



## Referral Early Consultation

**Date:** September 15, 2021

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

**From:** Emily Basnight, Assistant Planner  
Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2021-0068 – WOOD COLONY  
CHRISTIAN SCHOOL

**Respond By:** September 30, 2021

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**\*\*\*\*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.

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**Applicant:** Carla Hoblit dba Wood Colony Christian School, Inc.

**Project Location:** 2530 Finney Road, between North Avenue and Beckwith Road, in the Modesto area

**APN:** 005-030-020 and 005-030-035

**Williamson Act Contract:** N/A

**General Plan:** Agriculture

**Current Zoning:** General Agriculture (A-2-40)

**Project Description:** Request to expand the area of an existing private school facility from 5± acres to 7± acres by incorporating a 2± acre area for a track and soccer field in the A-2-40 zoning district. This use permit will amend the boundaries for the school located on Assessor Parcel Number (APN) 005-030-035 and permit the proposed track and field currently located on the eastern portion of APN 005-030-020, to the north of the school facility. If approved, a Lot Line Adjustment (LLA) application will be processed following the expansion request, to maintain the use on one parcel. No construction or site development is proposed under this request. The proposed track is currently 24-foot wide, composed of hard packed dirt and encircles a 1.3± acre field, which will be used as a soccer field. The existing field currently receives irrigation water from Modesto Irrigation District. The applicant has requested an alternative from the County's Agricultural Buffer requirements on the east and north portion of the project site consisting of a proposed 6-foot tall

slatted chain link fence and the existing walnut trees, which are located on the north and rear (east) portions of the field. The existing school was permitted under Use Permit 79-85 – Brethren Heritage School for temporary instruction of 150 students; subsequently, the permit was amended under a time extension in 1982, to allow for 250 students and a permanent school facility. The project site is currently developed with approximately 26,000± square-feet of building space for instructional use, as well as two residences, a tool shed and a 3,575± square-foot barn. The school operates Monday through Friday from 8:00 a.m. to 3:00 p.m. No changes to the hours of operation are proposed as part of this request. The track and field will only be used in conjunction with the school during normal hours of operation; no public use is proposed. The school currently enrolls 60-85 students from Kindergarten to eighth grade and a total of 27 employees. No increase in the number of students or employees is anticipated under this request. The site is served by private well and septic system and has access to County-maintained Finney Road.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**USE PERMIT APPLICATION NO. PLN2021-0068 – WOOD COLONY CHRISTIAN SCHOOL**

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
	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	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST #3: WITHROW
X	FIRE PROTECTION DIST: SALIDA	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS AND TUOLUMNE RIVERS		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: WOOD COLONY	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD:		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: HART-RANSOM UNION		USDA NRCS
X	SCHOOL DIST 2: MODESTO UNION		WATER DIST:
	WORKFORCE DEVELOPMENT	X	SFPUC: HETCH HETCHY
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: USE PERMIT APPLICATION NO. PLN2021-0068 – WOOD COLONY  
CHRISTIAN SCHOOL**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- \_\_\_\_\_ Will not have a significant effect on the environment.
- \_\_\_\_\_ May have a significant effect on the environment.
- \_\_\_\_\_ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:






Name	Title	Date
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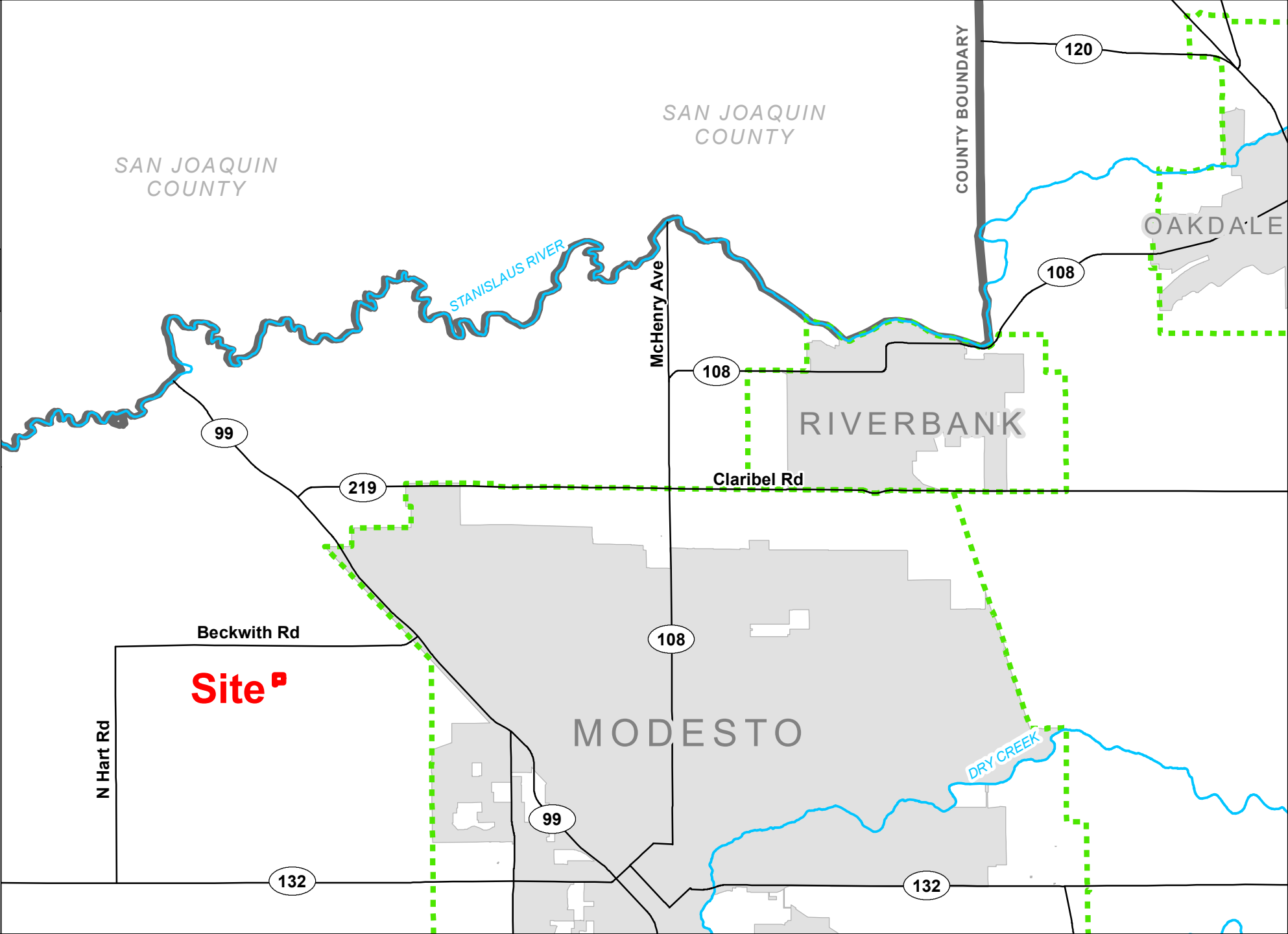
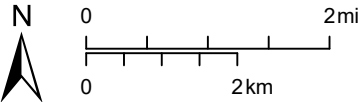


WOOD COLONY  
CHRISTIAN SCHOOL  
UP  
PLN2021-0068

AREA MAP

LEGEND





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



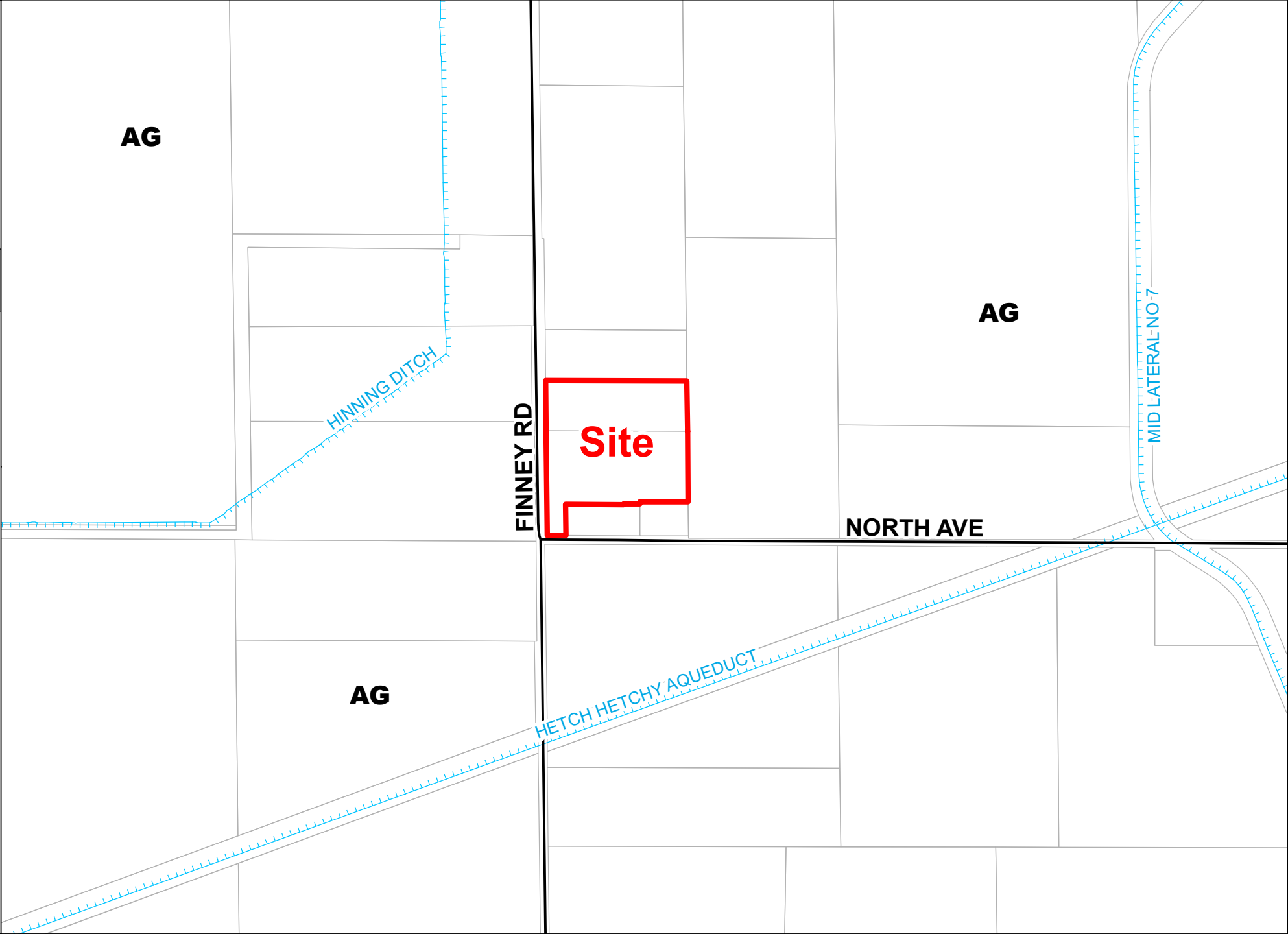
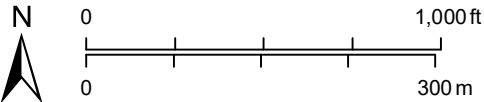
WOOD COLONY  
CHRISTIAN SCHOOL  
UP  
PLN2021-0068

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

- General Plan
-  Agriculture



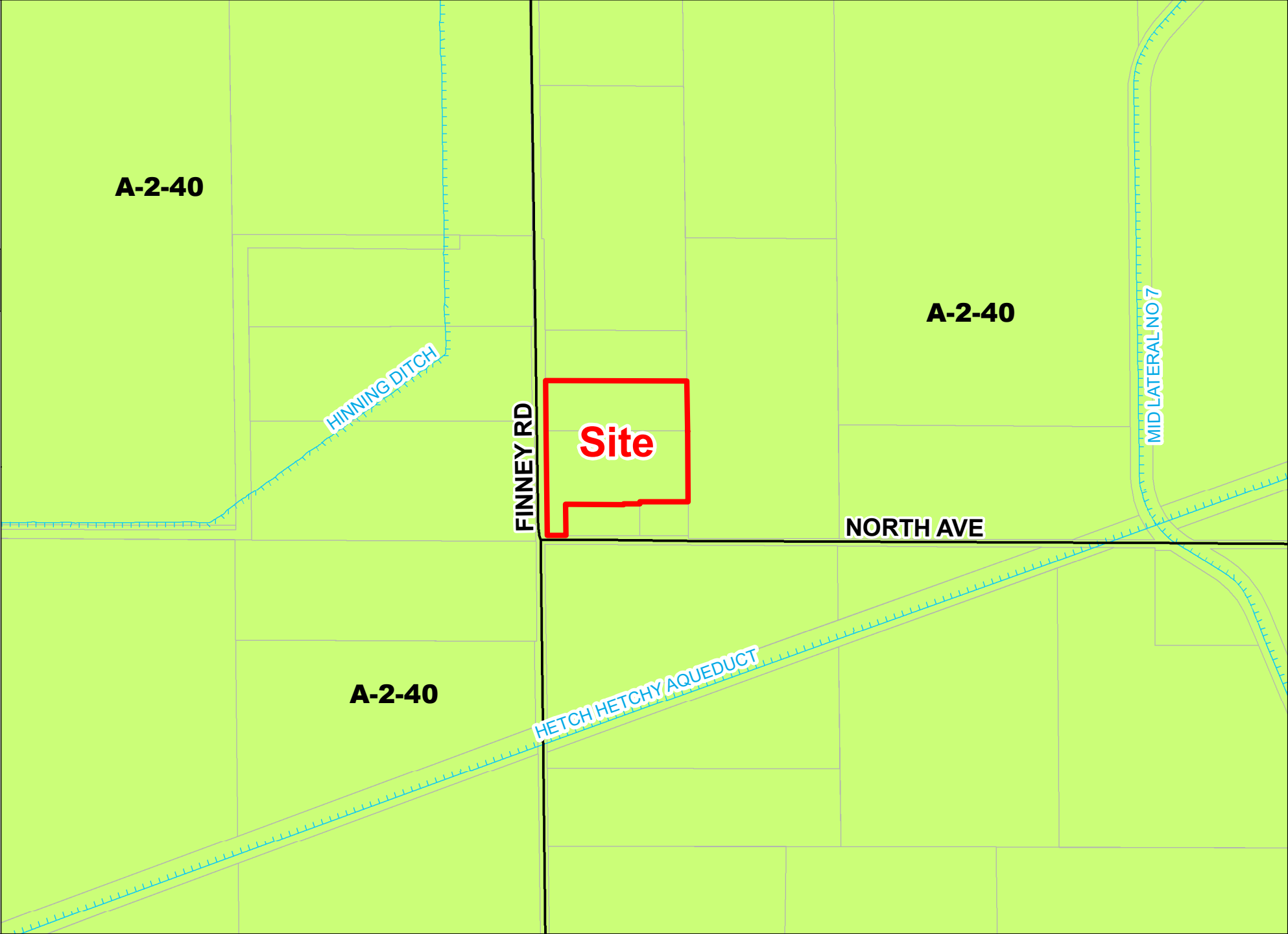
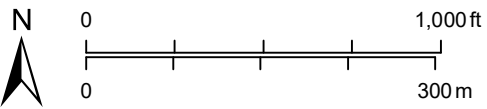
WOOD COLONY  
CHRISTIAN SCHOOL  
UP  
PLN2021-0068

ZONING MAP

LEGEND

- Project Site
- Parcel
- Road
- Canal
- Zoning Designation

General Agriculture 40 Acre






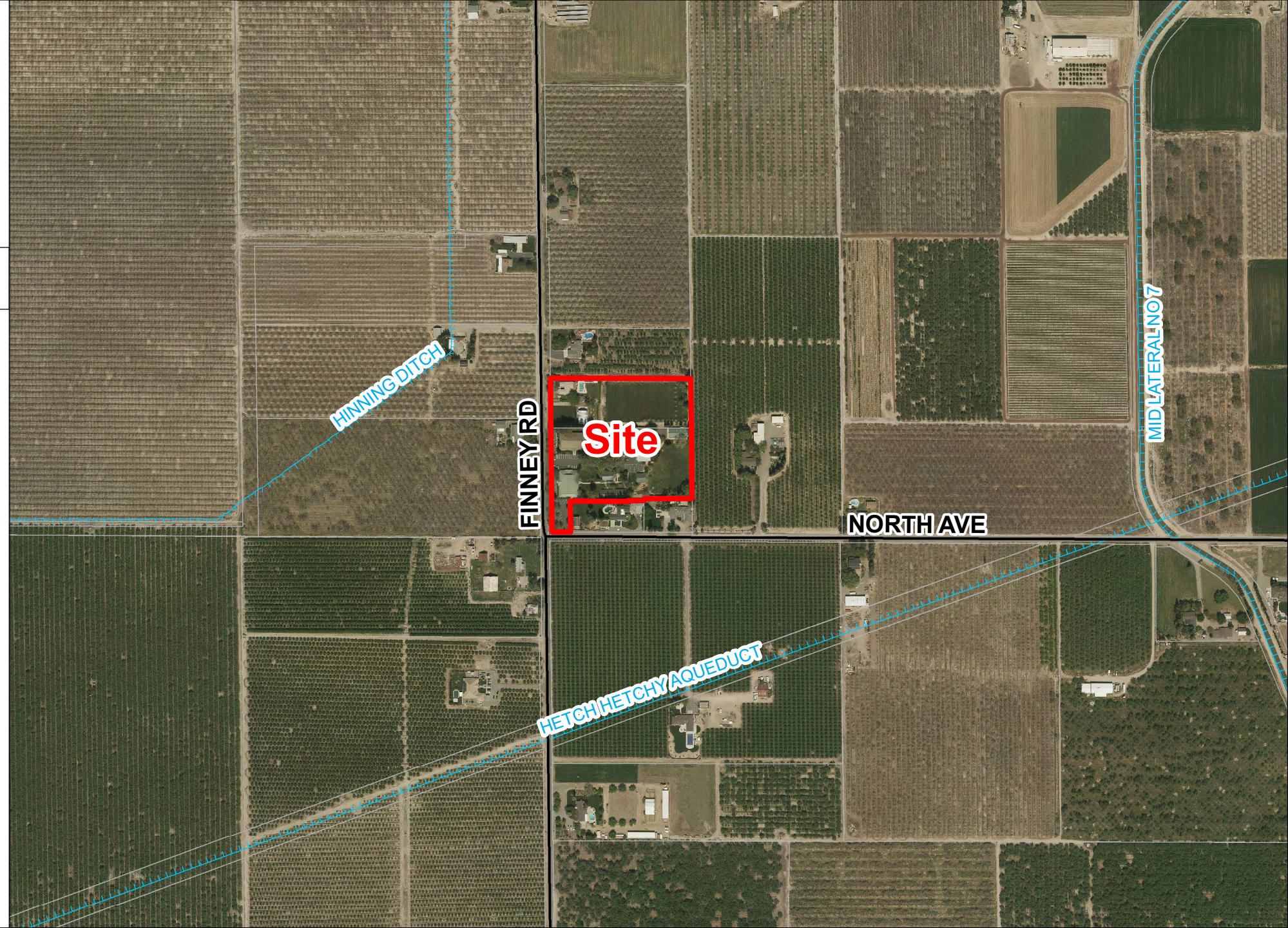
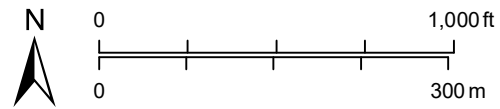


WOOD COLONY  
CHRISTIAN SCHOOL  
UP  
PLN2021-0068

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal






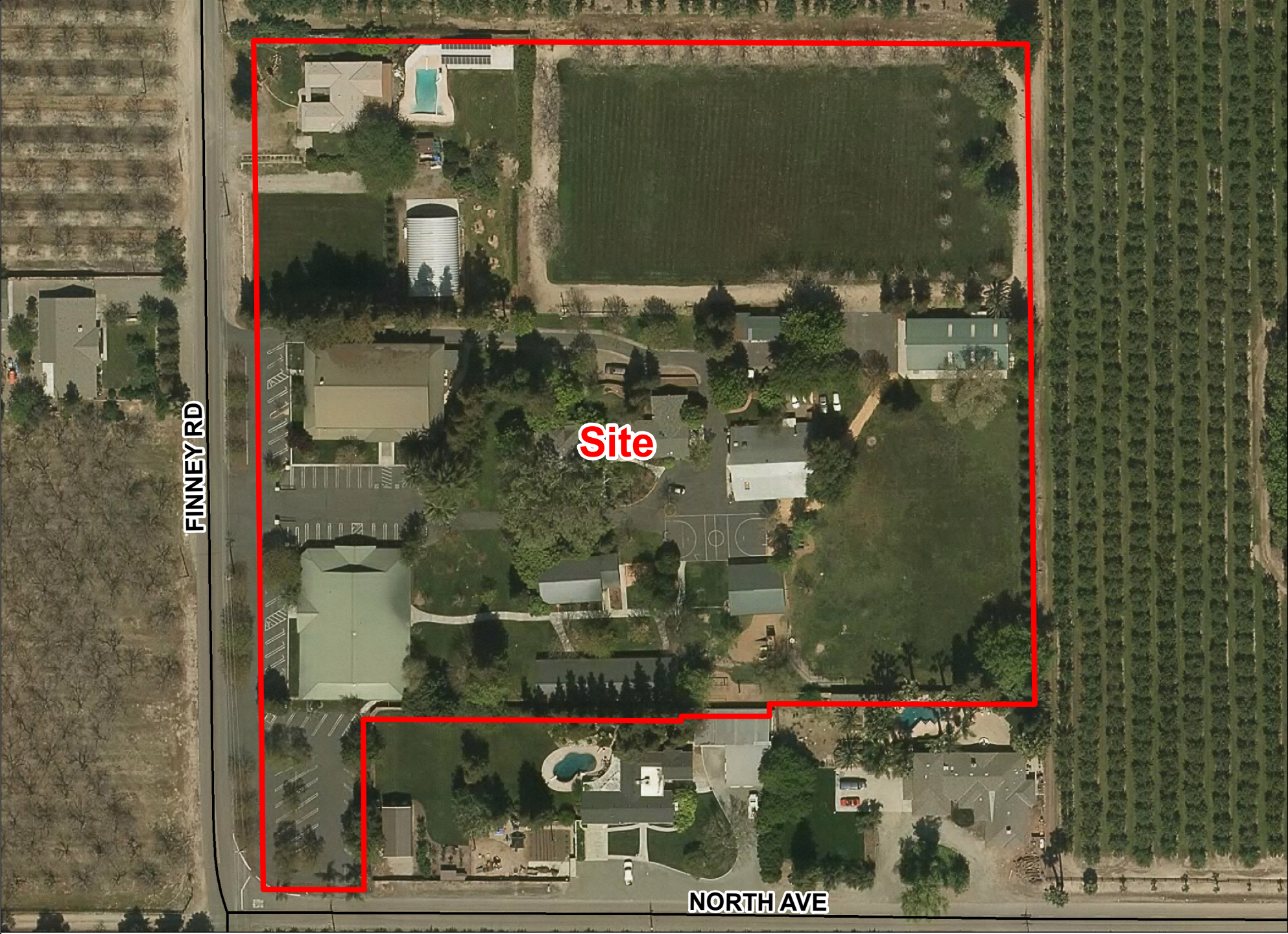
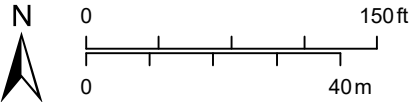


WOOD COLONY  
CHRISTIAN SCHOOL  
UP  
PLN2021-0068

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal







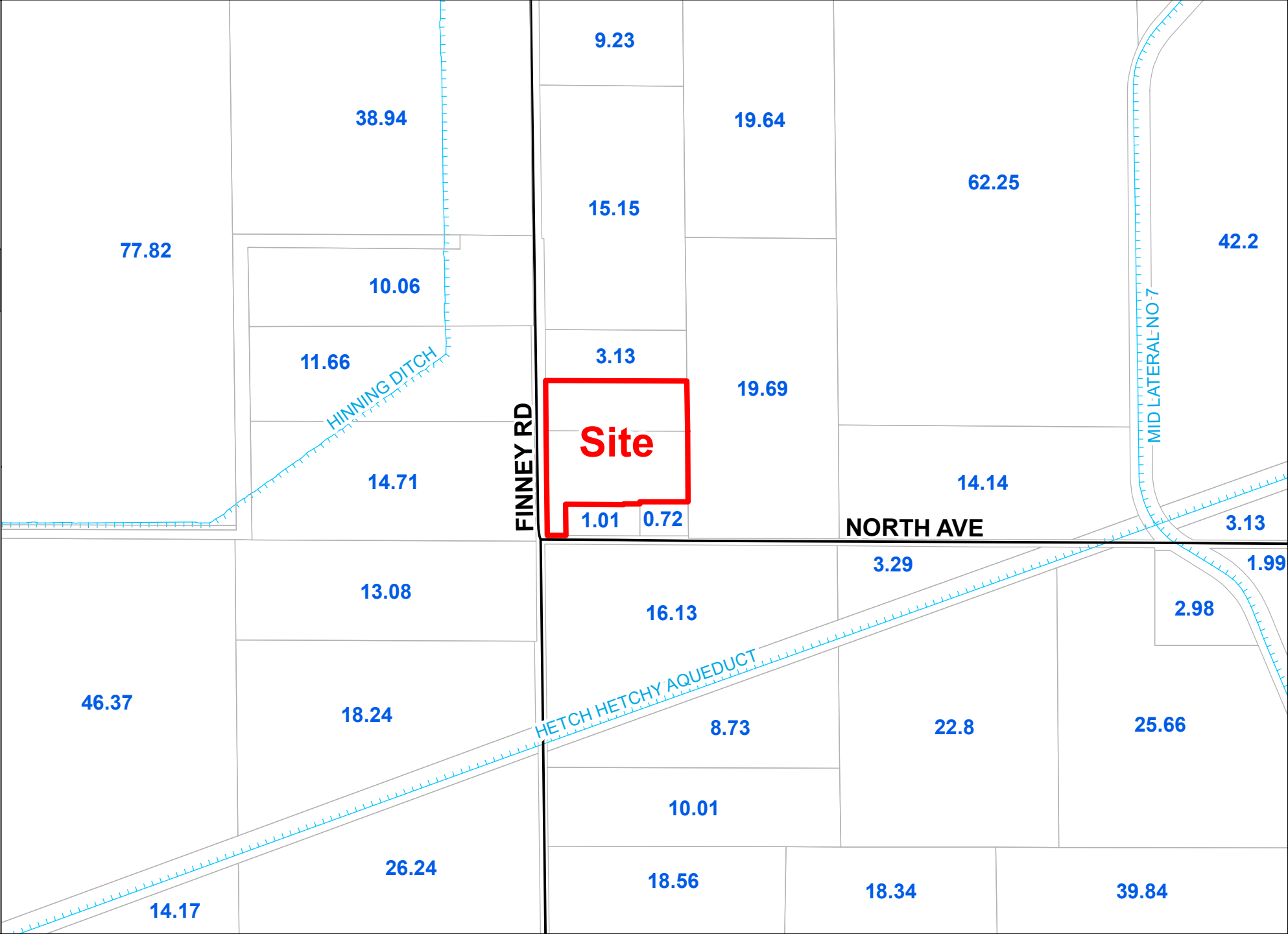
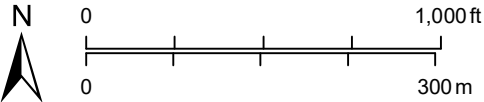


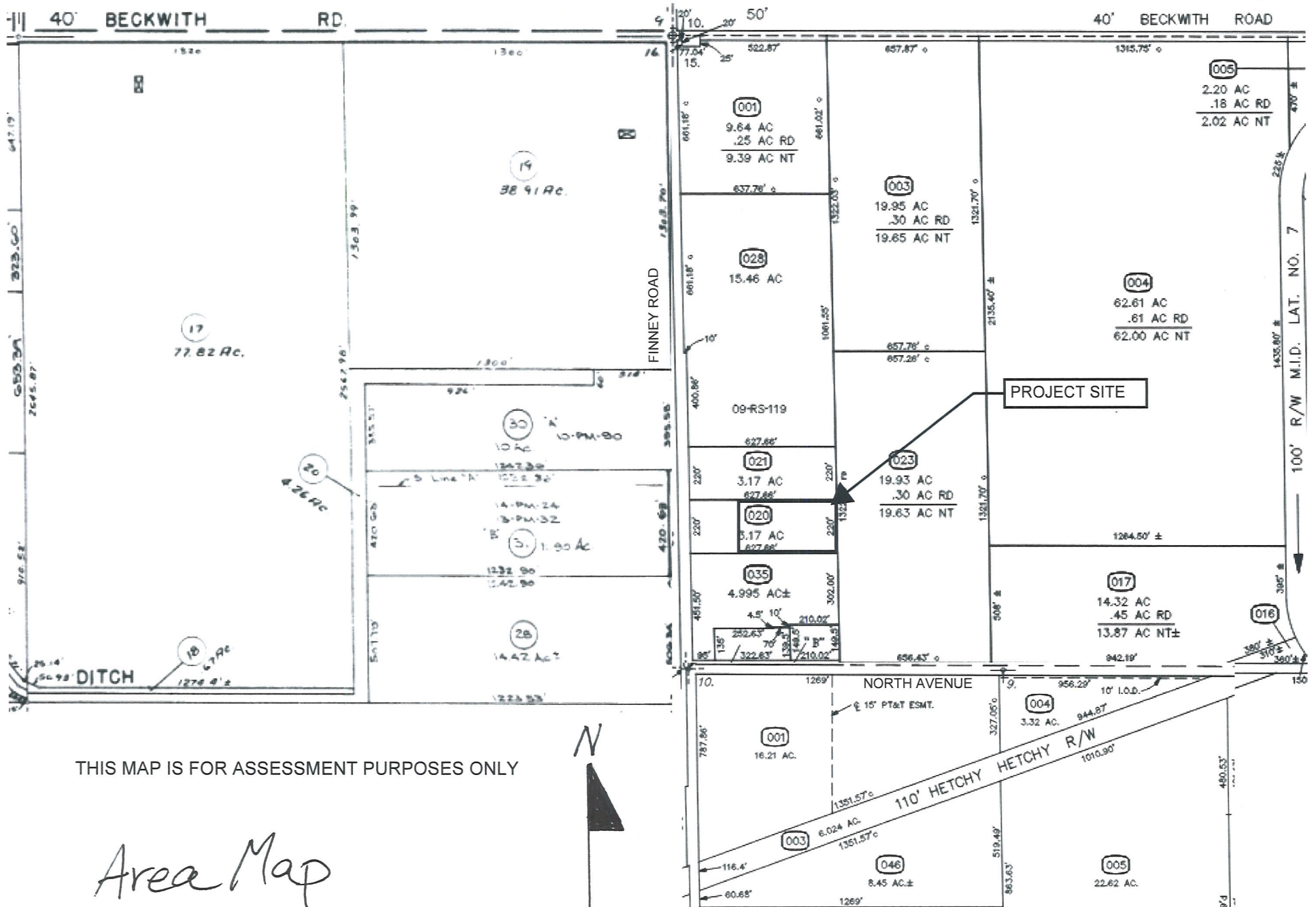
WOOD COLONY  
CHRISTIAN SCHOOL  
UP  
PLN2021-0068

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  Canal





THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

Area Map





**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**1010 10<sup>TH</sup> 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): UP PLN2021-0068Date: 7/13/21S 15 T 3 R 8GP Designation: AgricultureZoning: A-2-40Fee: \$4,761.00Receipt No. 561315Received By: KA

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).**

\* see attached

# 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 10<sup>th</sup> Street - 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 005<sup>CA</sup> Page 030<sup>CA</sup> Parcel 020<sup>CA</sup>

Additional parcel numbers: # 005-030-020  
 Project Site Address 2572 Finney Road  
 or Physical Location: Modesto CA 95358

Property Area: Acres: 2 or Square feet: \_\_\_\_\_

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

Current & Previous Land Use are the same. For 20+ years the grassy 2 acres have been used for a play area for students.

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)

None

Existing General Plan & Zoning: Agriculture A-2-40

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: orchard farming

West: orchard farming + residence

North: orchard farming + residence

South: personal residence + orchard farming

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 ☒

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

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: \_\_\_\_\_ Sq. Ft.      Landscaped Area: 2 acres Sq. Ft.

Proposed Building Coverage: \_\_\_\_\_ 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) \_\_\_\_\_

N/A

Number of floors for each building: \_\_\_\_\_

N/A

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

N/A

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) \_\_\_\_\_

N/A

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

N/A

### 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: N/A

Sewer\*: N/A

Telephone: N/A

Gas/Propane: N/A

Water\*\*: well located @

Irrigation: MID Flood irrigation &

2530 Finney Rd

existing sprinkler system

**\*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)

N/A

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): N/A

Type of use(s): N/A



Days and hours of operation: N/A

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

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): N/A (Minimum Shift): N/A

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

Other occupants: N/A

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: N/A

Warehouse area: N/A

Sales area: N/A

Storage area: N/A

Loading area: N/A

Manufacturing area: N/A

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)

Finney 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)

private driveway @ 2530 Finney Rd

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) The 2 acres is self contained. With flood irrigation the property site can easily contain & dissipate 6-8" of water. The raised perimeter around the property line holds 4-6" of water.

If direct discharge is proposed, what specific waterway are you proposing to discharge to?

The soil is a sandy-loamy soil that absorbs water quickly.

**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.

N/A

**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)

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## **Project Description**

Wood Colony Christian School Corporation at 2530 Finney Road is submitting a drawing of the proposed site plan adding an additional 2 acres to our current property.

The site plan includes approximately 2 acres adjoining our property to the North. The 2 acres is an **existing** grassy field/track with walnut trees around the perimeter of the grassy area. The additional 2 acres does not have structures. No structures are being proposed to add. The 2 acres does not require driveways nor will it be used for vehicle traffic. There will not be signage added.

The location of the project is at 2572 Finney Road. The Assessor Parcel Number is 005-030-020-000.

The 2 acres was developed 20+ years ago into the grassy field/track with walnut trees around the grassy area as it **currently exists** today. WCCS has leased and currently leases the 2 acres from the current owner to expand the play area for the school student population since being developed. The proposed use will continue to be the same use going forward. Students in small groups of 10-15 access the grassy field as a play area in rotating time frames throughout the school day. The times of operation on the project site follow school days and hours; Monday-Friday/8am-3pm. WCCS currently leases their property to Sierra Vista Child & Family Services. SV has a school student population between 60-85 intermittently.

The grassy field/track and walnut trees have an existing sprinkler system and irrigation is also used for watering the grounds.

There will not be any services added, no buildings, no restrooms, no lighting and no signs.



## **Regarding Ag Buffer**

Wood Colony Christian School is requesting the Stanislaus County Planning Department to consider the current and on going use of the project site, the adjoining 2 acres to the North. Throughout the school day, students in small groups of 10-15 access the grassy field and walking track as an extended play area in rotating groups and times of day.

The 2 acres has a very low people intensive use. WCCS is requesting an alternative requirement for the Ag Buffer. WCCS is proposing a 6' privacy slatted fence on the property line. There are established, mature walnut trees around the perimeter of the property with thick foliage forming a tight barrier. Adding 2 rows of evergreens would interfere with the walnut trees and the walking track. WCCS is requesting that the County only require the 6' fence and allow the thick foliage of the existing walnut trees to serve as the agriculture buffer.