



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & 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

Project Title: USE PERMIT APPLICATION NO. PLN2022-0046 – IGLESIA APOSTOLICA
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Teresa McDonald, Associate Planner
Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 22007 I Street & 330 W 5th St **City/Nearest Community:** Crows Landing
Cross Streets: West 5th Street and Fink Road **Zip Code:** 95313
Longitude/Latitude (degrees, minutes and seconds): ° ____ ' ____ " N / ° ____ ' ____ " W **Total Acres:** 0.38
Assessor's Parcel Number: 027-014-016 **Section:** 22 **Twp.:** 6 **Range:** 8 **Base:** MDB&M
Within 2 Miles: State Hwy #: 33 **Waterways:** _____
Airports: Crows Landing **Railways:** Union Pacific **Schools:** Bonita Elementary School

Local Public Review Period: (to be filled in by lead agency)

Starting Date: August 17, 2022

Ending Date: September 1, 2022

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) _____ ☐ Mit Neg Dec ☐ Other: _____
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
OTHER: ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other

Development Type:

☐ Residential **Units:** _____ **Acres:** _____ **Employees:** _____ ☐ Water Facilities **Type:** _____ **MGD** _____
☐ Office **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Transportation **Type:** _____
☐ Commercial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Mining **Mineral:** _____
☐ Industrial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Power **Type:** _____ **MW** _____
☐ Educational _____ ☐ Waste Facilities **Type:** _____ **MGD** _____
☐ Recreational _____ ☐ Hazardous Waste **Type:** _____
☐ OCS Related _____ ☒ Other Church Facility

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geological/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Other: None yet identified

Present Land Use/Zoning/General Plan Designation:

Church facility/ Residential Residential/ Low Density Residential

Project Description: (please use a separate page if necessary)

Request to re-establish an existing legal non-conforming (LNC) church facility on a 0.38± acre parcel in the Rural Residential (R-A) zoning district. The project site is currently improved with three structures that have not been utilized as a church facility since approximately 2012: a 2,220 square-foot church building, 2,758 square-foot social hall, and 1,428 square-foot dwelling with a 400 square-foot detached garage serving as a parsonage. The church building and social hall are currently vacant. This is a request to remodel a portion of the church building and construct a 180 square-foot restroom addition, and resume on-site activities. After construction, the church building will consist of 1,634 square feet of assembly space, 376 square feet for a classroom, and 297 square feet for two restrooms. The existing bell tower is proposed to be removed and no signage is existing or proposed. The site is also improved with existing landscaping located throughout the project site consisting of a combination of trees, shrubs, and grass. The proposed administrative hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. with an estimated three volunteer employees on-site. Church services will be held on Sundays from 6:00 a.m. to 9:00 a.m. and 12:00 p.m. to 5:00 p.m. with approximately 30 members at each service. The church building will have a maximum capacity of 100 and will not have any fixed seating. Bible studies will be held Wednesdays and Fridays from 6:30 p.m. to 9:30 p.m. in the social hall with approximately 30 members attending each study. Weddings will take place on Saturdays from 1:00 p.m. to 5:00 p.m., with up to 50 guests. An estimated three weddings are anticipated per year. Wedding ceremonies will take place within the church facility and receptions will take place in the social hall, and will include amplified sound. Up to 15 other special events, such as baptisms, are anticipated per year on Saturdays from 9:00 a.m. to 5:00 p.m. with up to 50 members on-site and will include amplified sound or acoustic music. The special events will take place both inside (in either the church building or social hall) and outdoors, and amplified sound is proposed for indoor events only. The events are for church members and the facility is not available to be rented out to the public. The kitchen in the social hall may be utilized to prepare food for the church events with no catering or food drives proposed. No non-religious events are proposed.

The LNC church has historically operated with no on-site parking, and approximately 30 public on-street parking spaces are proposed to be developed along both I Street and West 5th Street. The project site fronts on County-maintained Fink Road, Bonita Avenue, I Street, and West 5th street, and is served by Crows Landing Community Services District for water and private septic for wastewater services.

Churches are a permitted use in the R-A zoning district provided they first obtain a Use Permit; however, in this case the existing church facility was constructed prior to the property being zoned R-A in 1974, and is considered an LNC use. A Use Permit is required to enlarge, expand, or restore a non-conforming use in accordance with Section 21.80.070 of the Stanislaus County Zoning Ordinance.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> S Caltrans District # <u>10</u>	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> S Regional WQCB # <u>5</u>
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Colorado River Board Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input checked="" type="checkbox"/> S Conservation, Department of	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> S Other: <u>San Joaquin Valley Air Pollution Control District</u>
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Lead Agency (Complete if applicable): _____

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Teresa McDonald, Associate Planner
Phone: (209) 525-6330

Applicant: Constantino Cervantes
Address: 2279 Tuscany Court
City/State/Zip: E Palo Alto/CA/94303
Contact: Nate Martinez
Phone: 209-872-9596

Signature of Lead Agency Representative: 

Date: 8/17/22