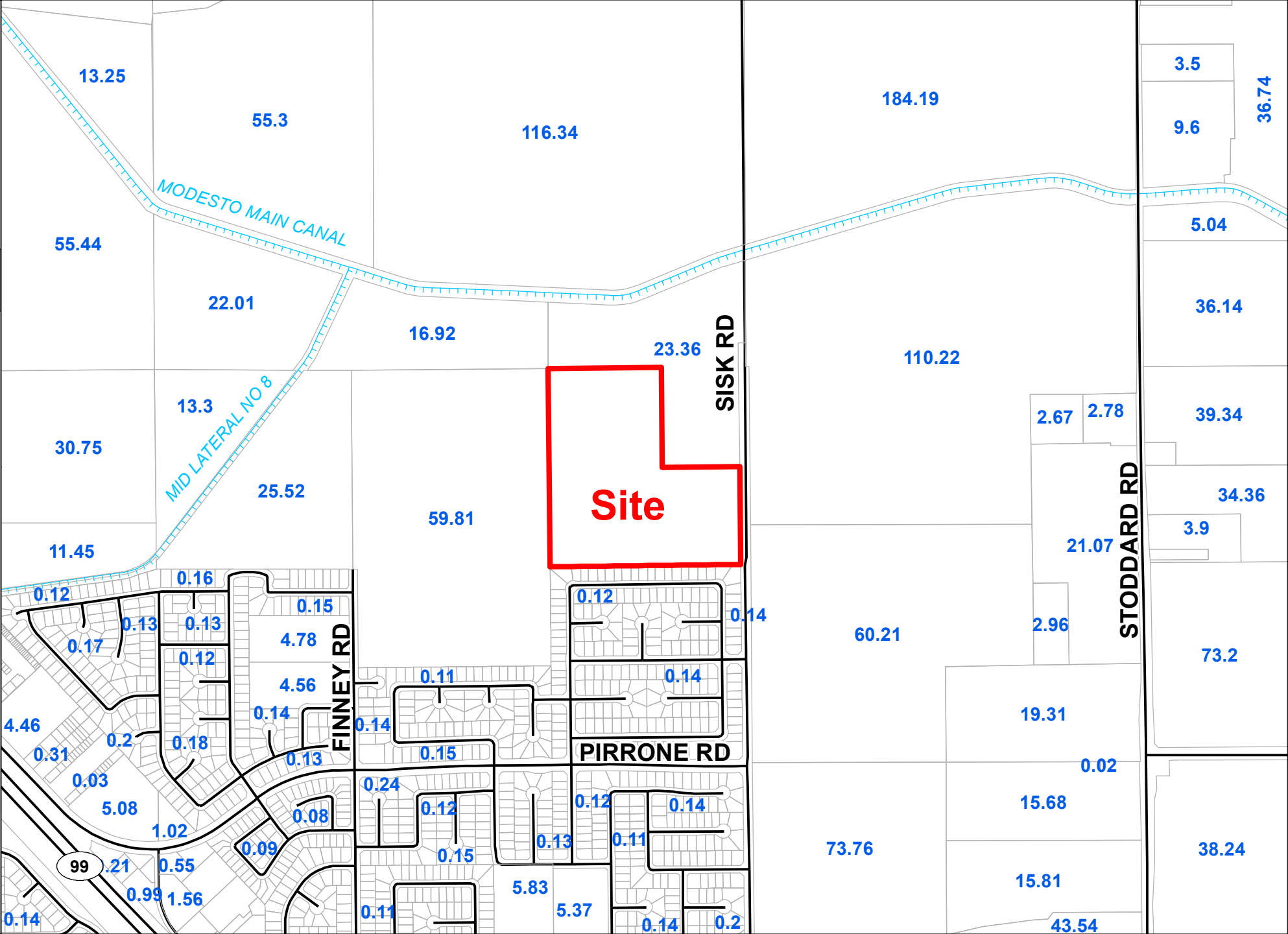
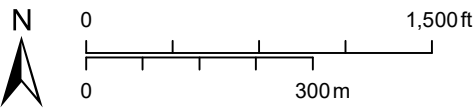


MODESTO CHRISTIAN
SCHOOL
SAA
PLN2022-0038

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  Canal



CONCRETE
CURB 12"

1" HIGH POLE IN GROUND WITH
WIRE ATTACHED CONNECTING
TO THE SOUTH

6" MAIN VALVE 4" /
6" 1" VALVES

1120.44'

LOCATION OF 3 ADDITIONAL
MODULAR CLASSROOMS

1" HIGH POLE IN GROUND WITH
WIRE ATTACHED CONNECTING
TO THE NORTH

1" HIGH POLE IN GROUND WITH
WIRE ATTACHED CONNECTING
TO THE NORTH

6" CHAIN LINK FENCE

300'55.17'2"

30'4"

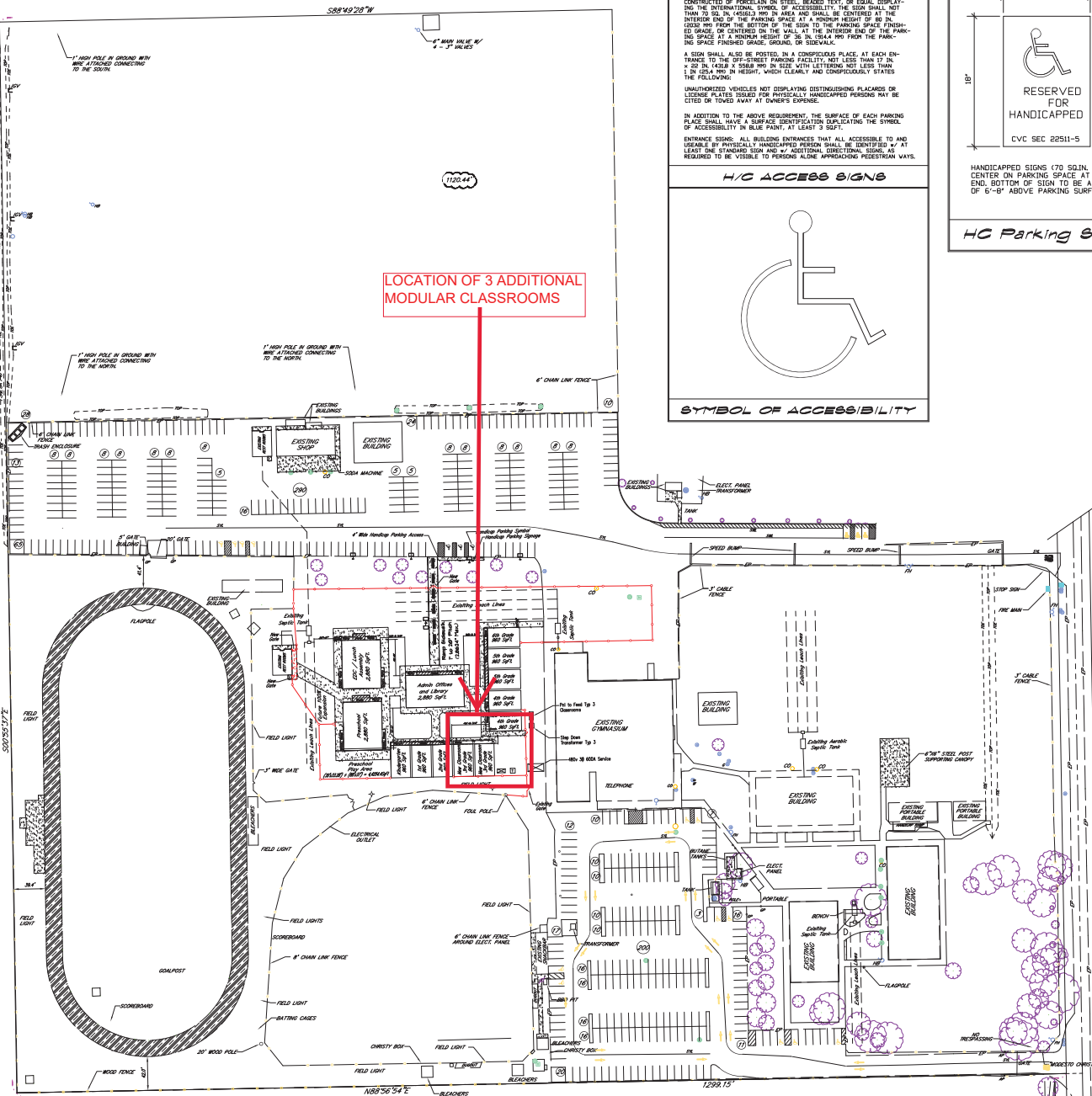
FIELD LIGHT

FIELD LIGHT

FIELD LIGHT

FIELD LIGHT

FIELD LIGHT



IDENTIFICATION. EACH PARKING SPACE RESERVED FOR THE HANDICAPPED SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL, BEADED TEXT, OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE LESS THAN 18 IN. HIGH, 18 IN. WIDE, AND 1/8 IN. THICK. THE SIGN SHALL BE LOCATED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 68 IN. FROM THE FINISHED GRADE OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 26 IN. FROM THE FINISHED GRADE OR SIDEWALK.

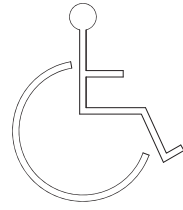
A SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY, NOT LESS THAN 17 IN. HIGH, 18 IN. WIDE, AND 1/8 IN. THICK, WITH LETTERING NOT LESS THAN 1 IN. HIGH, 1/8 IN. WIDE, AND 1/8 IN. THICK, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAPPED PERSONS MAY BE CITED OR TOWED AWAY AT OWNER'S EXPENSE.

IN ADDITION TO THE ABOVE REQUIREMENT, THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOL OF ACCESSIBILITY IN BLUE PAINT, AT LEAST 3' OUT.

ENTRANCE SIGNS: ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED PERSONS SHALL BE IDENTIFIED BY AT LEAST ONE STANDARD SIGN AND 4" ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED TO BE VISIBLE TO PERSONS ALONG APPROACHING DRIVEWAYS.

H/C ACCESS SIGNS

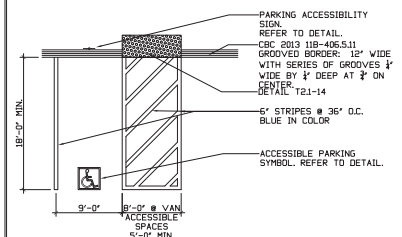


SYMBOL OF ACCESSIBILITY



HANDICAPPED SIGNS (70 SQ. IN. MIN.)
CENTER ON PARKING SPACE AT INTERIOR
END, BOTTOM OF SIGN TO BE A MINIMUM
OF 6'-6" ABOVE PARKING SURFACE.

HC Parking SIGN



NOTE: SURFACE SLOPE OF STALL SHALL NOT EXCEED 2% IN ANY DIRECTION.

BENCHMARK :

STANISLAUS COUNTY BRASS CAP ON TRAFFIC SIGNAL BASE, NORTHWEST CORNER
HERRMAN & 50th
ELEVATION = 72.506, STANISLAUS COUNTY DATUM.

UTILITY NOTE :

THE LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN PLOTTED FROM FIELD SURFACE OBSERVATIONS AND UTILITY COMPANY RECORDS. THE INFORMATION IS BELIEVED TO BE RELIABLE. HOWEVER, THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS (BOTH HORIZONTAL AND VERTICAL) PRIOR TO ANY EXCAVATION OR CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

BASIS OF BEARINGS :

THE BEARING OF NORTH 23°58'48" WEST ALONG THE CENTERLINE OF 50th ROAD AS SHOWN ON THE MAP OF SAN JOSE WEST 2 - PHASE 1 IN BOOK 37 OF MAPS AT PAGE 15, STANISLAUS COUNTY RECORDS, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

GENERAL NOTES:

1. DESCRIPTION OF USE: CLASSROOM
OCCUPANCY ON 200'x100' - 14'x40' CLASSROOM: 6-2
NUMBER OF STORIES: 1
TYPE OF CONSTRUCTION: V
FIRE SPRINKLERS: NO
FLOOR AREA: 140,000 SQ. FT.
HEIGHT: 12'-11"
ALLOWABLE FLOOR AREA: 14,040 SQ. FT.
OCCUPANT LOAD: 48 PERSONS (240/20)

LEGEND

- EXISTING WATER BOY
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING HOSE BIB
- EXISTING FIRE HYDRANT
- EXISTING JOINT WELL
- EXISTING DRY WELL
- EXISTING CATCH BASIN
- EXISTING POST/BOLLARD
- EXISTING BACK FLOW PREVENTER
- EXISTING 6" CURB AND GUTTER
- EXISTING 6" CURBING
- EXISTING FENCE
- EXISTING WOOD FENCE
- EXISTING CONCRETE AREA
- EXISTING TREE, SPREAD TO SCALE
- EXISTING SEWER CLEANOUT
- EXISTING SOLID YELLOW LINE
- EXISTING SOLID WHITE LINE
- EXISTING IRRIGATION AIR VENT
- EXISTING IRRIGATION GATE VALVE
- EXISTING EDGE OF PAVEMENT



CHANGES TO PLANS PER COMMENTS RECEIVED

HANDICAPPED PATH OF TRAVEL

Building Description	Bldg. No.	Sq. Ft.	Qty.	New Building Information				Total Sq. Ft.	Occupancy	Occupancy Load	Min. Occupancy	Planned Occupancy
				Area	Volume	Height	Depth					
EDC/Arch & Assembly Bldg.	2,880	1	1	2,880	10,775	10	10	2,880	10	20	144	60
Preschool Bldg.	2,880	1	1	2,880	10,775	10	10	2,880	10	20	144	60
Admin. Office/Library Bldg.	2,880	1	1	2,880	10,775	10	10	2,880	10	20	144	60
Class Room Bldg.	960	7	7	6,720	25,110	10	10	6,720	70	48 Each	30 Each	30 Each
Future Class Room Bldg.	960	2	2	1,920	7,070	10	10	1,920	20	48 Each	30 Each	30 Each
Total				18,240	67,445	10	10	18,240	110	720	432	180

Building Description	Bldg. No.	Sq. Ft.	Qty.	Handing Future Change				Total Sq. Ft.	Occupancy	Occupancy Load	Min. Occupancy	Planned Occupancy
				Area	Volume	Height	Depth					
Admin. Office/Library Bldg.	2	1	1	2,880	10,775	10	10	2,880	10	20	144	60
Classroom Bldg.	2	1	1	2,880	10,775	10	10	2,880	10	20	144	60
Future Bldg.	2	1	1	2,880	10,775	10	10	2,880	10	20	144	60
Total				8,640	32,325	10	10	8,640	30	240	144	60

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

Drawn: DRW	1
Date: 1/1/20	1
Scale: SCALE	1
Job No.: 100	1
Checked: CHEK	1
Draw: DRW	1
File No.:	

SCALE 1"=50'