



Referral Early Consultation

Date: November 26, 2025

To: Distribution List (See Attachment A)

From: Christine Smith, Associate Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2025-0057- APOSTOLIC ASSEMBLY
OF THE FAITH IN CHRIST JESUS, INC

Respond By: December 16, 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: Julian Aguirre

Property Owner: Apostolic Assembly of the Faith in Christ Jesus

Project Location: 821 Lassen Avenue, between Dallas Street and Guthrie Street, within the Modesto area.

APN: 056-046-083

Williamson Act Contract: N/A

General Plan: Low Density Residential

Current Zoning: Single Family Residential (R-1)

Project Description: Request to expand an existing church located on a 2.15± acre parcel in the Single-Family Residential zoning district. This request includes a two-phase construction project. The Phase 1 involves expanding the main sanctuary building by 2,304± square feet to include new classrooms for religious purposes, an office, and additional restrooms. The request also includes connecting the entire site to the City of Modesto sewer system.

Phase 2 of the project will involve demolishing a 912-square-foot student center and a 440-square-foot storage building located at the northeastern portion of the parcel. These structures will be replaced with a new prefabricated building measuring approximately 6,886± square feet in size, fronting the 20-foot alleyway off Guthrie Street, and is designed to accommodate various functions such as: a social hall for parishioners, special church events, a warming kitchen, restrooms, storage space, and classrooms. Additionally, this phase will include 23 new standard parking spaces and two handicap-accessible parking spaces, located at the northeastern corner of Tulsa Street and Inyo Avenue. Also, as part of Phase 2, a 2,625-square-foot patio cover will be installed at the front of the existing modular classrooms, along with an 810-square-foot patio cover at the main sanctuary entrance. Lastly, the project will include asphaltting an existing overflow parking area in the northwest section of the site, creating 39 standard parking spaces and two handicap-accessible parking spaces.

The church was initially approved under Use Permit No. UP 78-138 and has been expanded through several subsequent Staff Approval Permits, with the most recent being to add two 960± square-foot modular classrooms.

A maximum of 300 people can be on-site at any given time, and the facilities will be reserved for church parishioners, special events, and memorial services. Special indoor events occur twice a year, in April and October, on Friday evenings and Saturday mornings. Outdoor events include a midweek carnival held twice during the summer, from 6:00 p.m. to 8:30 p.m. Regular worship services are scheduled for Sundays at 9:00 a.m. and 11:30 a.m., with midweek gatherings on Tuesday and Wednesday at 7:00 p.m.

The church sanctuary currently has an amplified indoor sound system. However, the sanctuary has made upgrades to reduce echo, and since 1978, all sound is contained within the sanctuary.

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



USE PERMIT APPLICATION NO. PLN2025-0057 – APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS, INC

Attachment A

Distribution List

	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
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		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		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	DISPOSAL DIST: BERTOLOTTI DISPOSAL MANDATORY AREA 1	X	STAN CO SUPERVISOR DIST 5: CONDIT
X	FIRE PROTECTION DIST: INDUSTRIAL FIRE	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: SOUTH MODESTO		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: MODESTO UNIFIED		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST: MODESTO
	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. PLN2025-0057 – APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS, INC

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

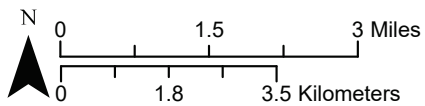
**APOSTOLIC ASSEMBLY
OF THE FAITH IN
CHRIST JESUS, INC**

**UP
PLN2025-0057**

AREA MAP

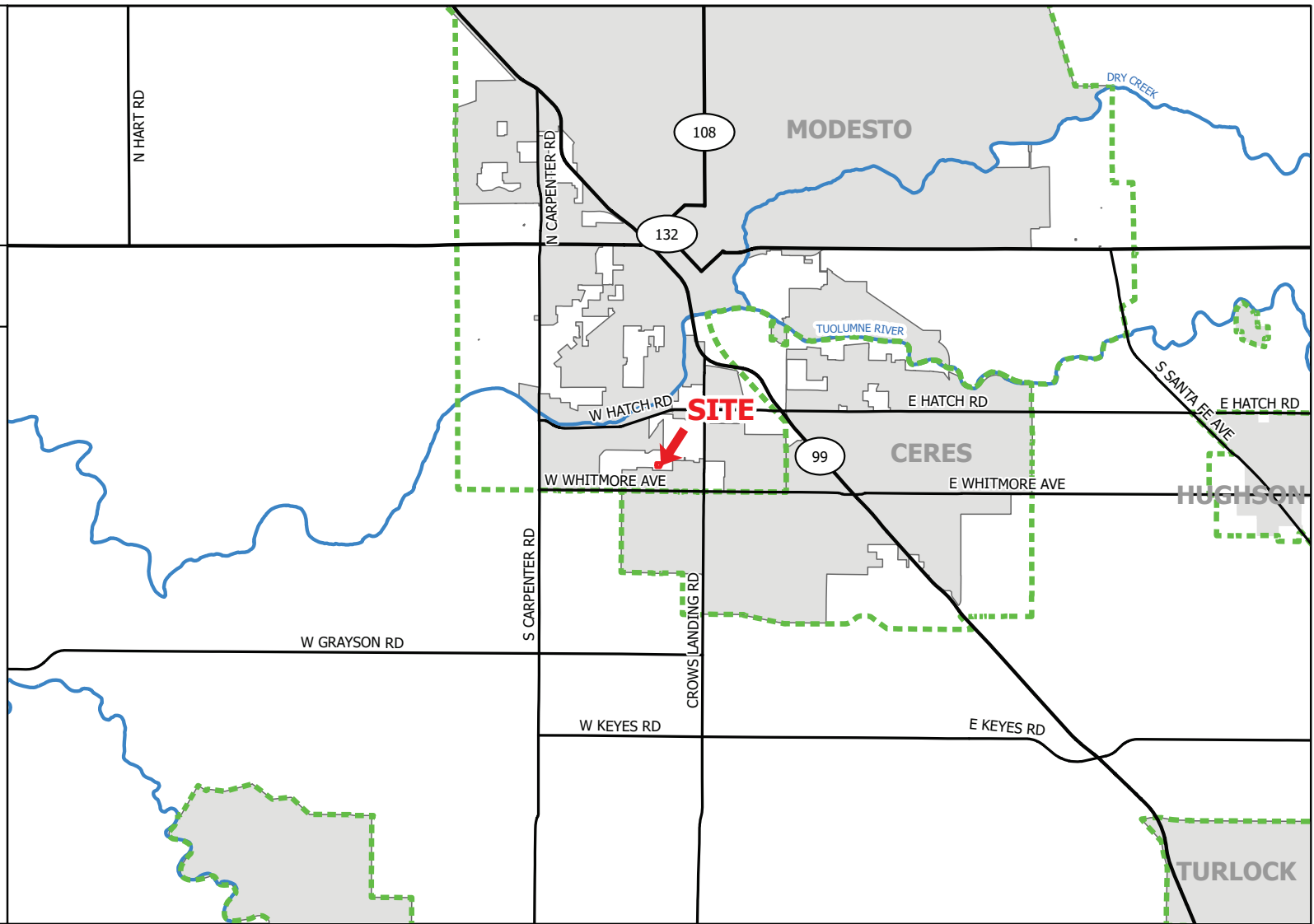
LEGEND

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



Source: Planning Department GIS

Date Exported: 7/21/2025







**APOSTOLIC ASSEMBLY
OF THE FAITH IN
CHRIST JESUS, INC**







**UP
PLN2025-0057**

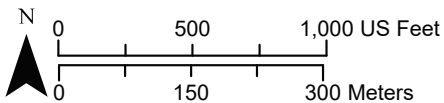
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

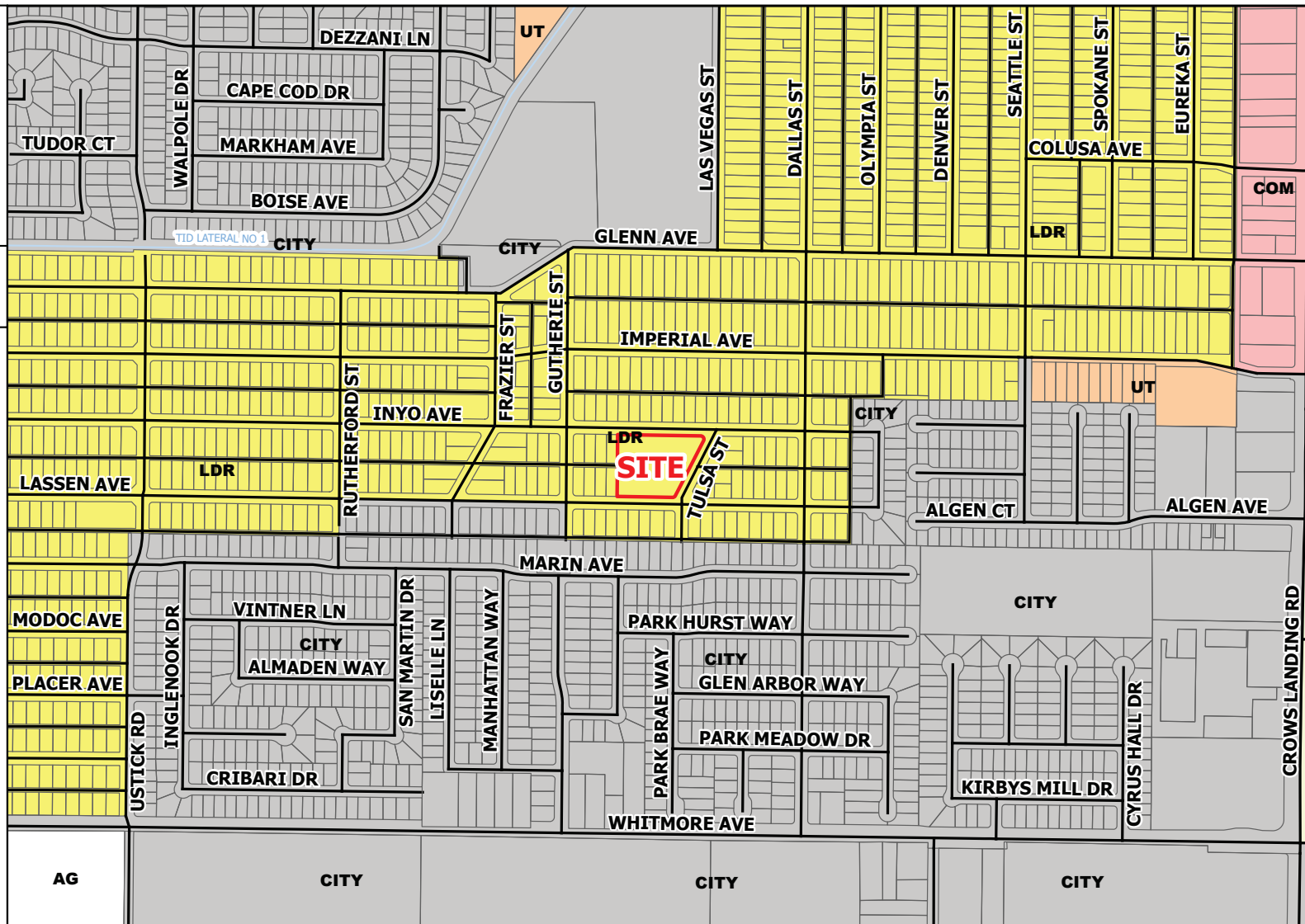
General Plan

-  Agriculture (AG)
-  City
-  Commercial (COM)
-  Industrial (IND)
-  Residential - Low Density (LDR)
-  Urban Transition (UT)



Source: Planning Department GIS

Date Exported: 7/21/2025







**APOSTOLIC ASSEMBLY
OF THE FAITH IN
CHRIST JESUS, INC**









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PLN2025-0057**

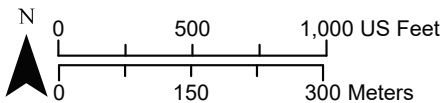
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

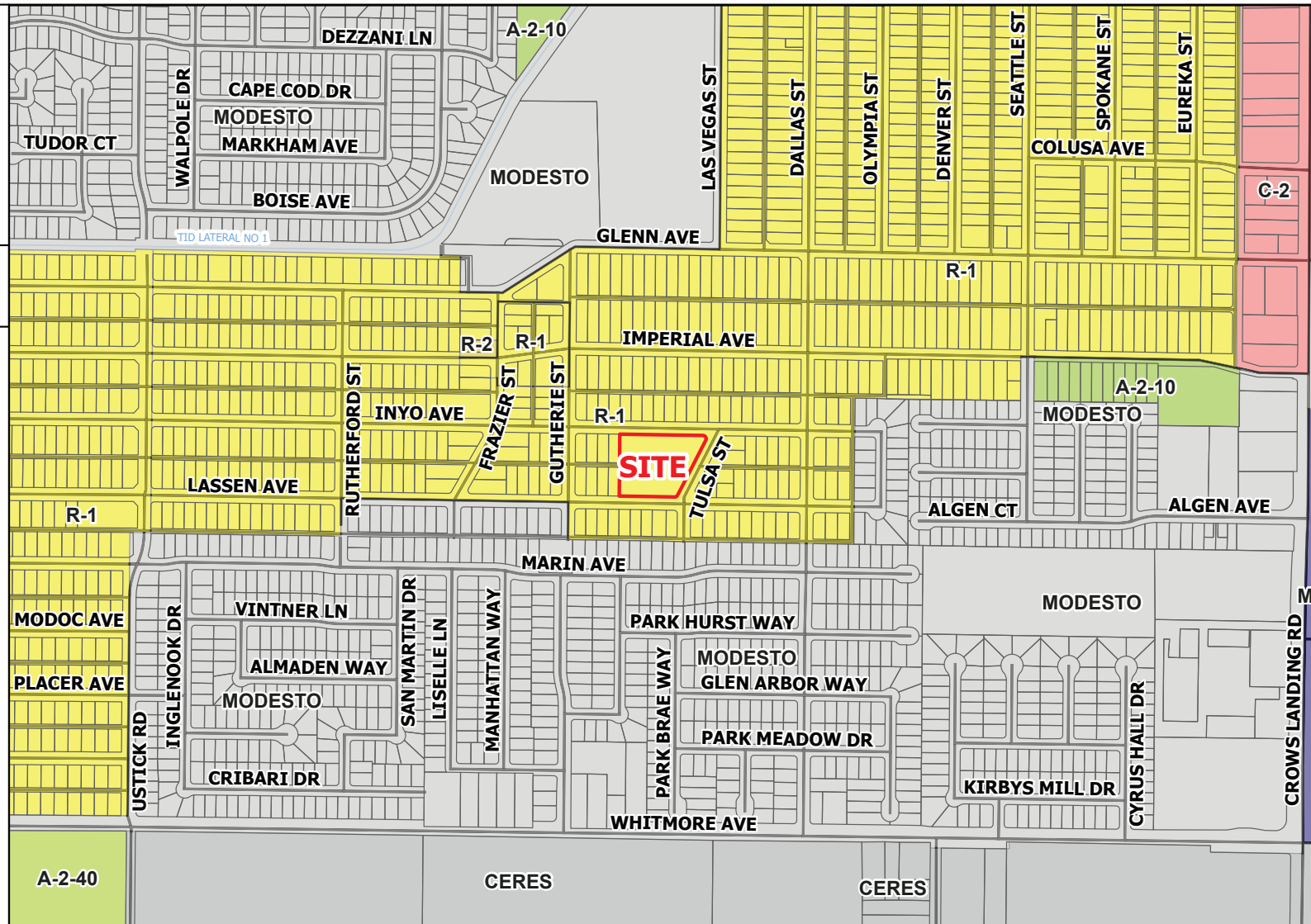
Zoning Designation

-  City of Ceres
-  City of Modesto
-  General AG 10 Acre UT (A-2-10)
-  General AG 40 Acre (A-2-40)
-  General Commercial (C-2)
-  Industrial (M)
-  Medium Density Residential (R-2)
-  Single Family Residential (R-1)



Source: Planning Department GIS

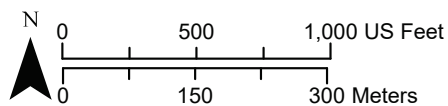
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PLN2025-0057

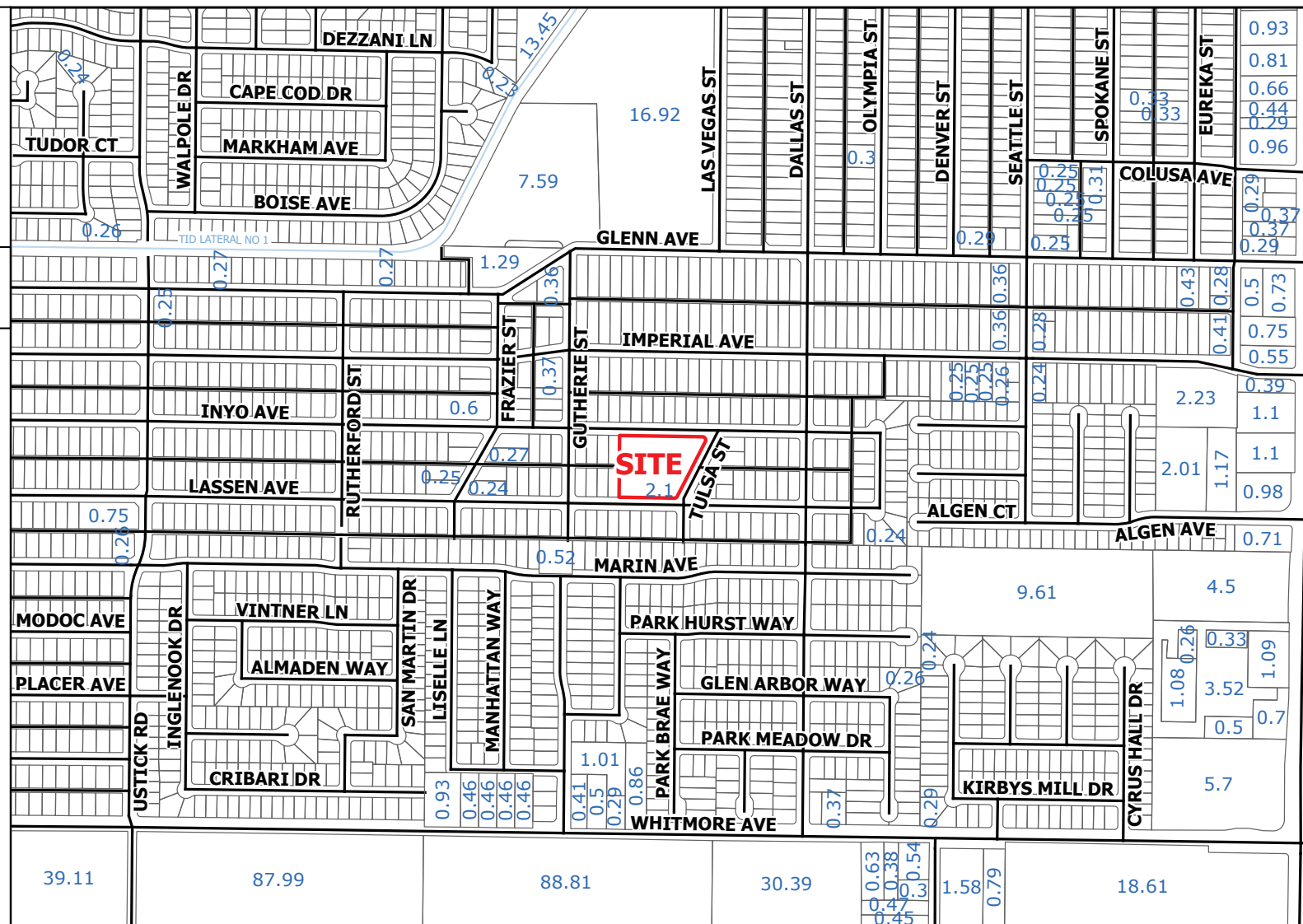
LEGEND

-  Project Site
 Parcel
 Acres
 Street
 Canal



Source: Planning Department GIS

Date Exported: 7/21/2025







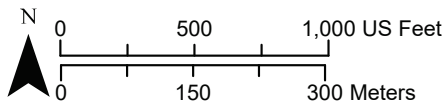
**APOSTOLIC ASSEMBLY
OF THE FAITH IN
CHRIST JESUS, INC**

**UP
PLN2025-0057**

2023 AERIAL AREA MAP

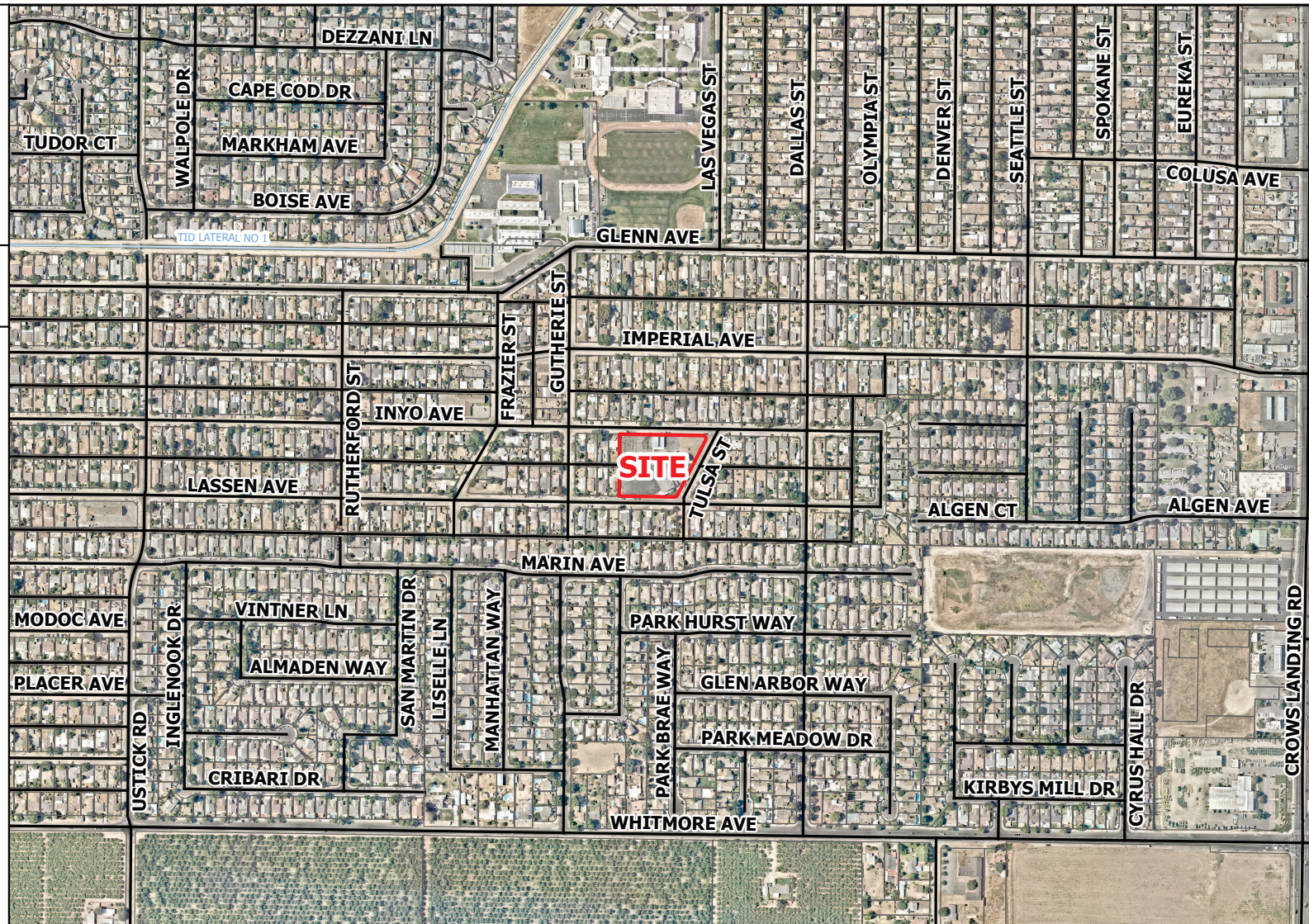
LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 7/21/2025






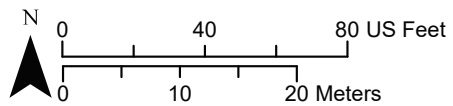
**APOSTOLIC ASSEMBLY
OF THE FAITH IN
CHRIST JESUS, INC**

**UP
PLN2025-0057**

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS

Date Exported: 7/21/2025



GENERAL NOTES:

1. VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
2. SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 5'-0" AWAY FROM STRUCTURE FOR DRAINAGE.
3. ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
4. THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CNC 1804.3).
5. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CNC 1808.7.4).
6. EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CNC SECTION R302 & TABLES R302.1(2).

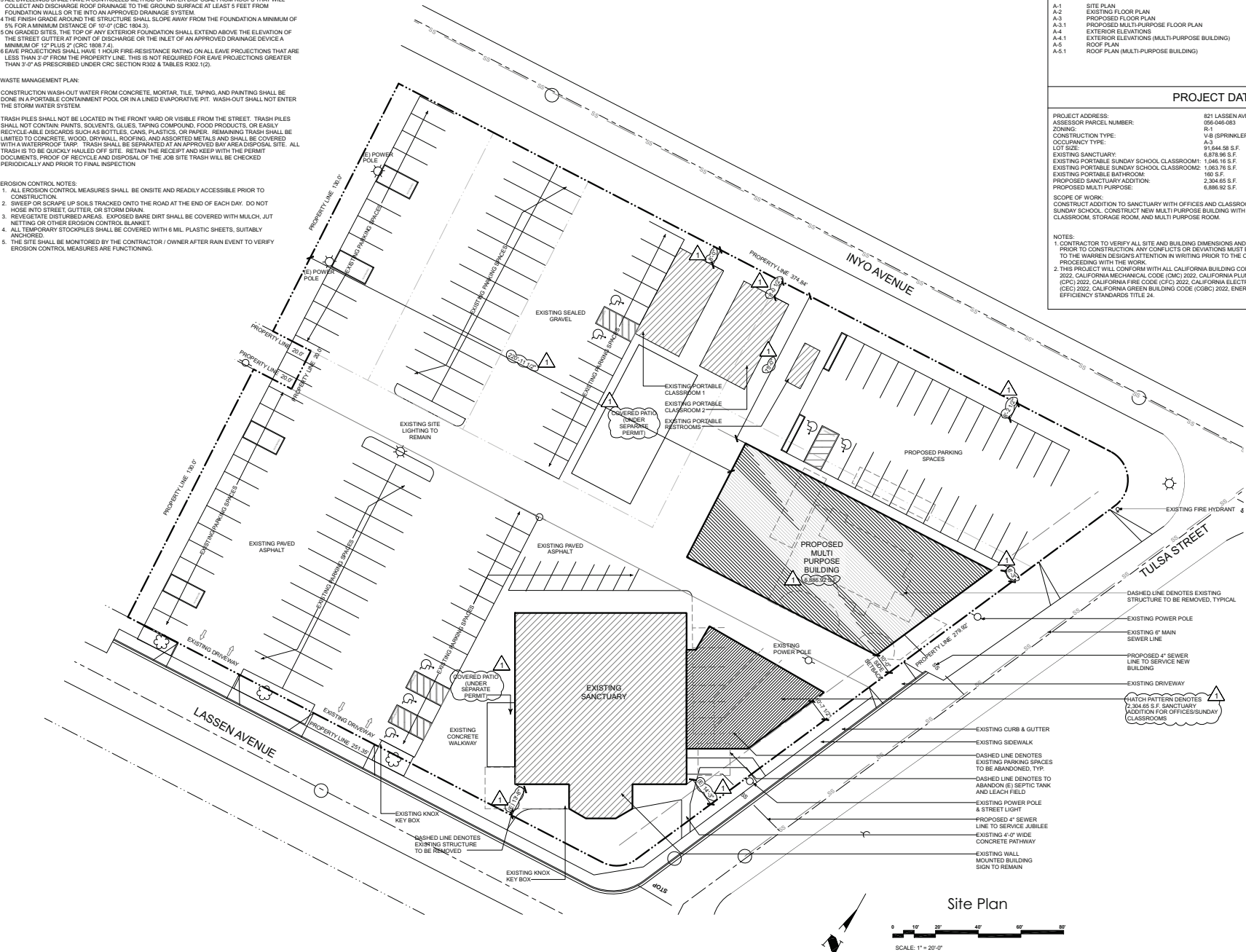
WASTE MANAGEMENT PLAN:

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS. PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE ON-SITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCOPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL. PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.



SHEET INDEX	
A-1	SITE PLAN
A-2	EXISTING FLOOR PLAN
A-3.1	PROPOSED FLOOR PLAN
A-3.1	PROPOSED MULTI-PURPOSE FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-4.1	EXTERIOR ELEVATIONS MULTI-PURPOSE BUILDING)
A-5	ROOF PLAN
A-5.1	ROOF PLAN (MULTI-PURPOSE BUILDING)

PROJECT DATA	
PROJECT ADDRESS:	821 LASSEN AVENUE
ASSESSOR PARCEL NUMBER:	096-046-083
ZONING:	R-1
CONSTRUCTION TYPE:	V-B (SPRINKLERED)
OCCUPANCY TYPE:	A-3
LOT SIZE:	91,644.58 S.F.
EXISTING SANCTUARY:	6,876.96 S.F.
EXISTING PORTABLE SUNDAY SCHOOL CLASSROOM1:	1,046.16 S.F.
EXISTING PORTABLE SUNDAY SCHOOL CLASSROOM2:	1,063.78 S.F.
EXISTING PORTABLE BATHROOM:	160 S.F.
PROPOSED SANCTUARY ADDITION:	2,304.65 S.F.
PROPOSED MULTI-PURPOSE:	6,886.92 S.F.
SCOPE OF WORK:	
CONSTRUCT ADDITION TO SANCTUARY WITH OFFICES AND CLASSROOMS FOR SUNDAY SCHOOL. CONSTRUCT NEW MULTI-PURPOSE BUILDING WITH KITCHEN, CLASSROOM, STORAGE ROOM, AND MULTI-PURPOSE ROOM.	
NOTES:	
1. CONTRACTOR TO VERIFY ALL SITE AND BUILDING DIMENSIONS AND LAYOUTS PRIOR TO CONSTRUCTION. ANY CONFLICTS OR DEVIATIONS MUST BE BROUGHT TO THE WARREN DESIGN'S ATTENTION IN WRITING PRIOR TO THE CONTRACTOR PROCEEDING WITH THE WORK.	
2. THIS PROJECT WILL CONFORM WITH ALL CALIFORNIA BUILDING CODE (CBC) 2022, CALIFORNIA MECHANICAL CODE (CMC) 2022, CALIFORNIA PLUMBING CODE (CPC) 2022, CALIFORNIA FIRE CODE (CFC) 2022, CALIFORNIA ELECTRICAL CODE (CEC) 2022, CALIFORNIA GREEN BUILDING CODE (CGBC) 2022, ENERGY EFFICIENCY STANDARDS TITLE 24.	

WARREN DESIGN

821 LASSEN AVENUE, CANBY, CA 97001 P: 503.668.2820

APOSTOLIC JUBILEE CHURCH

REMODEL / ADDITION

821 LASSEN AVENUE

MODESTO CALIFORNIA

Date: 01/30/2025

Drawn By: DW

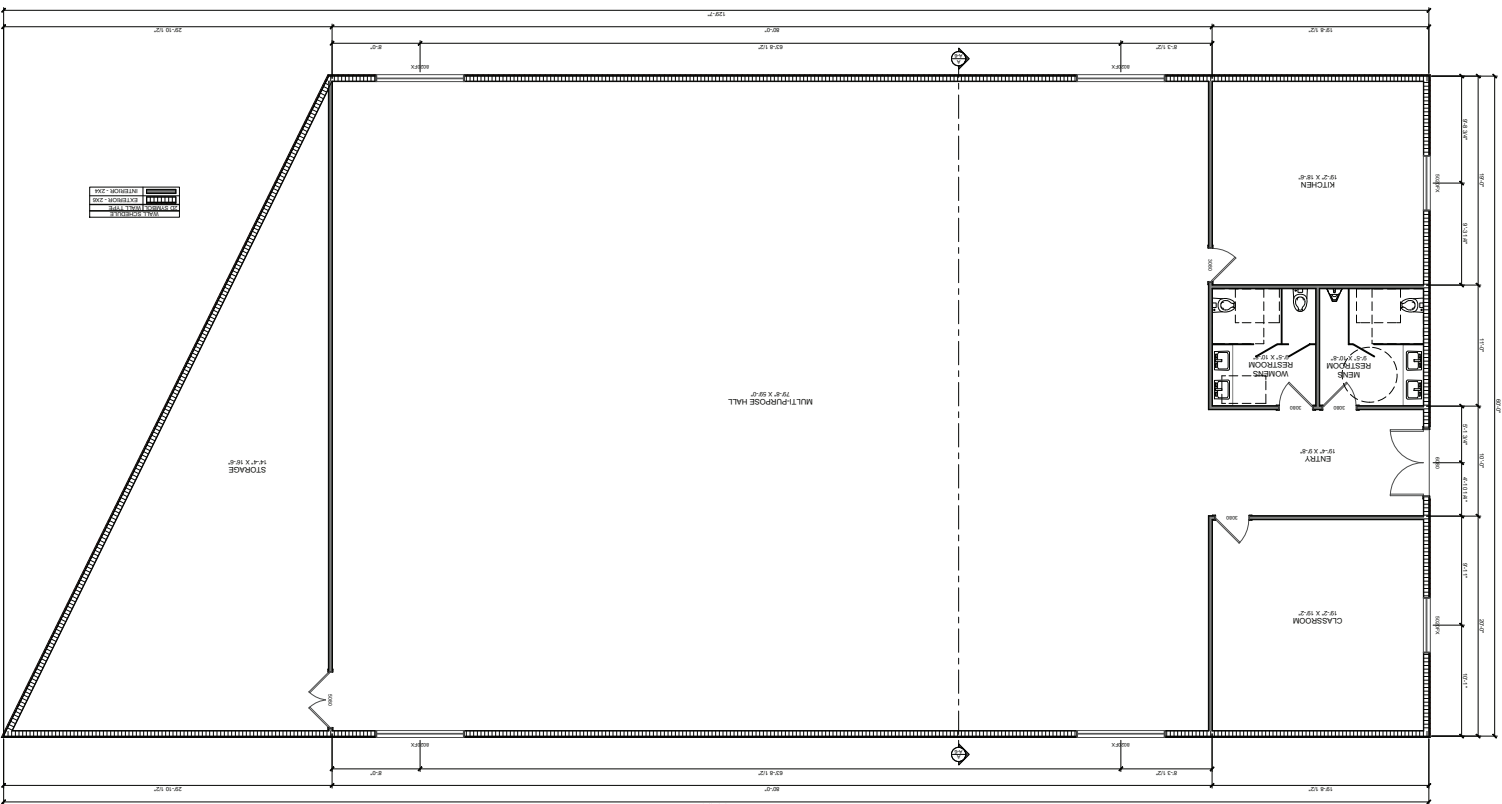
Revisions:

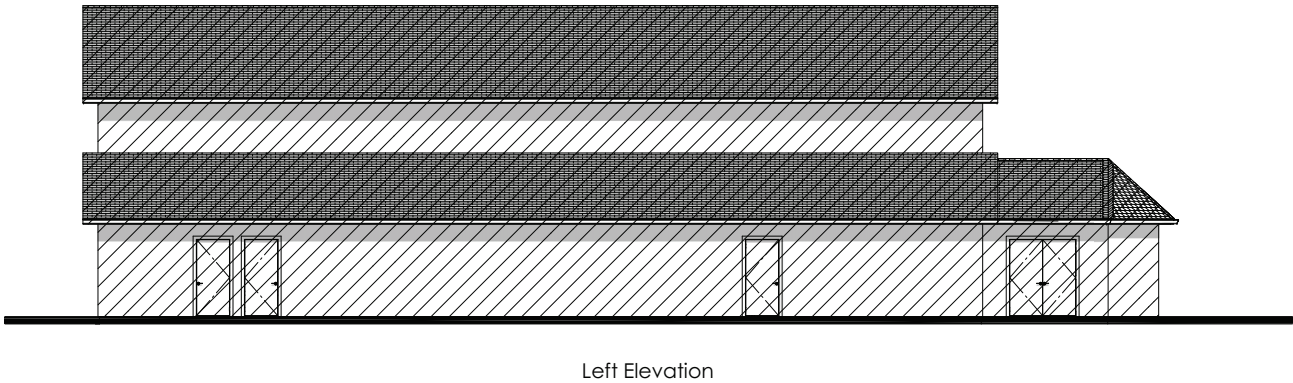
SITE PLAN

Project No: 2473

Sheet No: A-1

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ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLOW SINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

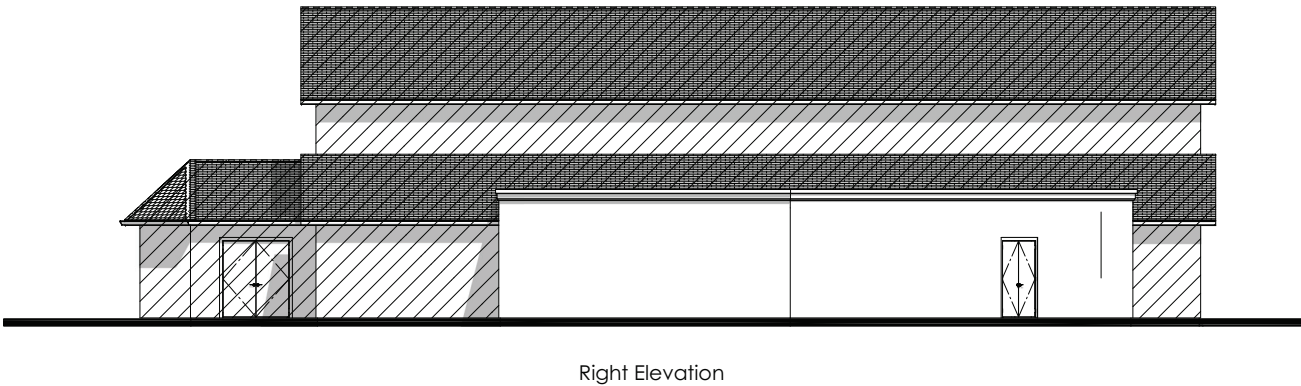
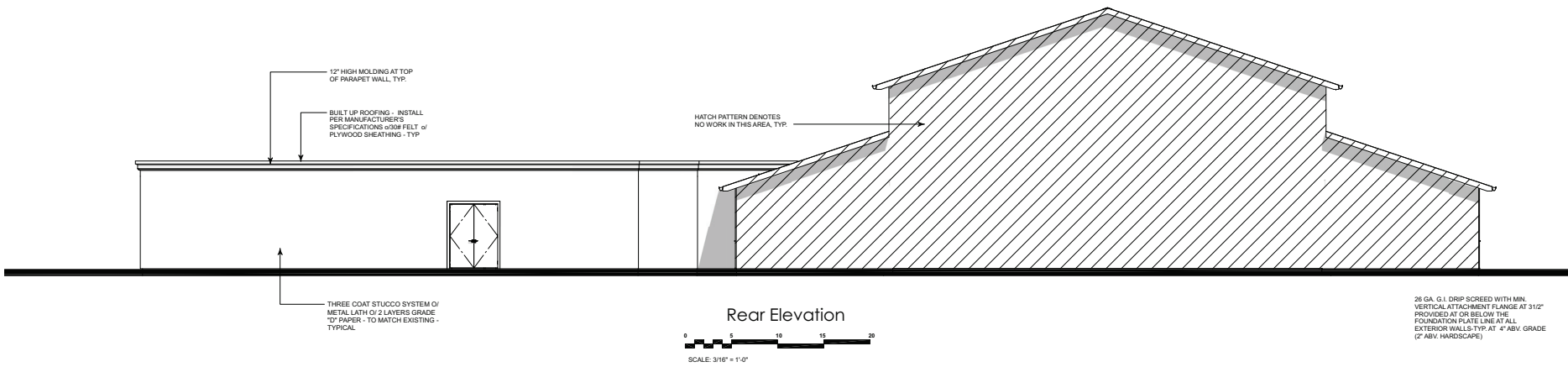
- EXTERIOR WINDOWS AND DOORS
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING ROOF EAVES.
- BETWEEN EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

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APOSTOLIC JUBILEE CHURCH
 REMODEL / ADDITION
 821 LASSEN AVENUE
 MODESTO CALIFORNIA

Sheet No: **A-4**

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WARREN DESIGN
 8716 CAMPBELL AVE. CAMPBELL, CA 95008 P: 408.688.2700
 DW

APOSTOLIC JUBILEE CHURCH
 REMODEL / ADDITION
 821 LASSEN AVENUE
 MODESTO CALIFORNIA

Date:	01/30/2025
Drawn By:	DW
Revisions:	
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EXTERIOR ELEVATIONS	
Project No:	2473
Sheet No:	A-4.1
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WARREN DESIGN

507 E. CAMPBELL AVE. CAMPBELL, CA 95008 P: 408.688.2700



APOSTOLIC JUBILEE CHURCH

REMODEL / ADDITION
 821 LASSEN AVENUE
 MODESTO CALIFORNIA

Date: 01/30/2025

Drawn By: DW

Revisions:

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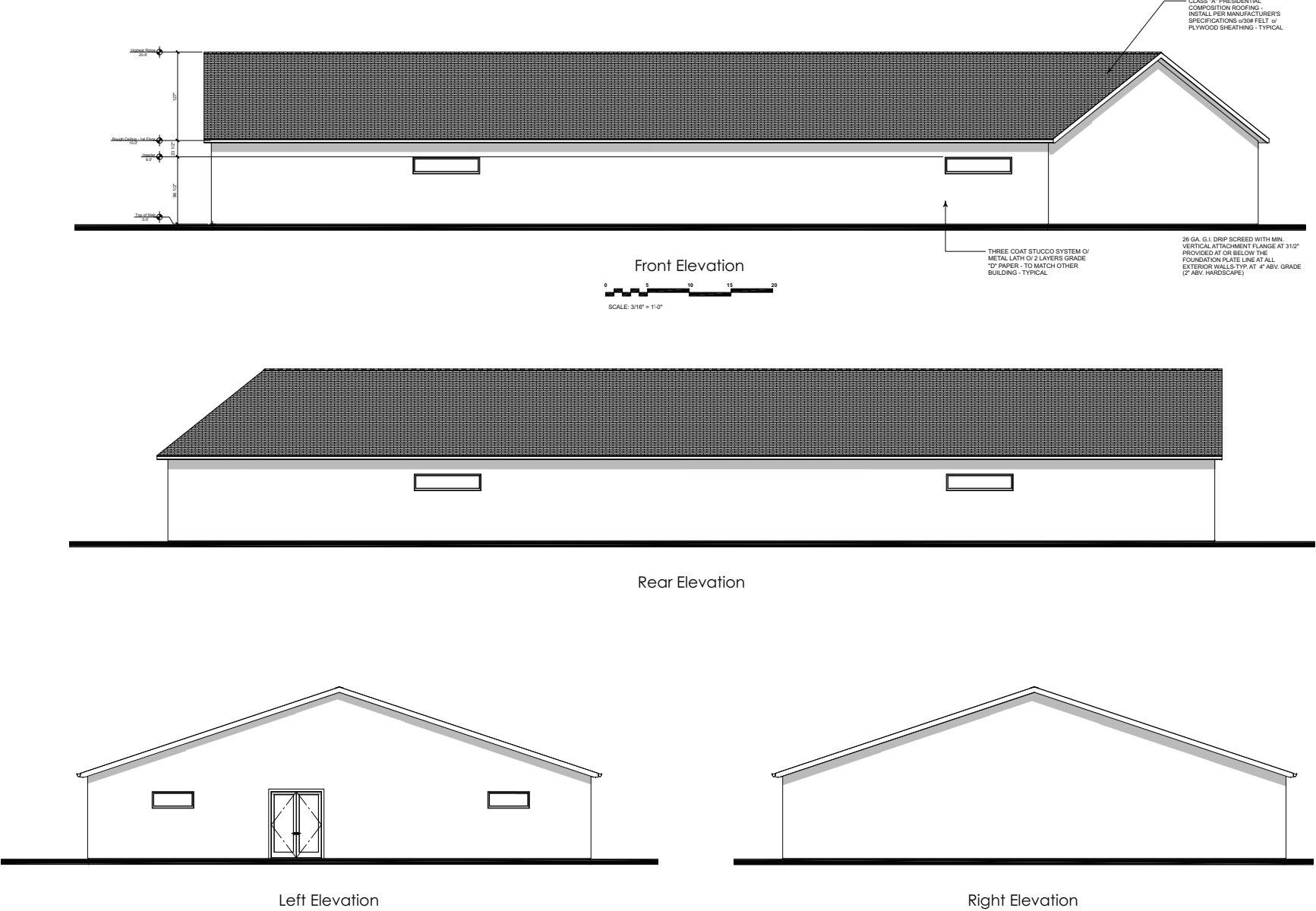
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EXTERIOR ELEVATIONS (MULTI PURPOSE BUILDING)

Project No: 2473

Sheet No: A-4.2

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WARREN DESIGN

507 E. CAMPBELL AVE. CAMPBELL, CA 95008 P: 408.688.2700



APOSTOLIC JUBILEE CHURCH

REMODEL / ADDITION
 821 LASSEN AVENUE
 MODESTO CALIFORNIA

Date: 01/30/2025

Drawn By: DW

Revisions:

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EXTERIOR ELEVATIONS (MULTI PURPOSE BUILDING)

Project No: 2473

Sheet No: A-4.2

10 of 14

ROOF PLAN GENERAL NOTES:

1. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
2. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.C.).
3. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
4. INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
5. INSTALL "COSEF" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
6. PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.

ATTIC VENTILATION:

2,434.69 S.F. OF ATTIC SPACE / 300 = 7.4 S.F.
8.12 S.F. x 144 SQ. INCHES = 1,169.28 SQ. INCHES REQ'D
1,169.28 SQ. INCHES / 2" x 584.64 SQ. INCHES

584.64 SQ. INCHES REQ'D / 72 SQ. INCHES = 20 - 32"x24" OHAGIN FLAT ROOF VENTS.

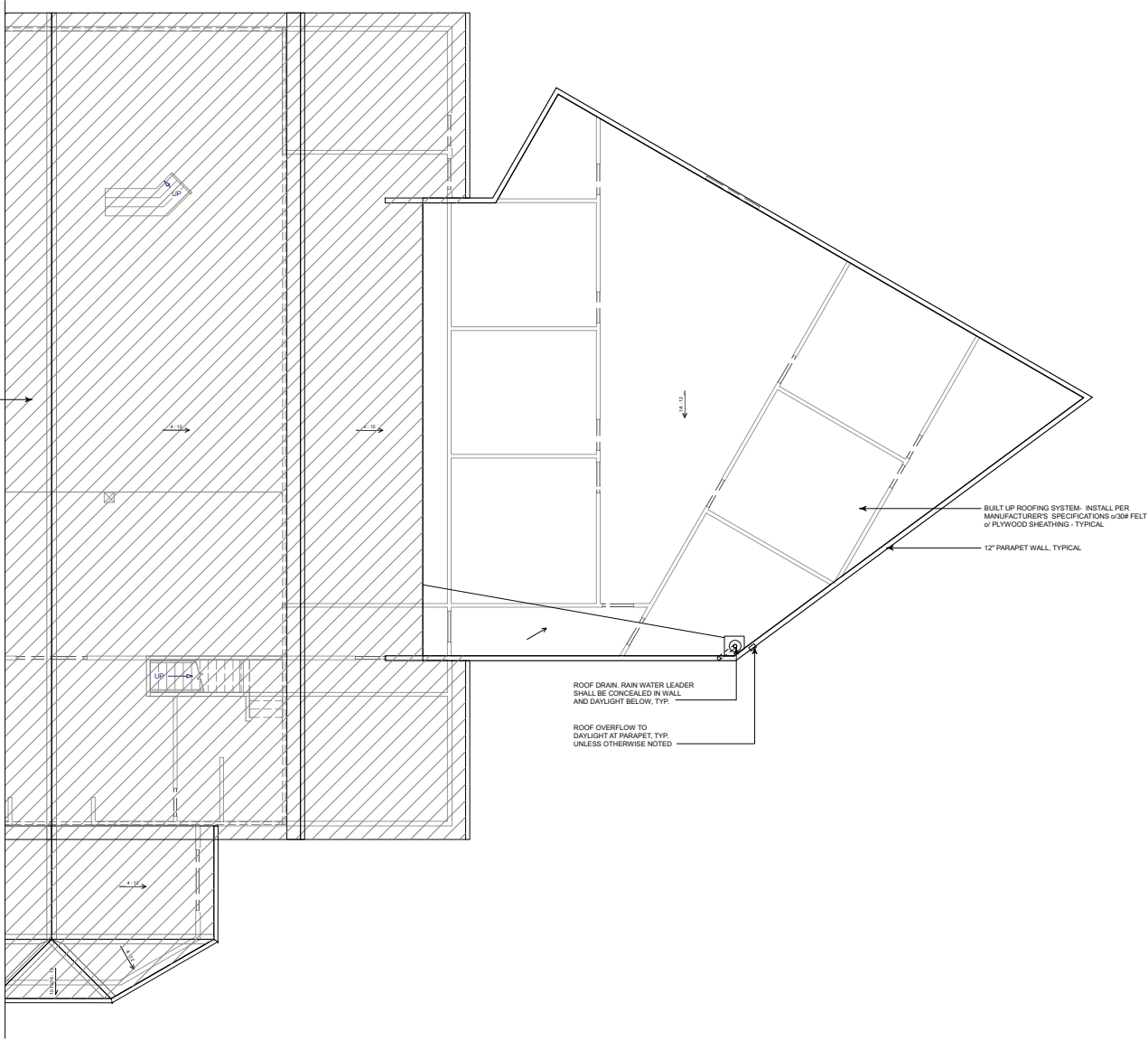
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'S (9 SQ. INCHES OF VENTING PER BLOCK)

584.64 SQ. INCHES REQ'D / 9 SQ. INCHES = 65 FREEZE BLOCKS REQUIRED.

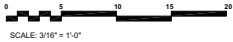
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

NOTE:
AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

HATCH PATTERN DENOTES
NO WORK IN THIS AREA, TYP.



Roof Plan



WARREN DESIGN
STEVE CAMPBELL AVE. CAMPBELL, CA 95008 P: 408.468.2700
Steve Campbell
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APOSTOLIC JUBILEE CHURCH
REMODEL / ADDITION
821 LASSEN AVENUE
MODESTO CALIFORNIA

Date:	01/30/2025
Drawn By:	DW
Revisions:	
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ROOF PLAN	
Project No:	2473
Sheet No:	A-5
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1. ARROWS INDICATE DIRECTION OF ROOF SLOPE
2. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
3. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL
4. INSTALL GUTTER MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
5. INSTALL "OGE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
6. PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL

564 64 SQ. INCHES REQ'D / 72 SQ. INCHES = 20 - 32"x24" OXIGEN FLAT ROOF VENTS.
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLKG. (9) SQ. INCHES OF VENTING PER BLOCK)
564 64 SQ. INCHES REQ'D / 9 SQ. INCHES = 66 FREEZE BLOCKS REQUIRED.
VENTING BLKS. SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BLK.

MIN. CLASS "A" PRESIDENTIAL COMPOSITION
SHINGLE ROOFING SYSTEM • INSTALL PER
MANUFACTURER'S SPECIFICATIONS @ 30# FELT @
PLYWOOD SHEATHING - TYPICAL, U.O.N.



SCALE: 3/16" = 1'-0"


APOSTOLIC JUBILEE CHURCH
REMODEL / ADDITION
821 LASSEN AVENUE
MODESTO CALIFORNIA

WARREN DESIGN

597 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 402.449.2300

Handwritten signature: D. A. [unclear]

Handwritten note: I hereby certify that I am the author of the foregoing and that I am not aware of any person who has used or caused to be used the foregoing design or design in violation of California Civil Code Section 1753.

Date: 01/03/2025 Drawn By: DW Revisions:		ROOF PLAN (MULTI-PURPOSE BUILDING)	Project No: 2473 Sheet No: A-5.1	12 of 14
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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 056 Page 046 Parcel 083

Additional parcel numbers: 821 Lassen Ave, Modesto CA 95358
Project Site Address
or Physical Location: _____

Property Area: Acres: 2.1 or Square feet: 91,476

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

78-138 (R1) Used for Religious Purpose

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)

See Attached document for more detail: BLD2008-02396, BLD2017-2265, BLD2019-2689,
BLD2020-0583, BLD2020-2477, BLD2022-2605, BLD2023-2079, BLD2024-2512

Existing General Plan & Zoning: R1

Proposed General Plan & Zoning: R1 No Change to
(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: R1

West: R1

North: R1

South: R1

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: 8,871 Sq. Ft. Landscaped Area: 10,199 Sq. Ft.
Proposed Building Coverage: 9,306 Sq. Ft. Paved Surface Area: 45,160 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 18,177 sf

Number of floors for each building: Single story

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

Existing 28' 3" proposed Multi Purpose 20' - 6"

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) TID STANDARD POLES

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) One area located corner currently has 4" of compressed river rock for dust control approx 140x140.

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*: City of Modesto & Septic Tank

Telephone: _____

Gas/Propane: PG&E

Water**: City of Modesto

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:)

None

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): _____

Type of use(s): ***Religious Purpose***

Days and hours of operation: **Sundays 8 am - 2 pm Tuesday and Wednesday 6 pm - 10 pm**

Other days for special events no later than 11:00 PM

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

Occupancy/capacity of building: _____

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

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

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 0

Estimated hours of truck deliveries/loadings per day: 0

Estimated percentage of traffic to be generated by trucks: 0

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) _____

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)

Hatch/Whitmore Roads to Dallas to Lassen

- 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)
