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

Referral
Early Consultation

Date: **September 23, 2026**

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

From: **Kristy Doud, Deputy Director of Planning Services**
Planning and Community Development

Subject: **USE PERMIT APPLICATION NO. PLN2026-0074 – ISLAMIC CENTER OF MODESTO, INC.**

Respond By: **October 13, 2026**

******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: **Dr. Hassan Hussain, President of Islamic Center of Modesto**

Project Location: **1445 North Carpenter Road, between Cummins Drive and Shaddox Avenue, in the Modesto area.**

APNs: **081-028-052**

Williamson Act Contract: **N/A**

General Plan: **Low-Density Residential (LDR)**

Current Zoning: **Rural Residential (R-A)**

Project Description: **Request to utilize an existing mosque to operate a K-8 school on a 2.31 acre parcel in the Rural Residential zoning district. The school will begin with an initial enrollment of approximately 44 K-3 students and will add grades annually until they reach a maximum enrollment of 100 K-8 students. No physical expansion of the existing facility is proposed with the exception of a freestanding electronic reader board (20-feet-tall and 72 square feet in size). Existing classrooms will be used, and existing conference rooms will be converted into classrooms as needed, until full enrollment is reached. Existing outdoor spaces located at the rear and south side of the mosque will be utilized for recreation. The school is proposed to operate Monday through Friday between the hours of 8 a.m. to 3 p.m. with up to 19 employees. Full document with attachments available for viewing at:**

http://www.stancounty.com/planning/pl/act-projects.shtm

USE PERMIT APPLICATION NO. PLN2026-0074 – ISLAMIC CENTER OF MODESTO, INC.
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
	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
	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: TURLOCK SCAVENGER	X	STAN CO SUPERVISOR DIST #3: WITHROW
X	FIRE PROTECTION DIST: WOODLAND FIRE	X	STAN COUNTY COUNSEL
	GSA:		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE MOSQUITO ABATEMENT DISTRICT		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS

			(CA Government Code §65352.3)
	RAILROAD:		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: MODESTO UNION		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		
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. PLN2026-0074 – ISLAMIC CENTER OF MODESTO, 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:

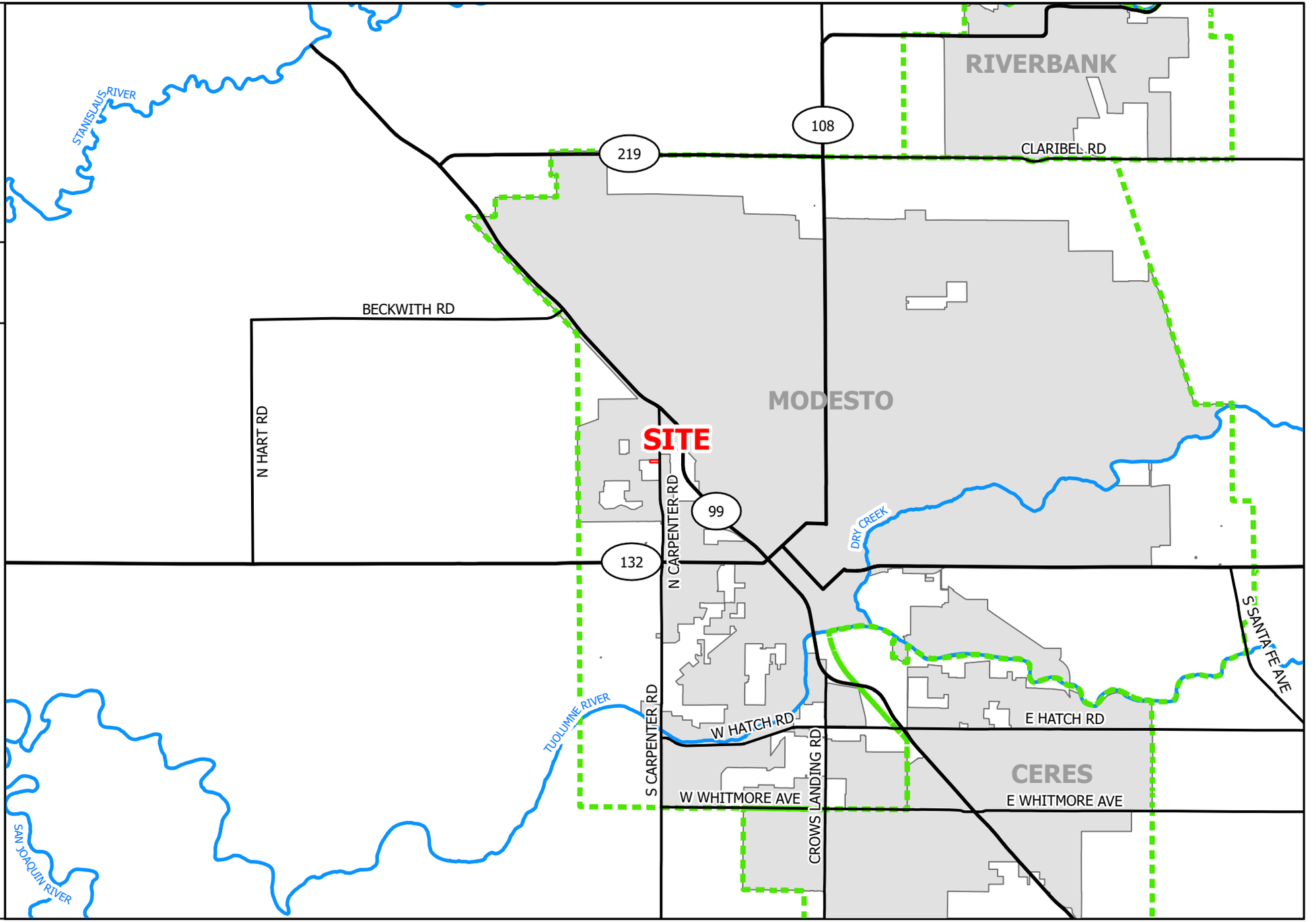
_____

Name Title Date

ISLAMIC CENTER OF MODESTO

UP PLN2026-0074

AREA MAP



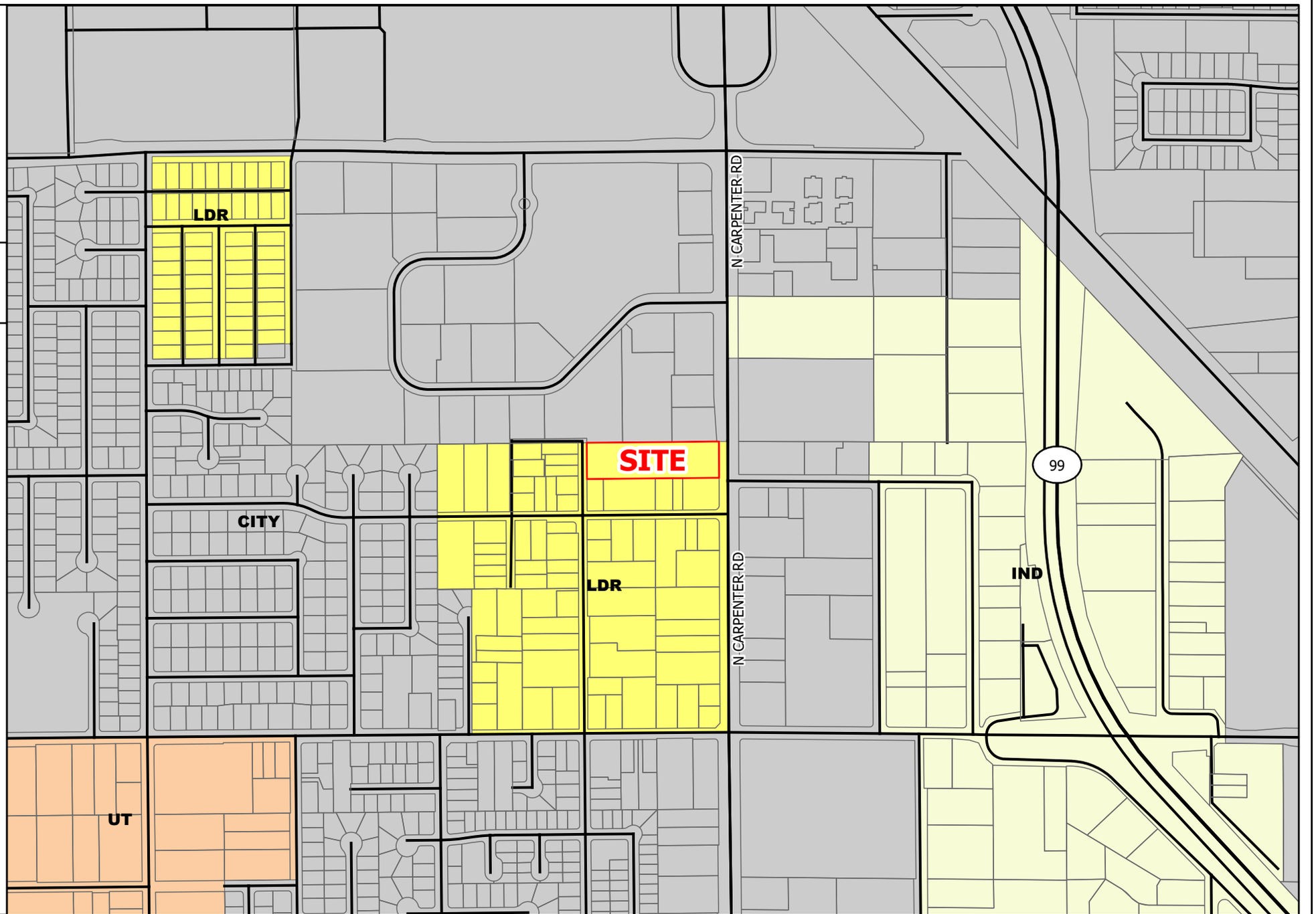
Source: Planning Department GIS

Date Exported: 8/14/2024

ISLAMIC CENTER OF MODESTO

UP PLN2026-0074

GENERAL PLAN MAP



LEGEND

- Project Site
- Parcel
- Highway
- Major Road
- City
- Industrial
- Residential - Low Density
- Urban Transition

N

0 500 1,000 US Feet

0 150 300 Meters

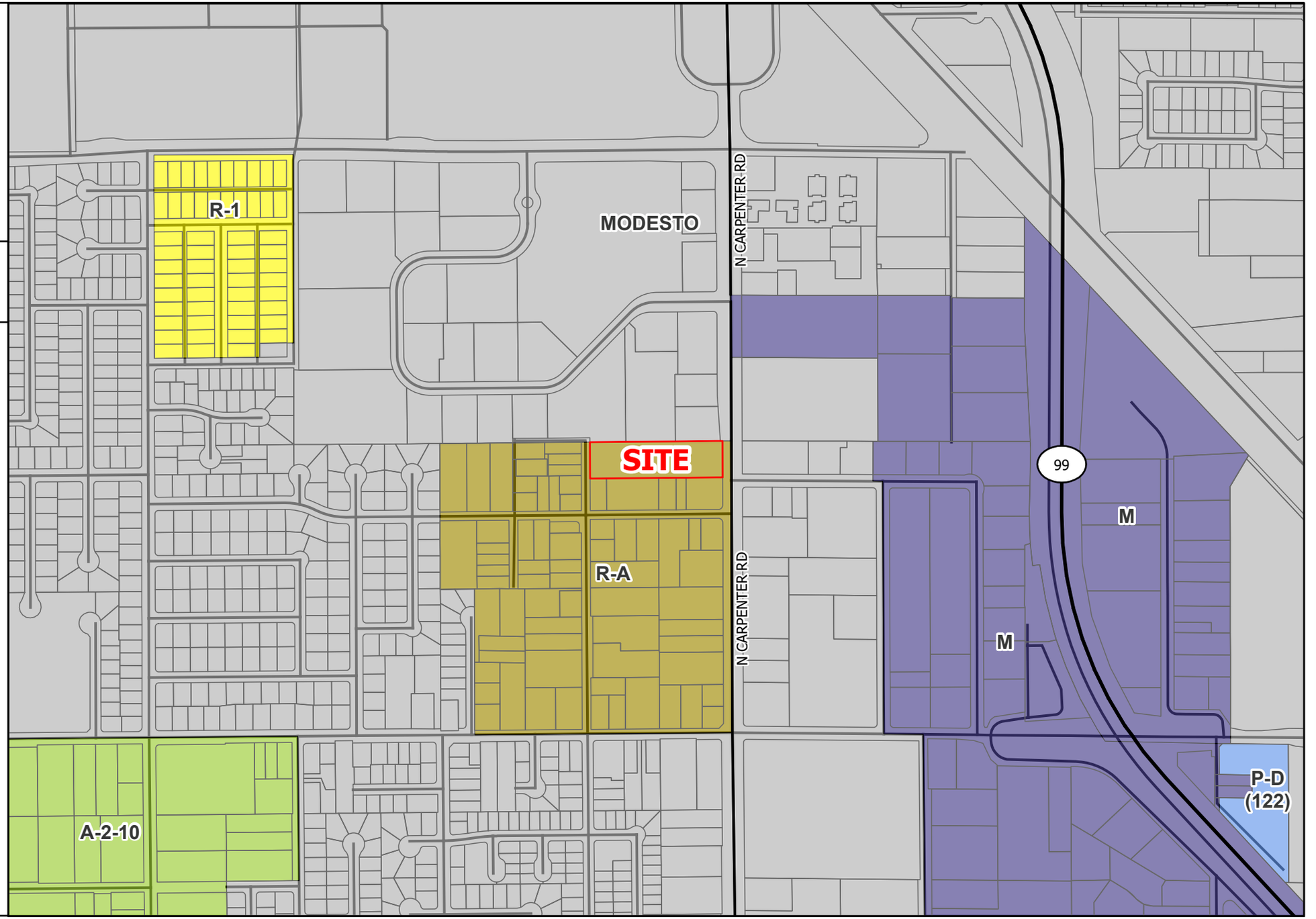
Source: Planning Department GIS

Date Exported: 8/14/2024

ISLAMIC CENTER OF MODESTO

UP PLN2026-0074

ZONING MAP



LEGEND

- Project Site
- Parcel
- Highway
- Major Road
- General Agriculture 10 Acre
- City
- Industrial
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Single Family Residential
- Rural Residential

N

0 500 1,000 US Feet

0 150 300 Meters

Source: Planning Department GIS

Date Exported: 8/14/2024

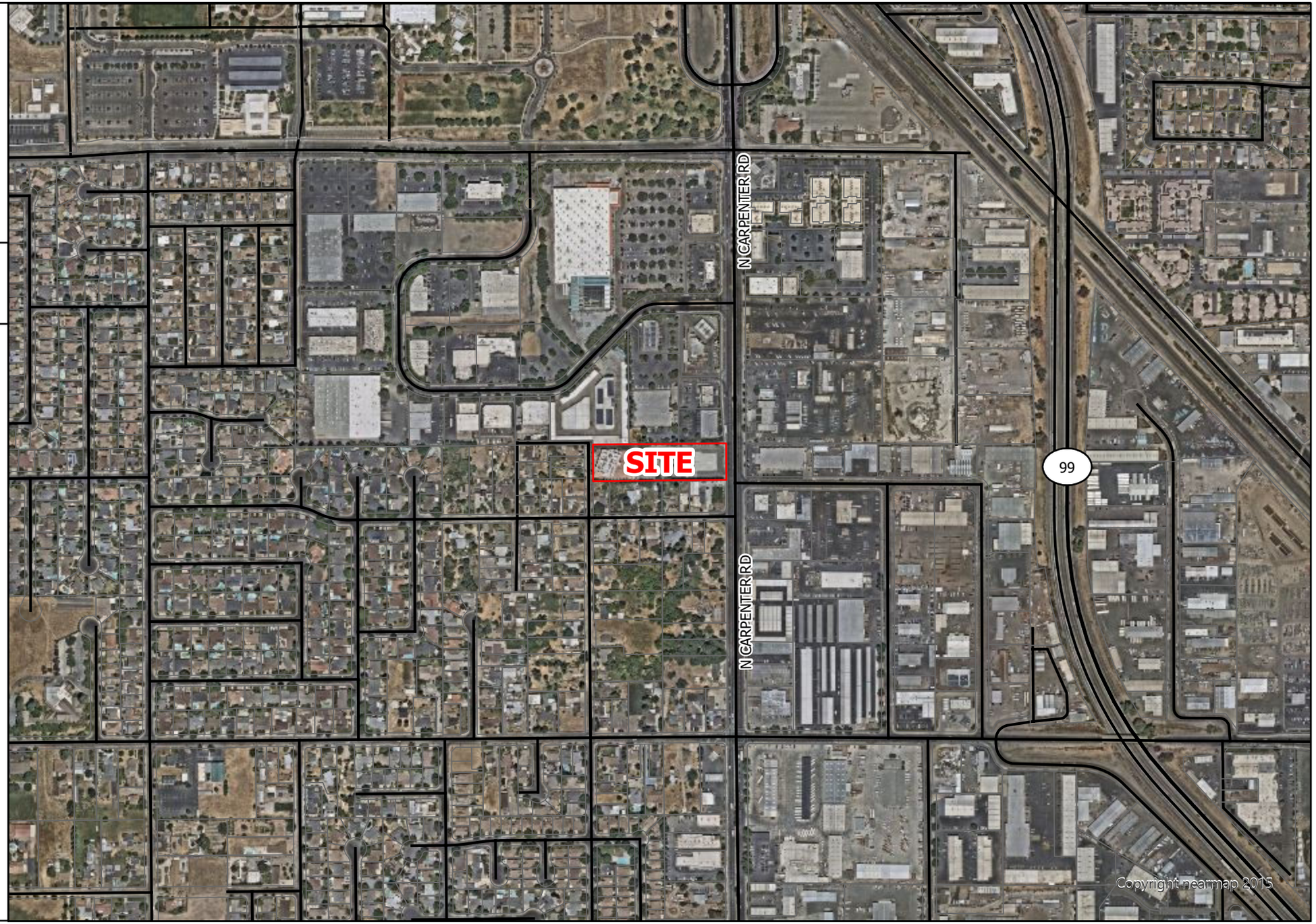
ISLAMIC CENTER OF MODESTO

UP PLN2026-0074

2023 AERIAL AREA MAP

LEGEND

- Project Site
- Parcel
- Highway
- Major Road



N

0 500 1,000 US Feet

0 150 300 Meters

Source: Planning Department GIS

Date Exported: 8/14/2024

ISLAMIC CENTER OF MODESTO

UP PLN2026-0074

2023 AERIAL SITE MAP

LEGEND

- Project Site
- Parcel



N

0 50 100 US Feet

0 15 30 Meters

Source: Planning Department GIS

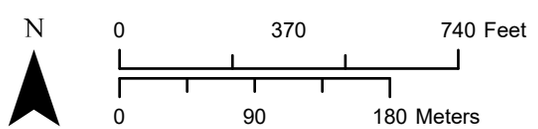
Date Exported: 8/14/2024

ISLAMIC CENTER OF MODESTO
UP
PLN2026-0074

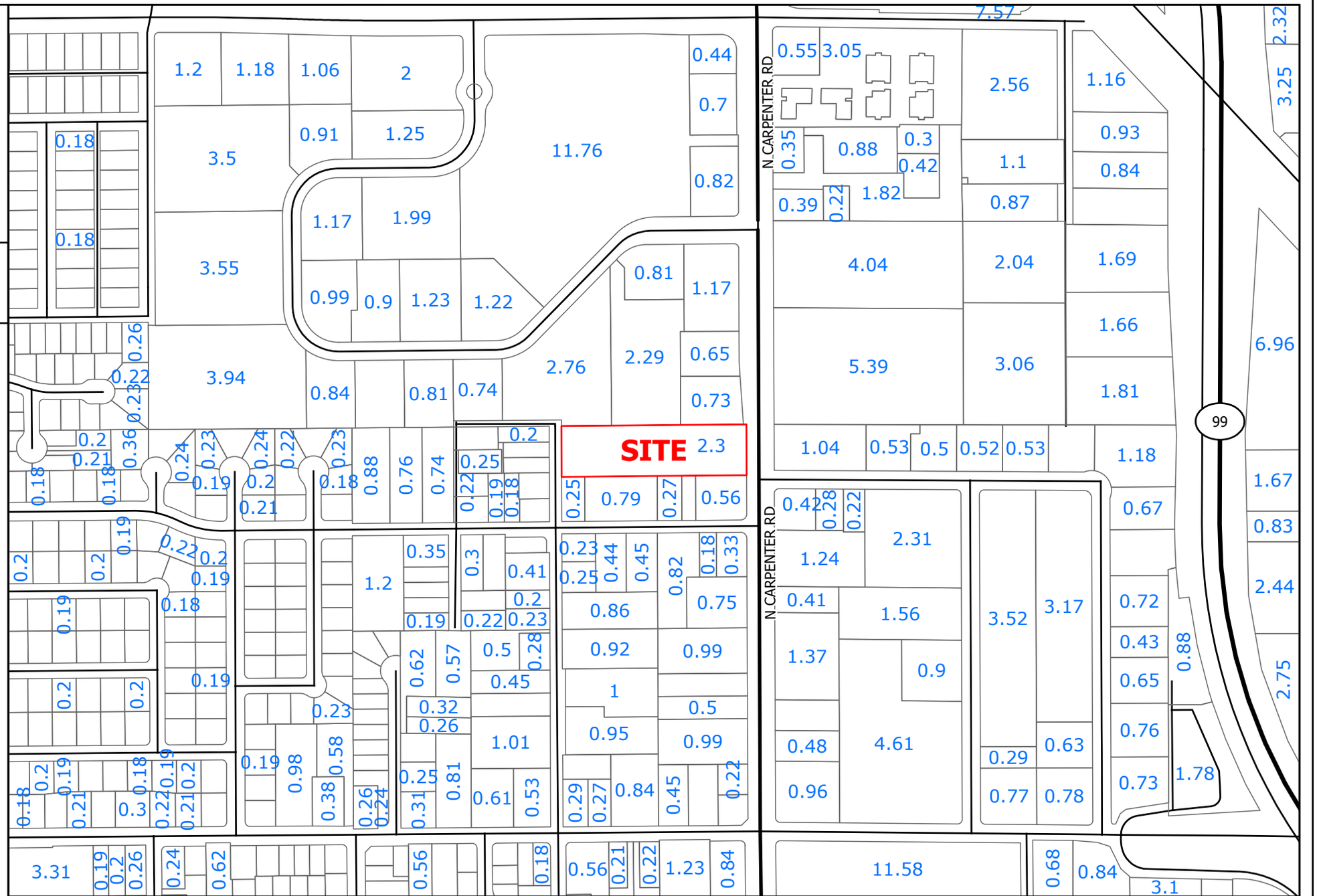
ACREAGE MAP

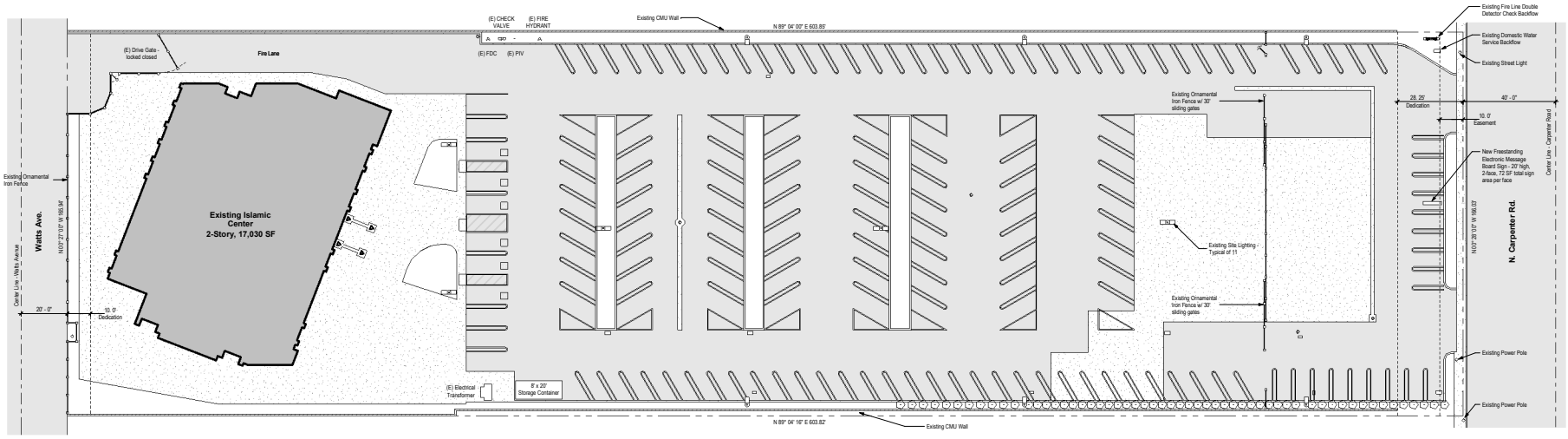
LEGEND

- Project Site
- Parcel
- Acres
- Highway
- Major Road
- Street



Source: Planning Department GIS Date Exported: 8/14/2024





Islamic Center of Modesto

Address:	1445 N. Carpenter Road
APN:	081-028-052
Site Area:	99,353 SF - 2.28 Acres
Zoning:	R - A = Rural Residential

Existing Parking:

Standard Stalls	=	152
Accessible Stalls	=	6
Total Spaces	=	158

Minimum Parking Requirements:

Modesto Municipal Code: Title 10, Table 5.5-1 - Parking Requirements

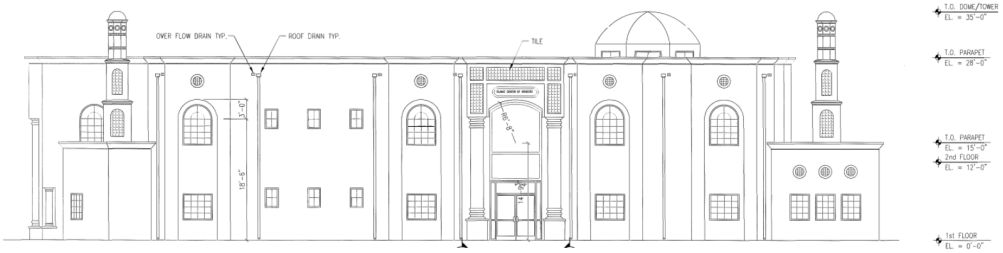
Church or Place of Worship: 1 Space per 50 SF (non-fixed seats) =	3,848 SF Prayer Halls / 50	= 77 Spaces
School - Elementary, Middle or Junior High: 1.5 Spaces per Classroom =	14 Classrooms X 1.5	= 21 Spaces
1 Space per 300 SF Office =	817 SF / 300	= 3 Spaces
Total Required Parking Spaces:		= 101 Spaces
Total Existing Spaces:		= 158 Spaces

Site Plan

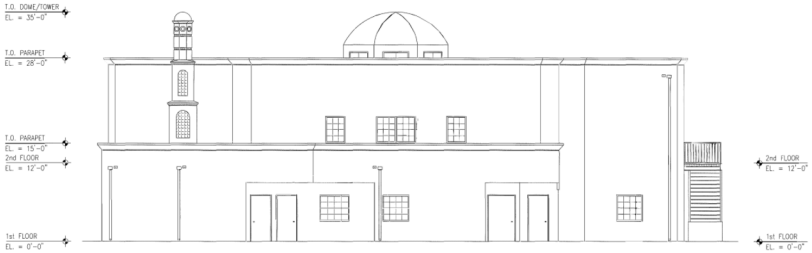
North

Existing Site Plan

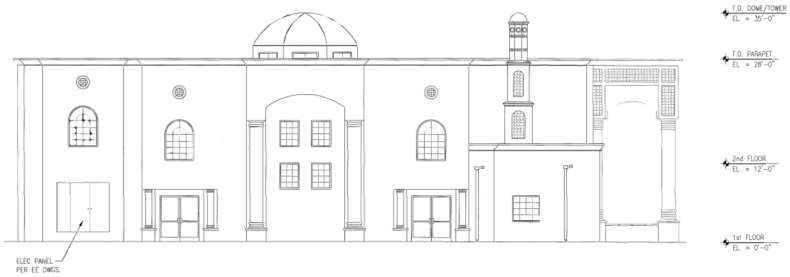
Islamic Center of Modesto



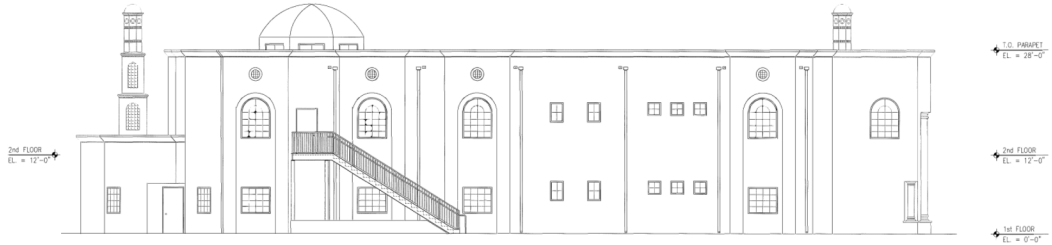
EAST ELEVATION



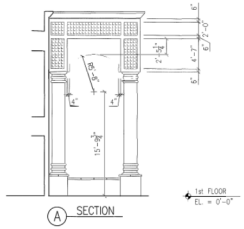
NORTH ELEVATION



SOUTH ELEVATION

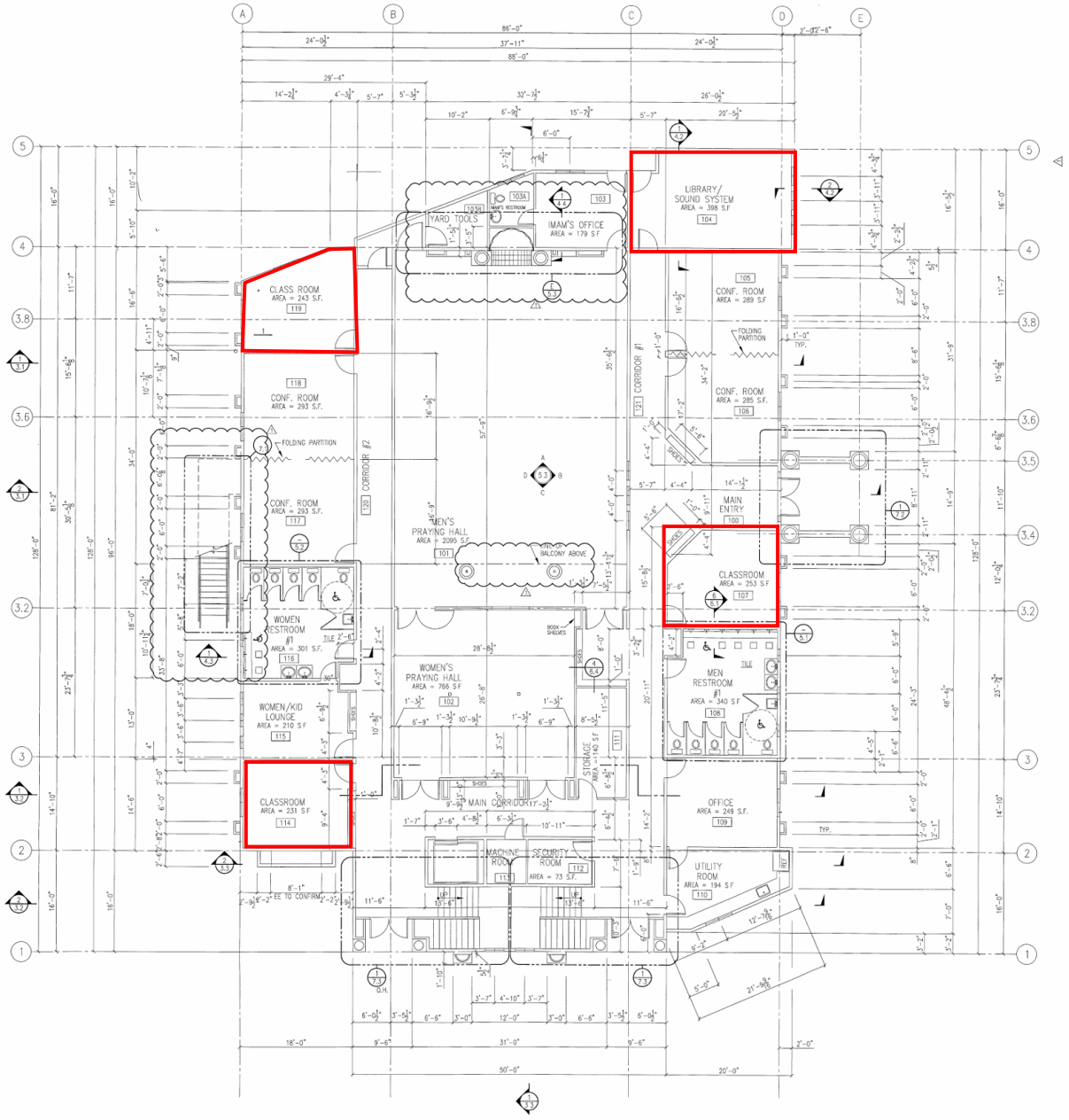


WEST ELEVATION



EXTERIOR ELEVATIONS

FLOOR PLAN - FIRST FLOOR



NOTES

1. LINE OF MOVEABLE PARTITION, SERIES #631 MANUFACTURE BY HUFCORE INC., OR APPROVED EQUAL.
2. ELEVATOR SHAFT SHALL NOT BE LESS THAN (1) HR RATED ENCLOSURE
3. MAIN EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND OPERATE IN THE DIRECTION OF EGRESS.
4. FIRE EXTINGUISHER LOCATION SHALL BE AS APPROVED BY THE FIRE DISTRICT OFFICER (TYPE SHALL BE 2A-10BC U.L APPROVED LABEL WITH CURRENT SITE TAGS.
5. LANDING AREA ON EACH SIDE OF EXIT DOOR SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD
6. PLACE APPROVED NUMBERS OR ADDRESSES PER CFC 505 THE SIGN SHALL BE VISIBLE AND LEGABLE FROM THE STREET. THE NUMBERS SHALL BE CONTRASTING WITH THIER BACKGROUND.
7. ALL DOORS, WINDOWS AND OTHER JOINTS IN THE EXTERIOR WALLS SHALL BE FULLY INSULATED
8. G.C. TO PROVIDE ALL NECESSARY BLOCKING AT ALL ATTACHMENT TO WALLS
9. G.C. SHALL PROVIDE STRUCTURALSUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED MECHANICAL OR ANY OTHER EQUIPMENT(S)
10. ALL EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
11. ALL CONVENIENCE OUTLETS TO BE 15" A.F.F ALL SWITHCES TO BE 48" MAX A.F.F.
12. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O
13. BACKER BOARD REQUIRED BEHIND ALL SHELVES INSTALLED BY G.C.
14. THICK WALLS SHOWN AS ( ) DENOT 2x6 OR 3x6 STUD WALLS AND THIN WALLS SHOWNS AS ( ) DENOTE 2X4 STUD WALLS

NUMBER	REVISION	DATE
1	REVISED AS CLOUDED	8/17/15

AM Structural Design, Inc.
2564 P St Bakersfield, CA 93301
Phone: (559) 477-4644 Fax: (559) 477-4439

ISLAMIC CENTER OF MODESTO

1445 N. CARPENTER DR.
MODESTO, CALIFORNIA

1st FLOOR PLAN

SCALE 0 4 8

ENGINEER'S SEAL
Exp 3-31-2015
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

SHEET NO
1.1

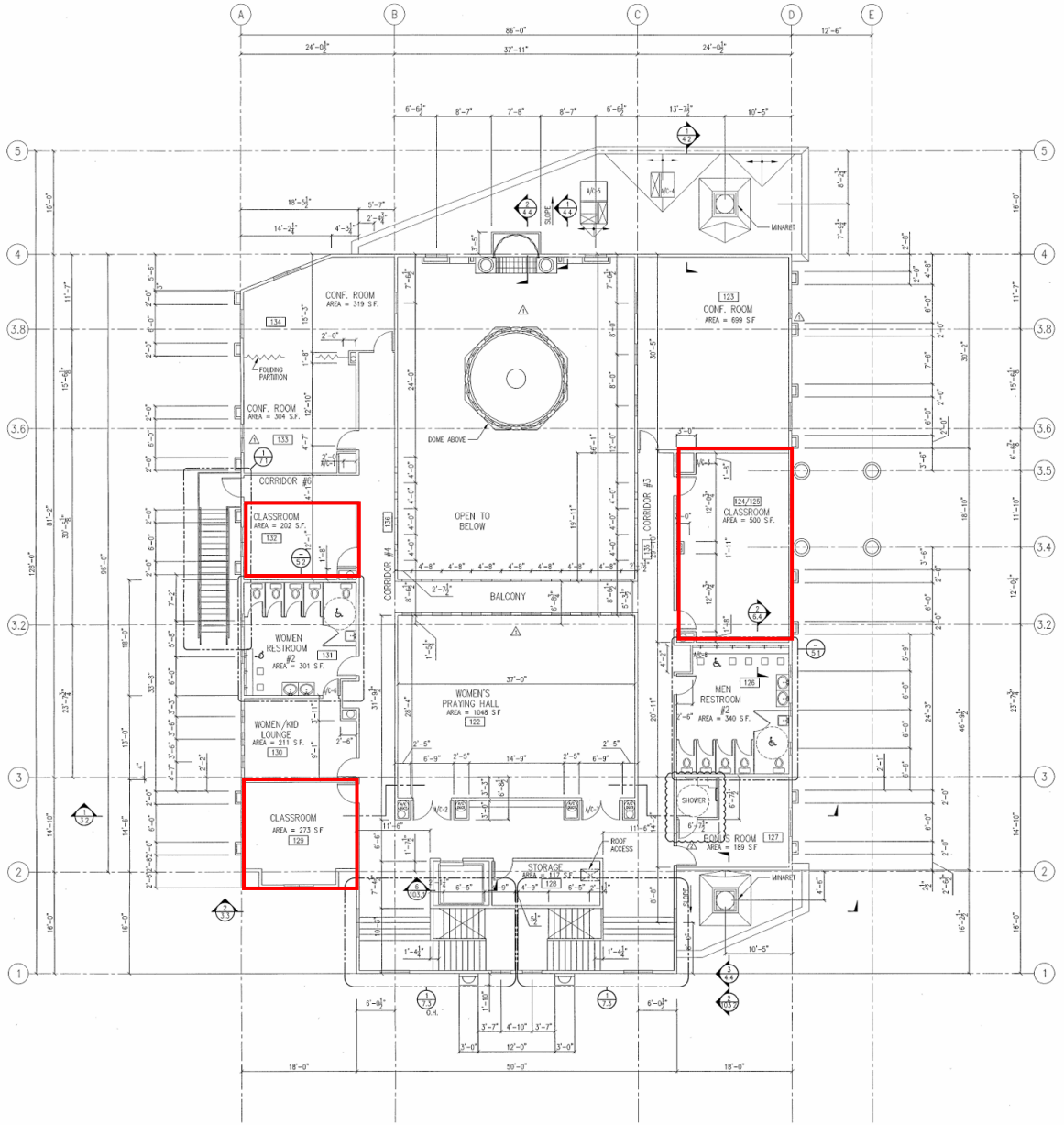
CONSTRUCTION SET

1st FLOOR PLAN

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FLOOR PLAN - SECOND FLOOR



REVISED
1/20/14

NUMBER	REVISION	DATE
1	REVISED AS CLOUDED	6/1/13
2	SHOWER ROOM CHANGED	1/16/2014

AM Structural Design, Inc.
2304 N. El Dorado, #5, Stockton, CA 95207
Phone (209) 477-8444 Fax (209) 477-8449

ISLAMIC CENTER OF MODESTO
1445 N. CARPENTER DR.
MODESTO, CALIFORNIA

2nd FLOOR PLAN
& LOWER ROOF PLAN

SCALE
AS NOTED

ENGINEER'S SEAL

SHEET NO
1.2

CONSTRUCTION SET

2nd FLOOR PLAN
& LOWER ROOF PLAN

1/16/2014 5:33 PM
F:\MODESTO\ERECTION\1-2.DWG

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

- ☐ General Plan Amendment
- ☐ Rezone
- ☒ Use Permit
- ☐ Variance
- ☐ Historic Site Permit
- ☐ Subdivision Map
- ☐ Parcel Map
- ☐ Exception
- ☐ Williamson Act Cancellation
- ☐ Other _____

PLANNING STAFF USE ONLY:

Application No(s): _____
Date: _____
S _____ **T** _____ **R** _____
GP Designation: _____
Zoning: _____
Fee: _____
Receipt No. _____
Received By: _____
Notes: _____

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).

The Islamic Center of Modesto is proposing to incorporate a private K-8 school at their existing Mosque. The school is planned to have a total of 100 students at full enrollment. School is anticipated to commence operations the fall semester of 2027 with grades K-3, adding one grade level annually until full K-8 enrollment is achieved. No physical expansion of the existing structure is anticipated and the school is to utilize existing classrooms in the building. As funds are available, the installation of a freestanding electronic message board sign.

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 081 Page 028 Parcel 052

Additional parcel numbers:

Project Site Address or Physical Location: 1445 N. Carpenter Rd. Modesto, CA 95358

Property Area: Acres: 2.28 or Square feet: 99,353

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

Existing developed site - Islamic Center of Modesto Mosque

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)

Use Permit 94-24, UP 2003-31, MER 2008-03 and UP 2006-19

Existing General Plan & Zoning: R-A (Rural Residential) Low-Density Residential

Proposed General Plan & Zoning: N/A
(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: Commercial Offices and Retail Sales

West: Residential

North: Commercial Offices, Retail Sales and Self-Storage

South: Residentail

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: Existing developed site

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.) _____

If any grading takes place. The intent is to provide an earth-balance on-site

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) _____

all drainage is to stay on-site

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 Wildlife.

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: 10,280 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: N/A Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) The only new structure is the freestanding message board sign. No new or expanded building proposed

Number of floors for each building: Existing building is 2-stories

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) Existing top of building parapet = 28'-0" w/ top of Minaret at 35'-0"

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) Existing site lighting approx. 25'-0" and proposed freestanding message board sign to be max. 20' tall

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Existing asphalt concrete paving and concrete

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: MID Sewer*: City of Modesto

Telephone: ATT Gas/Propane: PG&E

Water**: City of Modesto Irrigation: N/A

***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:)

No

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):

Existing 2-Story Mosque - 1st Floor = 10,280 SF, 2nd Floor = 6,700 SF. Total Area = 17,030 SF

Type of use(s):

Mosque with classroom facilities

Days and hours of operation: Existing Mosque activities are per UP 2006-19. Proposed school days and hours of operation are Monday thru Friday 8 am to 3 pm during the typical school year.

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

Occupancy/capacity of building: Existing A-3 (Worship w/ non-school education) Proposed - A-3 (Worship w/ non-school education) and E (Education)

Number of employees: (Maximum Shift): 20 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: Approx. 500-600 at Friday prayers, split between two services, approx. 50 at prayed times during the day along with the proposed student count.

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)

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)

Site access off of North Carpenter Road

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) Handled on-site

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.

SWPPP best management practice for erosion control if site work takes place

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)