



Referral Early Consultation

Date: April 4, 2025

To: Distribution List (See Attachment A)

From: Marcus Ruddicks, Assistant Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2024-0070- HICKMAN COMMUNITY CHURCH

Respond By: April 24, 2025

******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: Hickman Community Church

Project Location: 854 I Street, between 4th Street and Lake Road, in the Community of Hickman

APN: 019-047-012 and 019-047-013

Williamson Act Contract: N/A

General Plan: 019-047-012: Agriculture
019-047-013: Low Density Residential

Community Plan: 019-047-012: Agriculture
019-047-013: Residential

Current Zoning: 019-047-012: General Agriculture (A-2-10)
019-047-013: Rural Residential (R-A)

Project Description: Request to expand an existing church across two parcels in the Community of Hickman, one a 1.29± acre parcel in the Rural Residential (R-A) zoning district (APN 019-047-013), and the other a 7.62± acre parcel in the in the General Agriculture (A-2-10) zoning district (APN 019-047-012). Previous land use entitlements issued for the project site include Use Permit Nos. UP76-

61, UP95-02, and UP2000-10- *Hickman Community Church* and multiple subsequent Staff Approval Permits since 2002 have modified the approved development for the site. Ultimately, the church has been approved for 36,717± square feet of improvements including five classroom buildings, a 10,000± square-foot replacement sanctuary building, a 4,400± square-foot multipurpose building, two storage buildings a basketball court, and a playground. The request includes the construction of four two-story classroom buildings, a 9,700± square-foot replacement sanctuary building with 600-seat capacity, a kitchen, two restrooms, three storage buildings, and a picnic canopy. Two of the storage buildings will be constructed on APN 019-047-013, and the rest of the proposed improvements will occur on APN 019-047-012. The request also includes the demolition of three existing modular classroom buildings, two unpermitted canopies, and an existing storage building. One of the modular classroom buildings to be demolished is located on APN 019-047-013, and the rest of the demolition will occur on APN 019-047-012. These changes are proposed to be completed over the course of six phases. Phase One will consist of constructing one of the two-story, 4,800± square-foot classroom buildings and two 300± square-foot entry canopies, to an existing 4,195± square-foot multipurpose building. An existing baseball field on-site will also be replaced to expand an existing parking lot as part of Phase Three. The project will not change the site's existing hours of use of Sunday through Saturday from 8:00 a.m. to 10:00 p.m., except Easter, Christmas, and New Years celebrations allowed from sunrise to 1:30 a.m. Activities on-site consist of Sunday morning and evening church services, Sunday morning Bible study classes, and Wednesday evening Bible study classes for adults. The church also hosts three two-day conferences per year, four to six weddings and funerals per year, and monthly large service events in the spring and summer. Occasional baptisms and other large services with typically 350 to 380 attendees take place outdoors in place of regular Sunday morning service using a tent in one of the existing parking lots. A portable PA system is used for amplified sound as part of these events. The large service events, conferences, and use of the portable PA system were not permitted by previous land use entitlements and will be evaluated as part of this request. The number of attendees for church services will expand up to 600 parishioners from the previously approved 400, as a result of the proposed sanctuary building being constructed. Additionally, it is anticipated the number of Sunday school and adult education students will increase to 200 and 240, respectively. Use of the facility is and will continue to be for members of the church and not available to the general public. The site is currently improved with 28,865± square feet of existing buildings, with 7,491± square feet of this set to be demolished in Phases Two through Six. After expansion, the church will be developed with a total of 71,334± square feet of improvements. This use permit application was submitted in response to an active Code Enforcement case for unpermitted construction (No. CE 24-0038).

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



USE PERMIT APPLICATION NO. PLN2024-0070 – HICKMAN COMMUNITY CHURCH
Attachment A

Distribution List

	CA DEPT OF CONSERVATION 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		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: WATERFORD		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: STAN CON	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	GSA: WEST TURLOCK SUBBASIN	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: HICKMAN		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: HICKMAN COMMUNITY CHARTER	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: HUGHSON UNIFIED		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		
	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: USE PERMIT APPLICATION NO. PLN2024-0070- HICKMAN COMMUNITY 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:

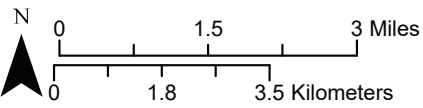
Name	Title	Date
------	-------	------

**HICKMAN
COMMUNITY
CHURCH
UP
PLN2024-0070**

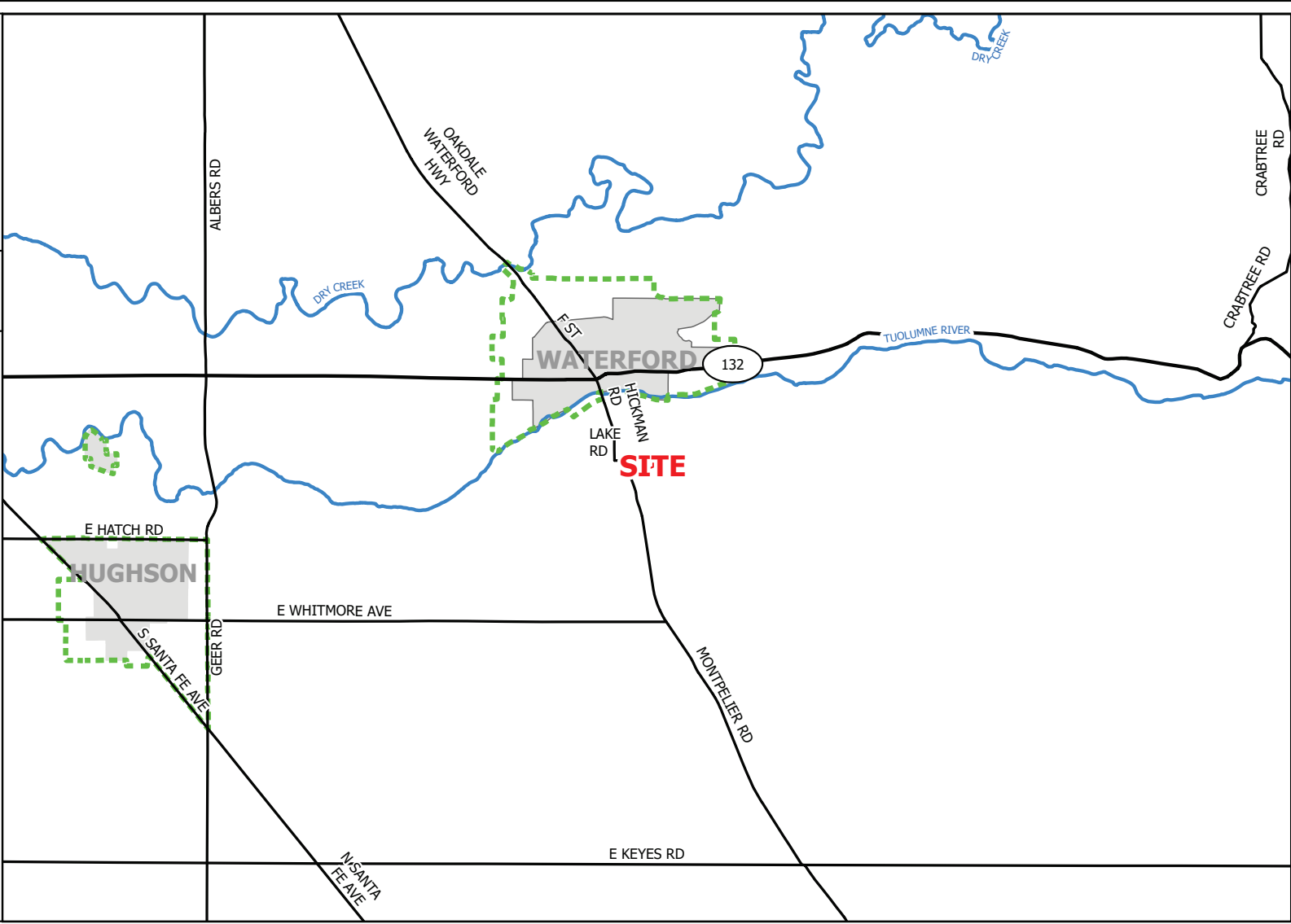
AREA MAP

LEGEND

-  Project Site
-  Highway
-  Major Road
-  River
-  Sphere of Influence











Source: Planning Department GIS Date Exported: 8/8/2024

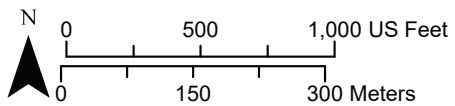


HICKMAN COMMUNITY CHURCH UP PLN2024-0070

GENERAL PLAN MAP

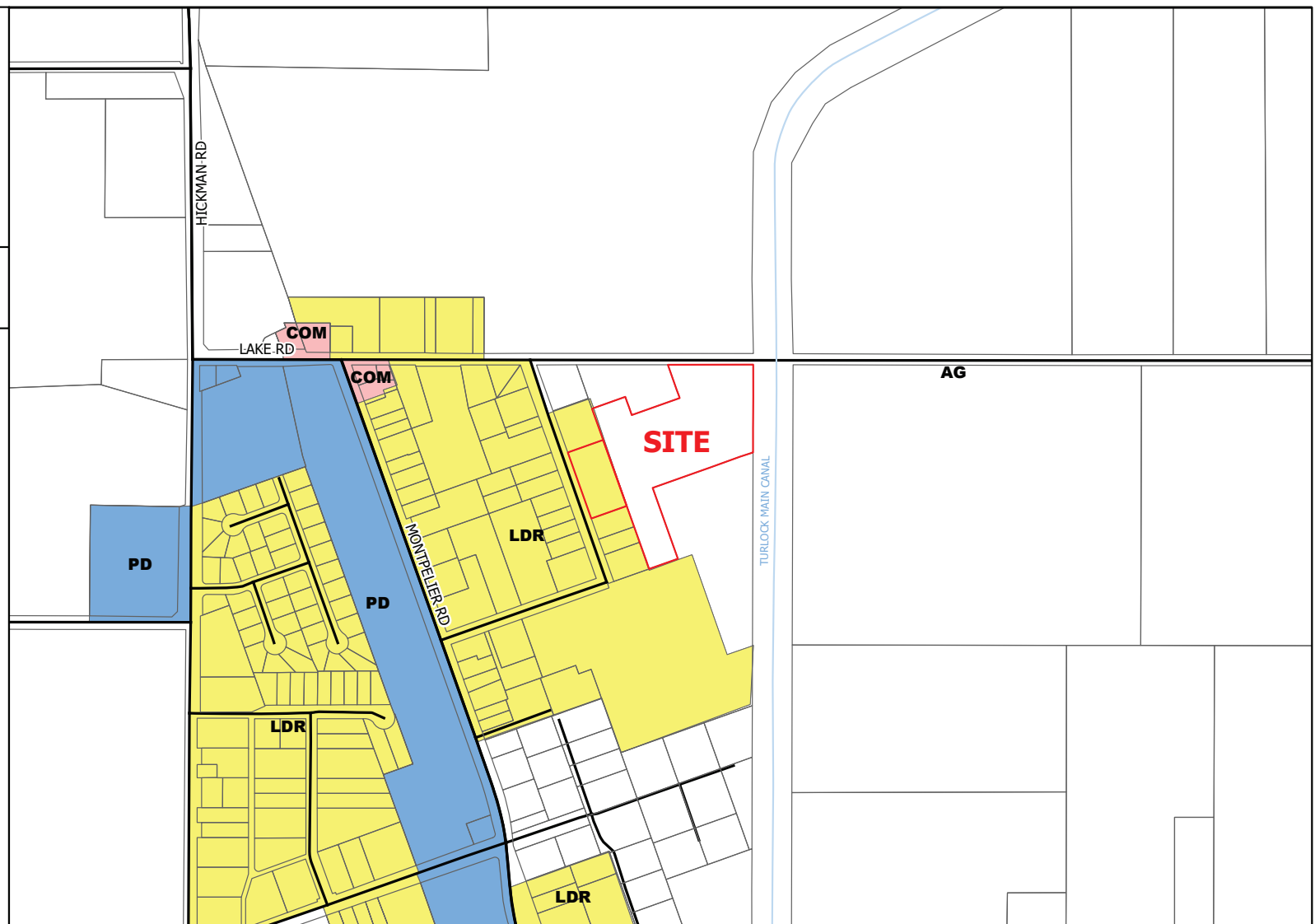
LEGEND

-  Project Site
-  Parcel
-  Major Road
-  Canal
-  Agriculture
-  Commercial
-  Planned Development
-  Residential - Low Density



Source: Planning Department GIS

Date Exported: 8/8/2024

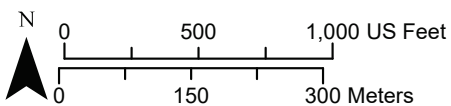


HICKMAN COMMUNITY CHURCH UP PLN2024-0070

ZONING MAP

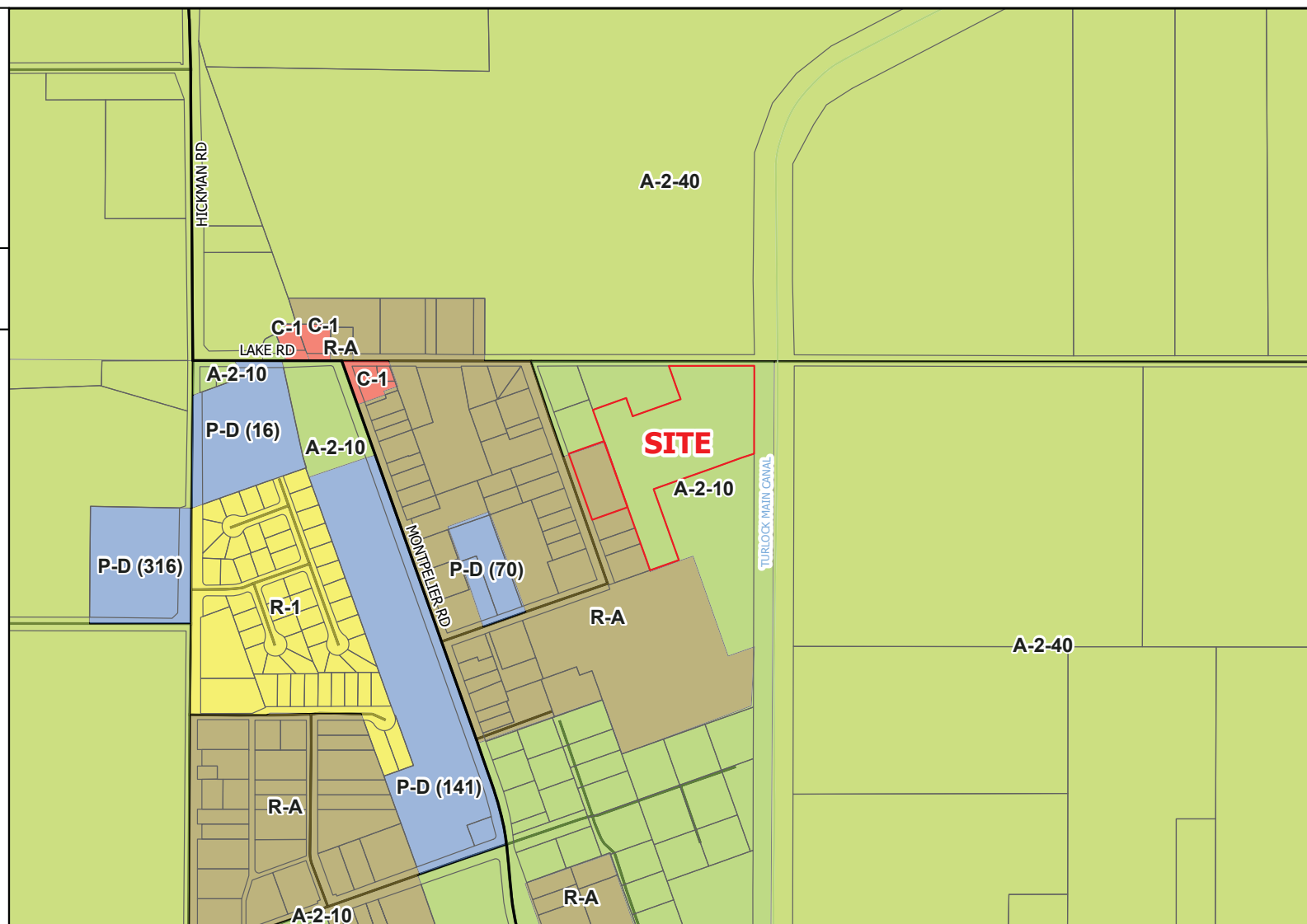
LEGEND

- Project Site
- Parcel
- Major Road
- Canal
- General Agriculture 10 Acre
- General Agriculture 40 Acre
- Neighborhood Commercial
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Single Family Residential
- Rural Residential



Source: Planning Department GIS








Date Exported: 8/8/2024

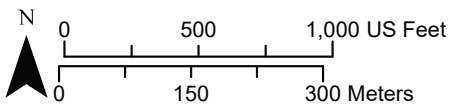


HICKMAN COMMUNITY CHURCH UP PLN2024-0070

COMMUNITY PLAN MAP

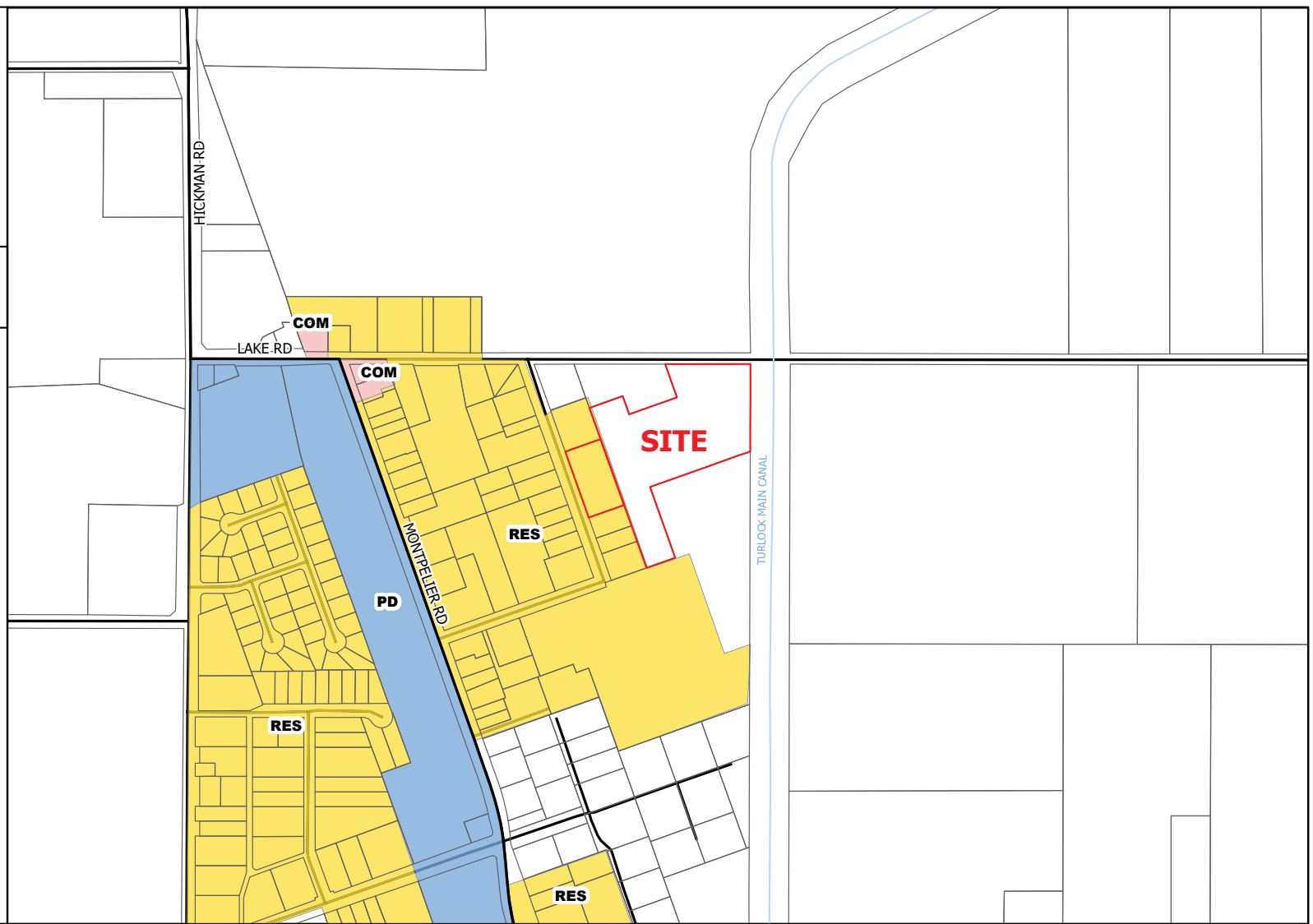
LEGEND

-  Project Site
-  Parcel
-  Major Road
-  Canal
-  COM
-  PD
-  RES



Source: Planning Department GIS





Date Exported: 8/8/2024

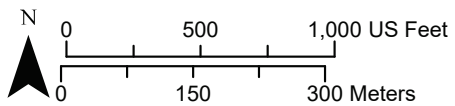


HICKMAN COMMUNITY CHURCH UP PLN2024-0070

2023 AERIAL AREA MAP

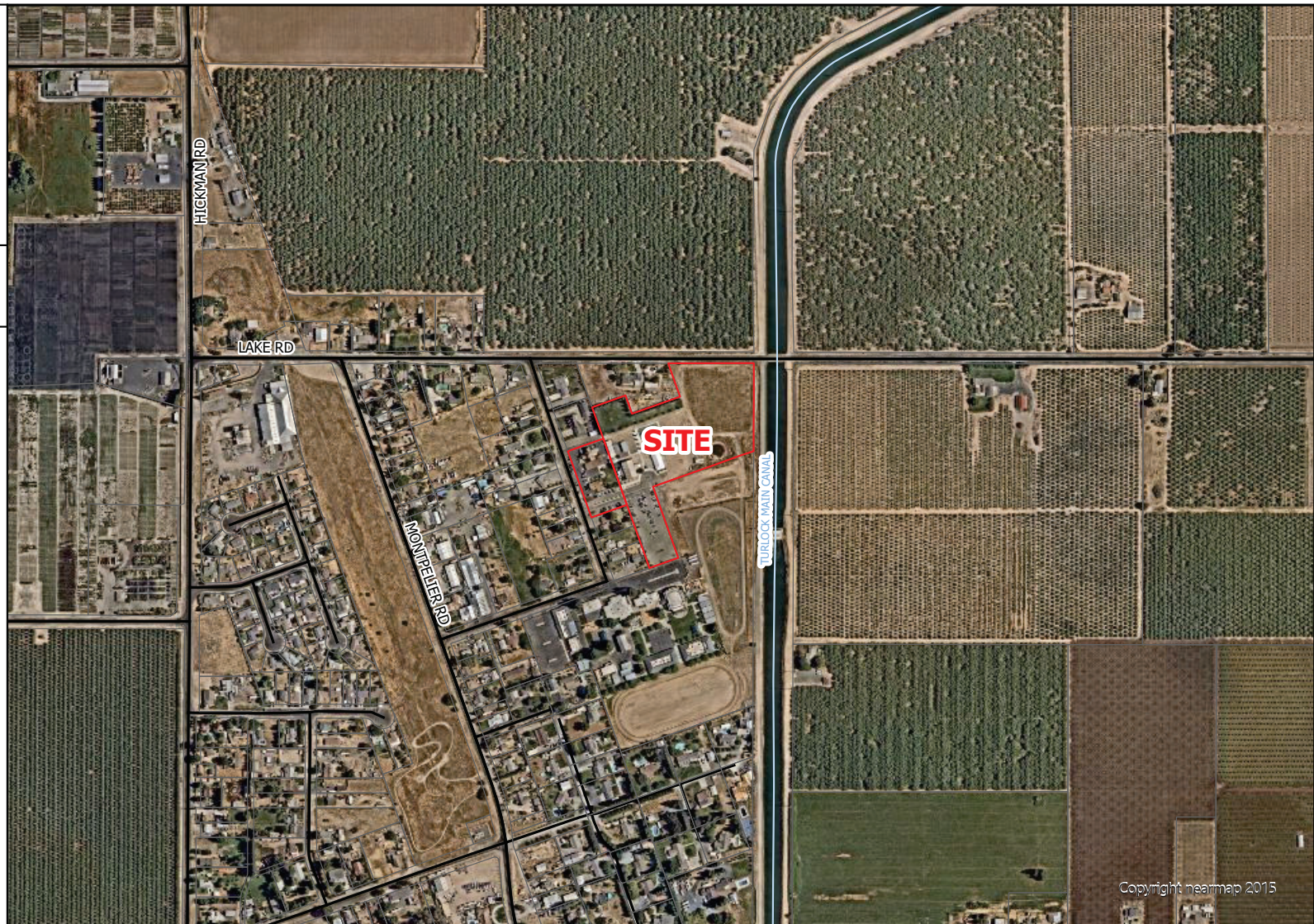
LEGEND

-  Project Site
-  Parcel
-  Major Road
-  Canal



Source: Planning Department GIS

Date Exported: 8/8/2024






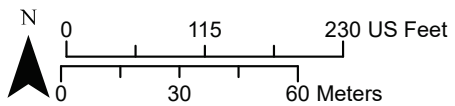
Copyright nearmap 2015

HICKMAN COMMUNITY CHURCH UP PLN2024-0070

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Canal



Source: Planning Department GIS



Date Exported: 8/8/2024

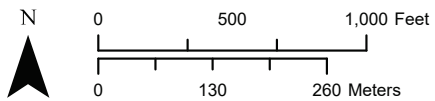


**HICKMAN
COMMUNITY
CHURCH
UP
PLN2024-0070**

ACREAGE MAP

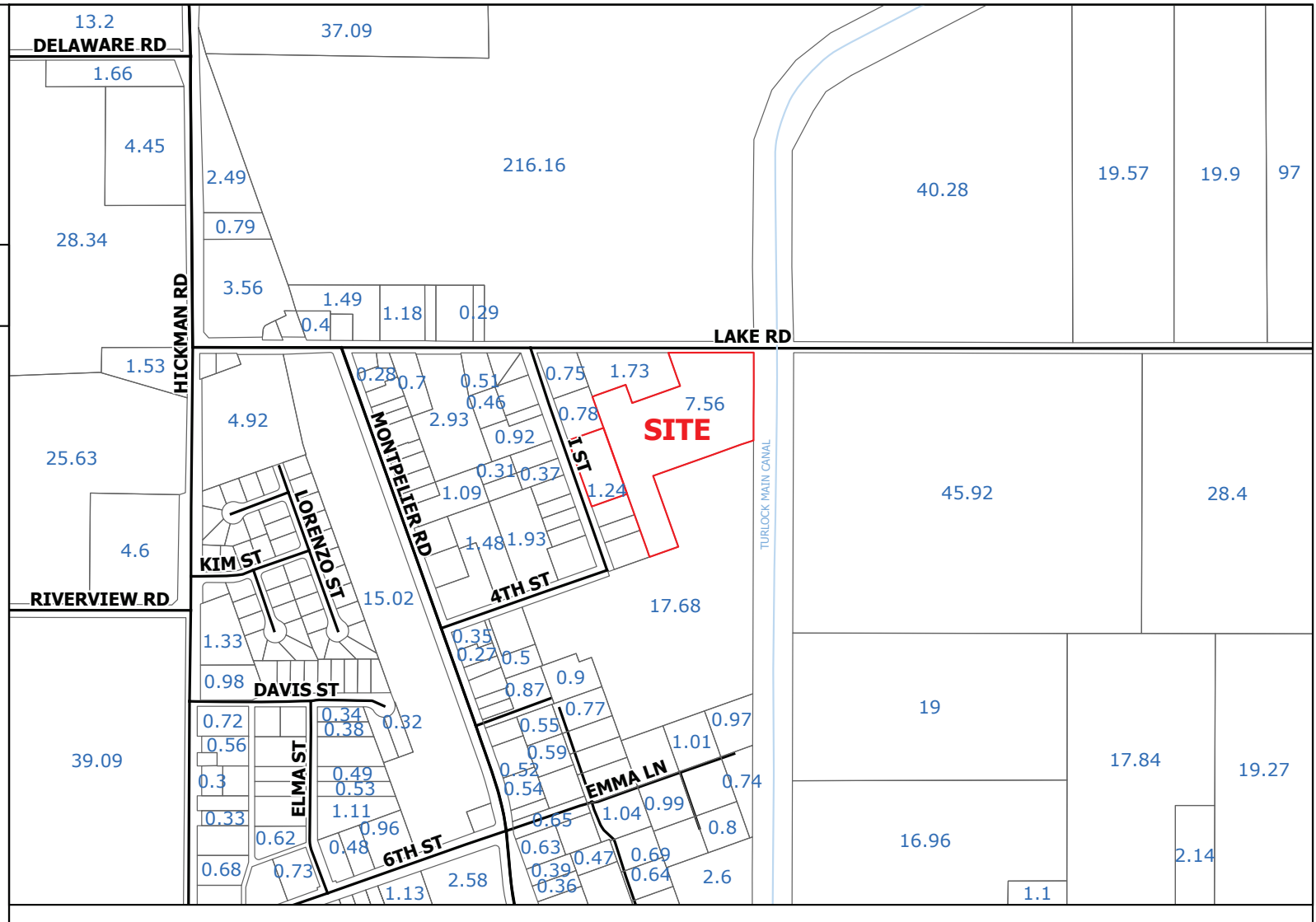
LEGEND

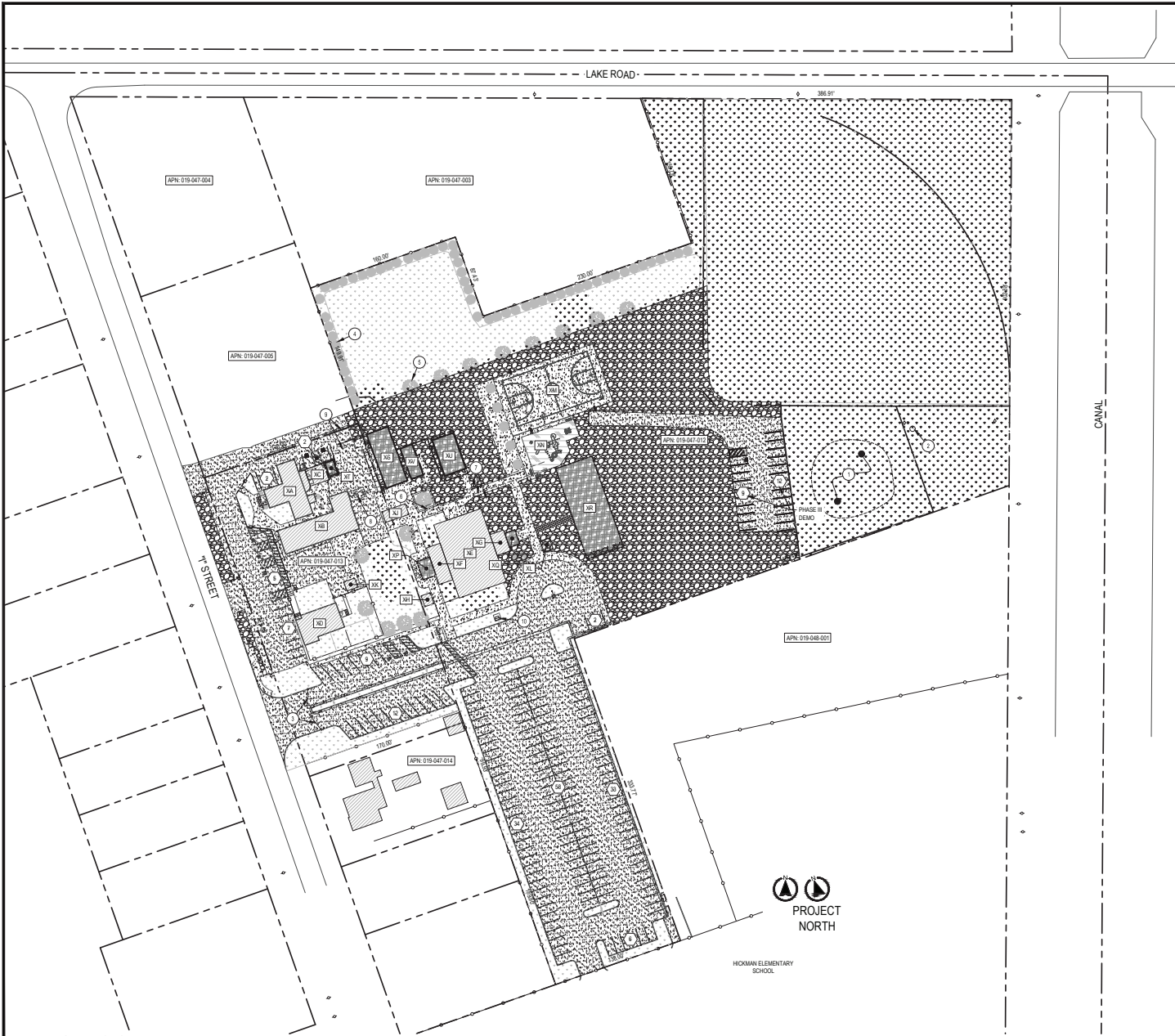
-  Major Road
 Project Site
 Acres
 Parcel
 Canal
 Street



Source: Planning Department GIS

Date Exported: 8/8/2024





BUILDING AREAS				
MARK	DESCRIPTION	AREA (SF)	SPRINKLER	OCCUPANCY / CONSTRUCTION TYPE
XA	(E) CHURCH BUILDING (250 FIXED SEATS)	1,831	N	A3 / V/S
XB	(E) CHURCH BUILDING (SUNDAY CLASSROOMS)	2,456	N	B / V/S
XC	(E) CANOPY	391	N	B / V/S
XD	(E) CHURCH BUILDING (SUNDAY CLASSROOMS)	1,286	N	B / V/S
XE	(E) MULTI-PURPOSE BUILDING (254 FIXED SEATS)	4,195	N	A3 / V/S
XF	(E) ENTRY VESTIBULE	605	N	B / V/S
XG	(E) ENTRY VESTIBULE	345	N	B / V/S
XH	(E) CANOPY	120	N	U / V/S
XI	(E) CANOPY	303	N	U / V/S
XJ	(E) CANOPY	120	N	U / V/S
XK	(E) CANOPY	120	N	U / V/S
XL	(E) CANOPY	120	N	U / V/S
XM	(E) BASKETBALL COURT (PERMIT BL00023-2002)	5,888	N	U / V/S
XN	(E) PLAYGROUND (PERMIT BL00023-2002)	2,614	N	U / V/S
XP	(E) CANOPY (PHASE II DEMO)	287	N	U / V/S
XQ	(E) CANOPY (PHASE II DEMO)	175	N	U / V/S
XR	(E) CANOPY (PHASE II DEMO)	4,000	N	U / V/S
XS	(E) MODULAR CLASSROOM BUILDING (PHASE IV DEMO)	1,442	N	B / V/S
XT	(E) MODULAR CLASSROOM BUILDING (PHASE IV DEMO)	471	N	B / V/S
XU	(E) MODULAR CLASSROOM BUILDING (PHASE IV DEMO)	985	N	B / V/S
XV	(E) STORAGE BUILDING (PHASE VI DEMO)	150	N	U / V/S
TOTAL EXISTING TO REMAIN		11,772		
TOTAL DEMO		7,481		

PROPERTY LINE

CHAIN LINK FENCE - 7'

EASEMENT

ACCESSIBLE PARKING STALL

STANDARD

VAN

POWER POLE

BUILDING AREA LABEL

NUMBER OF PARKING SPACES IN BANK

(E) BUILDING

AC PAVING

CONCRETE

GRAVEL

FIRE HYDRANT

LIGHT POLE

LANDSCAPING

PROJECT NORTH

PROJECT NORTH

- KEYNOTES
- 1

(E) STORM DRAINAGE BASIN TO BE EXPANDED IN PHASE II
- 2

(E) WELL TO REMAIN
- 3

(E) SWING GATE
- 4

(E) TREES TO REMAIN, TYP. UON
- 5

(E) TREE TO BE DEMOLISHED, TYP. OF (4)
- 6

(E) 3,000 GALLON SEPTIC TANK
- 7

(E) 100' LONG LEACH LINES, TYP. OF (3)
- 8

(E) 1,800 GALLON SEPTIC TANK
- 9

(E) LEACH LINES, TYP. OF (2), TOTAL LENGTH OF 200'
- 10

(E) TRANSFORMER

EXISTING SITE PLAN

CLIENT

HICKMAN COMMUNITY CHURCH
854 I STREET
HICKMAN, CA 95323

ENGINEER

JUSTIN W. CAPP
ENGINEERING + DESIGN
1003 12th STREET, MODESTO, CA 95354
PO BOX 811, MODESTO, CA 95353
(209) 534-4774
www.jwcapp.com

REVISION HISTORY:

No.	DATE	REVISION
05/02/22		PRELIMINARY SITE PLAN
07/26/22		PRELIMINARY SITE PLAN
08/02/22		PRELIMINARY SITE PLAN
07/02/23		STAFF APPROVAL APPLICATION
03/15/23		REVISED STAFF APPROVAL APPLICATION
12/20/24		REVISED STAFF APPROVAL APPLICATION

USE DISCLAIMER:

THE DESIGN DATA CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF JUSTIN W. CAPP AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND DATED. THE END USER IS RESPONSIBLE FOR COORDINATION OF FIELD CONDITIONS, DIMENSIONS, AND WORK NOT OTHERWISE SHOWN BY THIS DRAWING.

ENGINEER'S SEAL

KEY PLAN

PROJECT NAME:

SITE IMPROVEMENTS

PROJECT ADDRESS:

APN: 019-047-012, 019-047-013
854 I STREET, HICKMAN, CA 95323

DRAWING TITLE:

EXISTING SITE PLAN

CAD FILE NAME:

2207LSP1 SERIES.DWG

DRAWING SCALE:

AS NOTED

JOB NUMBER:

22073

DRAWN:

JWC

CHECKED:

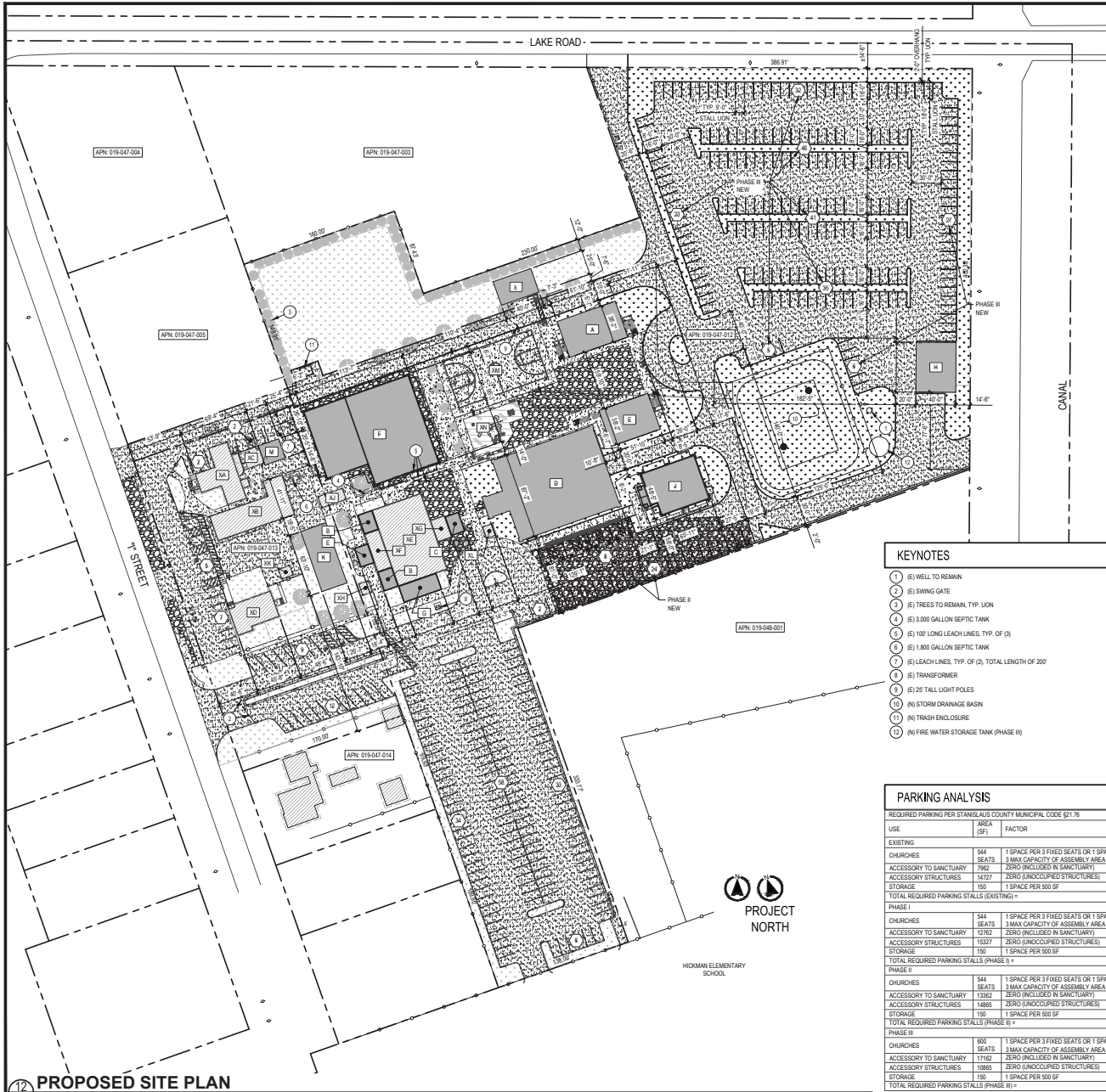
JWC

DATE:

05/05/22

SHEET NUMBER:

SP1.0



PROJECT DATA		SITE LEGEND	
OWNER	HICKMAN COMMUNITY CHURCH 854 STREET HICKMAN, CA 95323	PROPERTY LINE	CHAIN LINK FENCE - 7'
APPLICANT	HICKMAN COMMUNITY CHURCH 854 STREET HICKMAN, CA 95323 PHONE: (209) 854-4400 CONTACT: BOB FARINHA HICKMAN, CA 95323	EASEMENT	
PROJECT ADDRESS	CHURCH CAMPUS SPANS (2) PARCELS: 019-047-012 & 019-047-013 PROJECT LOCATED ON APN: 019-047-012	ACCESSIBLE PARKING STALL	
ASSESSOR PARCEL NUMBER (APN)	8.91 ACRES (387,882 SF)	STANDARD	
SITE AREA	18,436	VAN	
EXISTING BUILDING AREA (SF)	71,334	POWER POLE	
PROPOSED BUILDING AREA (SF)	59,562	BUILDING AREA LABEL	
TOTAL BUILDING COVERAGE (SF)	130,896	NUMBER OF PARKING SPACES IN BANK	
LANDSCAPING AREA (SF)	228,190	(E) BUILDING	
PAVING (SF)	77%	(N) BUILDING	
LOT COVERAGE	GENERAL AG 10 ACRE (019-047-012) RURAL RESIDENTIAL (019-047-013)	AC PAVING	
ZONING	STANISLAUS COUNTY	CONCRETE	
JURISDICTION		GRAVEL	
		FIRE HYDRANT	
		LIGHT POLE	
		LANDSCAPING	

BUILDING AREAS			
MARK	DESCRIPTION	AREA (SF)	SPRINKLER / OCCUPANCY / CONSTRUCTION TYPE
XA	(E) CHURCH BUILDING (220 FIXED SEATS)	1821	N AD 1/VB
XB	(E) CHURCH BUILDING (SUNWAY CLASSROOMS)	2456	N B 1/VB
XC	(E) CANOPY	361	N B 1/VB
XD	(E) CHURCH BUILDING (SUNWAY CLASSROOMS)	1286	N B 1/VB
XE	(E) MULTI-PURPOSE BUILDING (254 PAVED SEATS)	4195	N AD 1/VB
XF	(E) ENTRY VESTIBULE	605	N B 1/VB
XG	(E) ENTRY VESTIBULE	345	N B 1/VB
XH	(E) CANOPY	120	N U 1/VB
XJ	(E) CANOPY	303	N U 1/VB
XK	(E) CANOPY	120	N U 1/VB
XL	(E) CANOPY	120	N U 1/VB
XM	(E) BASKETBALL COURT PERMIT (BLO2023-2002)	6,588	N U 1/VB
XN	(E) PLAYGROUND PERMIT (BLO2023-2002)	2,814	N U 1/VB
PHASE I PROPOSED BUILDINGS			
A	CLASSROOM BUILDING (2-STORY)	2,800 (1ST FLR) + 2,200 (2ND FLR) = 4,800 (TOTAL BLDG)	N B 1/VB
B	ENTRY CANOPY x 2	360 (EACH) x 2 = 600 (TOTAL)	N U 1/VB
PHASE II PROPOSED BUILDINGS			
C	RESTROOMS x 2	300 (EACH) x 2 = 600 (TOTAL)	N B 1/VB
PHASE III PROPOSED BUILDINGS			
D	REPLACEMENT SANCTUARY BUILDING (800 SEATS)	9,700	Y AD 1/VB
E	MEETING CLASSROOM BUILDING (2-STORY)	2,200 (1ST FLR) + 1,600 (2ND FLR) = 3,800 (TOTAL BLDG)	Y B 1/VB
PHASE IV PROPOSED BUILDINGS			
F	MEETING CLASSROOM BUILDING (2-STORY)	9,510 (1ST FLR) + 9,510 (2ND FLR) = 19,020 (TOTAL BLDG)	Y B 1/VB
G	KITCHEN	700	Y B 1/VB
H	STORAGE BUILDING	2,000	N U 1/VB
PHASE V PROPOSED BUILDINGS			
J	MEETING CLASSROOM BUILDING (2-STORY)	2,800 (1ST FLR) + 2,800 (2ND FLR) = 5,600 (TOTAL BLDG)	Y B 1/VB
PHASE VI PROPOSED BUILDINGS			
K	STORAGE BUILDING - 18' MAX HEIGHT	1,700	N U 1/VB
L	PICNIC CANOPY	1,000	N U 1/VB
M	STORAGE BUILDING - 18' MAX HEIGHT	400	N U 1/VB
TOTAL NEW		59,562	
TOTAL SITE		71,334	

KEYNOTES

- (E) WELL TO REMAIN
- (E) SWING GATE
- (E) TREES TO REMAIN, TYP. UON
- (E) 3,000 GALLON SEPTIC TANK
- (E) 100' LONG LEACH LINES, TYP. OF (C)
- (E) 1,800 GALLON SEPTIC TANK
- (E) LEACH LINES, TYP. OF (C), TOTAL LENGTH OF 200'
- (E) TRANSFORMER
- (E) 28 TALL LIGHT POLES
- (N) STORM DRAINAGE BASIN
- (N) TRASH ENCLOSURE
- (N) FIRE WATER STORAGE TANK (PHASE III)

PARKING ANALYSIS

REQUIRED PARKING PER STANISLAUS COUNTY MUNICIPAL CODE §21.76

USE	AREA (SF)	FACTOR	STALLS REQUIRED
EXISTING			
CHURCHES	544	1 SPACE PER 3 FIXED SEATS OR 1 SPACE PER 3 MAX CAPACITY OF ASSEMBLY AREA	181
ACCESSORY TO SANCTUARY	13162	ZERO (INCLUDED IN SANCTUARY)	0
ACCESSORY STRUCTURES	14727	ZERO (UNOCCUPIED STRUCTURES)	0
STORAGE	190	1 SPACE PER 500 SF	0
TOTAL REQUIRED PARKING STALLS (EXISTING) =			
PHASE I			
CHURCHES	544	1 SPACE PER 3 FIXED SEATS OR 1 SPACE PER 3 MAX CAPACITY OF ASSEMBLY AREA	181
ACCESSORY TO SANCTUARY	13162	ZERO (INCLUDED IN SANCTUARY)	0
ACCESSORY STRUCTURES	14727	ZERO (UNOCCUPIED STRUCTURES)	0
STORAGE	190	1 SPACE PER 500 SF	0
TOTAL REQUIRED PARKING STALLS (PHASE I) =			
PHASE II			
CHURCHES	544	1 SPACE PER 3 FIXED SEATS OR 1 SPACE PER 3 MAX CAPACITY OF ASSEMBLY AREA	181
ACCESSORY TO SANCTUARY	13162	ZERO (INCLUDED IN SANCTUARY)	0
ACCESSORY STRUCTURES	14727	ZERO (UNOCCUPIED STRUCTURES)	0
STORAGE	190	1 SPACE PER 500 SF	0
TOTAL REQUIRED PARKING STALLS (PHASE II) =			
PHASE III			
CHURCHES	544	1 SPACE PER 3 FIXED SEATS OR 1 SPACE PER 3 MAX CAPACITY OF ASSEMBLY AREA	181
ACCESSORY TO SANCTUARY	13162	ZERO (INCLUDED IN SANCTUARY)	0
ACCESSORY STRUCTURES	14727	ZERO (UNOCCUPIED STRUCTURES)	0
STORAGE	190	1 SPACE PER 500 SF	0
TOTAL REQUIRED PARKING STALLS (PHASE III) =			
PHASE IV			
CHURCHES	544	1 SPACE PER 3 FIXED SEATS OR 1 SPACE PER 3 MAX CAPACITY OF ASSEMBLY AREA	181
ACCESSORY TO SANCTUARY	13162	ZERO (INCLUDED IN SANCTUARY)	0
ACCESSORY STRUCTURES	14727	ZERO (UNOCCUPIED STRUCTURES)	0
STORAGE	190	1 SPACE PER 500 SF	0
TOTAL REQUIRED PARKING STALLS (PHASE IV) =			
PHASE V			
CHURCHES	544	1 SPACE PER 3 FIXED SEATS OR 1 SPACE PER 3 MAX CAPACITY OF ASSEMBLY AREA	181
ACCESSORY TO SANCTUARY	13162	ZERO (INCLUDED IN SANCTUARY)	0
ACCESSORY STRUCTURES	14727	ZERO (UNOCCUPIED STRUCTURES)	0
STORAGE	190	1 SPACE PER 500 SF	0
TOTAL REQUIRED PARKING STALLS (PHASE V) =			
PHASE VI			
CHURCHES	544	1 SPACE PER 3 FIXED SEATS OR 1 SPACE PER 3 MAX CAPACITY OF ASSEMBLY AREA	181
ACCESSORY TO SANCTUARY	13162	ZERO (INCLUDED IN SANCTUARY)	0
ACCESSORY STRUCTURES	14727	ZERO (UNOCCUPIED STRUCTURES)	0
STORAGE	190	1 SPACE PER 500 SF	0
TOTAL REQUIRED PARKING STALLS (PHASE VI) =			

PHASE IV		PROVIDED PARKING			
			DESCRIPTION	STALLS PROVIDED	
CHURCHES	600	1 SPACE PER 3 FIVE SEATS OR 1 SPACE PER 3 MAX CAPACITY OF ASSEMBLY AREA			200
ACCESSORY TO STRUCTURE	3393	ZERO (INCLUDED IN SANITARY)	0	EXISTING	
ACCESSORY STRUCTURES	1186	ZERO (UNOCCUPIED STRUCTURES)	0	STANDARD (B/V)	183
STORAGE	2150	1 SPACE PER 500 SF	4	ACCESSIBLE	4
KITCHEN	700	1 SPACE PER 200 SF	4	STANDARD	4
TOTAL REQUIRED PARKING STALLS PHASE IV =				TOTAL	191
					208
PHASE I					
CHURCHES	600	1 SPACE PER 3 FIVE SEATS OR 1 SPACE PER 3 MAX CAPACITY OF ASSEMBLY AREA			200
SEATS	3893	1 SPACE PER 500 SEATS		STANDARD (B/V)	183
ACCESSORY TO SANITARY	3893	ZERO (INCLUDED IN SANITARY)	0	ACCESSIBLE	4
ACCESSORY STRUCTURES	1186	ZERO (UNOCCUPIED STRUCTURES)	0	STANDARD	4
STORAGE	2150	1 SPACE PER 500 SF		TOTAL	191
KITCHEN	700	1 SPACE PER 200 SF			
TOTAL REQUIRED PARKING STALLS PHASE I =			PHASE II		
			STANDARD (B/V)	207	
			ACCESSIBLE	9	
			TOTAL	216	
PHASE III					
CHURCHES	600	1 SPACE PER 3 FIVE SEATS OR 1 SPACE PER 3 MAX CAPACITY OF ASSEMBLY AREA			200
SEATS	3893	1 SPACE PER 500 SEATS		STANDARD	9
ACCESSORY TO STRUCTURE	3893	ZERO (INCLUDED IN SANITARY)		STANDARD	7
ACCESSORY STRUCTURES	1186	ZERO (UNOCCUPIED STRUCTURES)		TOTAL	223
STORAGE	4100	1 SPACE PER 500 SF		PHASE III (V, A, V)	
KITCHEN	700	1 SPACE PER 200 SF		STANDARD (B/V)	402
TOTAL REQUIRED PARKING STALLS PHASE III =			ACCESSIBLE	9	
			TOTAL	411	
					212
					212
					417

CLIENT

HICKMAN COMMUNITY CHURCH
854 STREET
HICKMAN, CA 95323

ENGINEER

JUSTIN W. CAPP, Inc.
ENGINEERING & DESIGN
JUSTIN W. CAPP
1003 12th STREET, MODESTO, CA 95354
PO BOX 811, MODESTO, CA 95353
(209) 524-4774
www.jwcapp.com

REVISION HISTORY:

No.	DATE	REVISION
05/03/22	05/03/22	PRELIMINARY SITE PLAN
07/20/22	07/20/22	PRELIMINARY SITE PLAN
08/03/22	08/03/22	PRELIMINARY SITE PLAN
07/03/23	07/03/23	STAFF APPROVAL APPLICATION
07/15/23	07/15/23	REVISED STAFF APPROVAL APPLICATION
12/20/24	12/20/24	REVISED STAFF APPROVAL APPLICATION

USE DISCLAIMER:
THE DESIGN DATA CONTAINED IN THIS DRAWING IS THE
SOLE PROPERTY OF JUSTIN W. CAPP AND MAY NOT BE
REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
UNLESS SCALED AND DATED. THE END USER IS
RESPONSIBLE FOR COORDINATION OF FIELD
CONDITIONS, DIMENSIONS, AND WORK NOT OTHERWISE
SHOWN BY THIS DRAWING.

ENGINEER'S SEAL

JUSTIN W. CAPP, Inc.
NO. 4813
EXP. 8/30/25
STATE OF CALIFORNIA
12/20/24

KEY PLAN

PROJECT NAME:

SITE IMPROVEMENTS

PROJECT ADDRESS:
APN: 019-047-012, 019-047-013
854 STREET, HICKMAN, CA 95323

DRAWING TITLE:

PROPOSED SITE PLAN

CAD FILE NAME:
22071_SPT1 SERIES.DWG

DRAWING SCALE:
AS NOTED

JOB NUMBER:
22073

DRAWN: JWC
CHKD: JWC
DATE: 05/05/25

SHEET NUMBER:
SP.1.1



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

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

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map |
| <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): PLN 2024 0070

Date: 7/22/2024

S 3 T 4 R 11

GP Designation: Low Density Res & Agriculture

Zoning: R-A & A-2-10

Fee: 54,720

Receipt No. 578236

Received By: MR

Notes: prev. payment 1/13/23
Receipt #570013

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).*

Campus expansion to include new sanctuary building to replace the existing (in use only, existing structure to remain). Additional proposed structures include classroom bldgs, storage bldgs, and amphitheater. Parking will be expanded to replace the existing baseball field.

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 019 Page 047 Parcel 012

Additional parcel numbers: 019-047-013

Project Site Address
or Physical Location: 854 I Street Hickman CA 95323

Property Area: Acres: 9.99 or Square feet: _____

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

Church/Place of Worship/Religious

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)

BLD2023-2002 HCC PLAYGROUND ISSUED 12/06/2023

Existing General Plan & Zoning: Residential - Low Density

Proposed General Plan & Zoning: _____
(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: Church

West: Residential

North: Residential

South: Residential

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: _____

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: 13,212 Sq. Ft. Landscaped Area: 112,811 Sq. Ft.
Proposed Building Coverage: 58,390 Sq. Ft. Paved Surface Area: 250,553 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) See Addendum B and SP1.1

Number of floors for each building: One

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) See SP1.1

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) See SP1.1

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) See SP1.1

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: TID

Sewer*: Septic

Telephone: _____

Gas/Propane: _____

Water**: City of Hickman

Irrigation: _____

***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:)

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): See Addendum B and SP1.1

Type of use(s): Commercial

Days and hours of operation: Monday - Friday 8AM - 4PM, Sunday 8AM - 8PM

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

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 4 (Minimum Shift): 4

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

Other occupants: _____

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

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: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) See SP1.0

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)

I

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.

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)

Original application was SSA PLN2023-0006 (FEES PAID), now updating to Use
Permit Application