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: **November 8, 2023**

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

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

Subject: **SALIDA COMMUNITY PLAN DEVELOPMENT PLAN APPLICATION NO. PLN2023-0123 – GREAT VALLEY ACADEMY**

Respond By: **November 27, 2023**

****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: **Thomas Anderson, Great Valley Academy**

Project Location: **5901 and 6019 Sisk Road, between Pirrone Road and the MID Main Canal, in the community of Salida.**

APN: **136-032-037**

Williamson Act Contract: **N/A**

General Plan: **Low-Density Residential**

Community Plan: **Salida Community Plan - Low-Density Residential**

Current Zoning: **Salida Community Plan - Low-Density Residential (SCP–R-1)**

Project Description: Request to expand an existing charter school with the addition of a grass athletic field, paved parking lot with 332 parking spaces, and to construct four new classrooms to allow up to 100 additional students (for a new max of 950 students) on a 23.33 acre parcel located in the Salida Community Plan Low-Density Residential zoning district (SCP–R-1). In accordance with Section 21.66.040 of the Salida Community Plan District zoning ordinance, development on parcels located within the Salida Community Plan Zoning District requires the adoption of a discretionary non-legislative Development Plan that shall be considered by the Planning Commission and the Board of Supervisors.

The site is currently improved with 40 portable classroom buildings, a 5,649 square-foot building which contains six classrooms and a library, a 5,627 square-foot building which contains five classrooms and administrative offices, two parking lots (41 existing parking spaces in the east lot and 19 in the south lot), and a playground. The site is currently improved with perimeter landscaping and landscaping throughout the school facility and 6-foot-tall chain link fencing on the north and west sides of the campus, as well as a 5-foot-tall chain link fence along the south side of the campus separating the Great Valley Academy from the Modesto Christian School campus. A portion of the east side of the campus which includes the entrance to the school also includes 6-foot-tall black wrought iron fencing. Part of this project request would allow for the abandonment of the reciprocal parking agreement which allows the Great Valley Academy to utilize 92 parking spaces located on the Modesto Christian School adjacent to the south. The new proposed 332 parking lot, proposed to be located on the north end of the property, would replace the reciprocal spaces and provide additional parking for the expanded students and athletic field games. The grass athletic field will be used for typical elementary and junior high events during school hours and for after school sports practices and games. No bleachers, amplified speaker system, or lighting associated with the athletic field are proposed. After school games are expected to occur up to twice a week, to end before sunset, and to have a maximum of 100 people in attendance. Parking lot lighting is proposed to be located throughout the parking lot at a maximum height of 25 feet. No new signage, landscaping, or fencing is proposed. Classroom buildings are proposed to be approximately 24 x 40 feet in size. Construction on the parking lot is proposed to commence within two years of project approval and classroom construction is proposed to occur within two to seven years of project approval. The site is served with public water by the City of Modesto, public sewer by the Salida Sanitary District, electrical services by the Modesto Irrigation District, and gas by PG&E.

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

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SALIDA COMMUNITY PLAN DEVELOPMENT PLAN APPLICATION NO. PLN2023-0123 – GREAT VALLEY ACADEMY

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
X	SANITARY DISTRICT: SALIDA		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO UTILITIES	X	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
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO SUPERVISOR DIST #3: WITHROW
	GSA:	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE		STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: SALIDA		US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO CITY SCHOOL DISTRICT		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
	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: **SALIDA COMMUNITY PLAN DEVELOPMENT PLAN APPLICATION NO. PLN2023-0123 – GREAT VALLEY ACADEMY**

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).

_____

_____

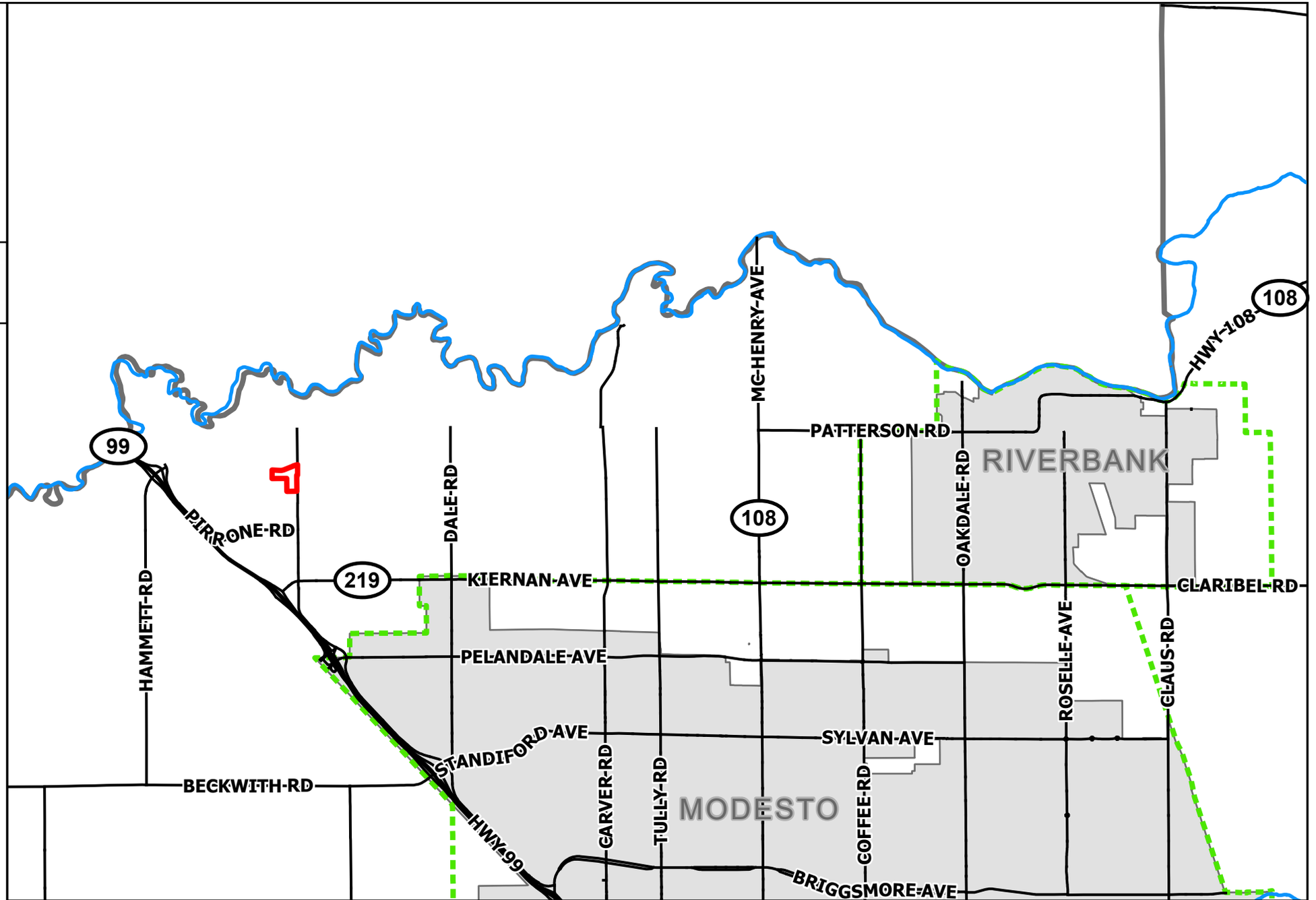
Response prepared by:

_____

Name Title Date

GREAT VALLEY ACADEMY SCP DP PLN2023-0123

AREA MAP



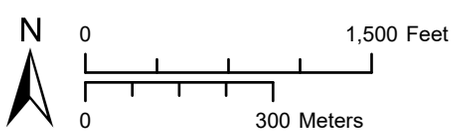
Source: Planning Department GIS Date Exported: 10/17/2023

GREAT VALLEY ACADEMY SCP DP PLN2023-0123

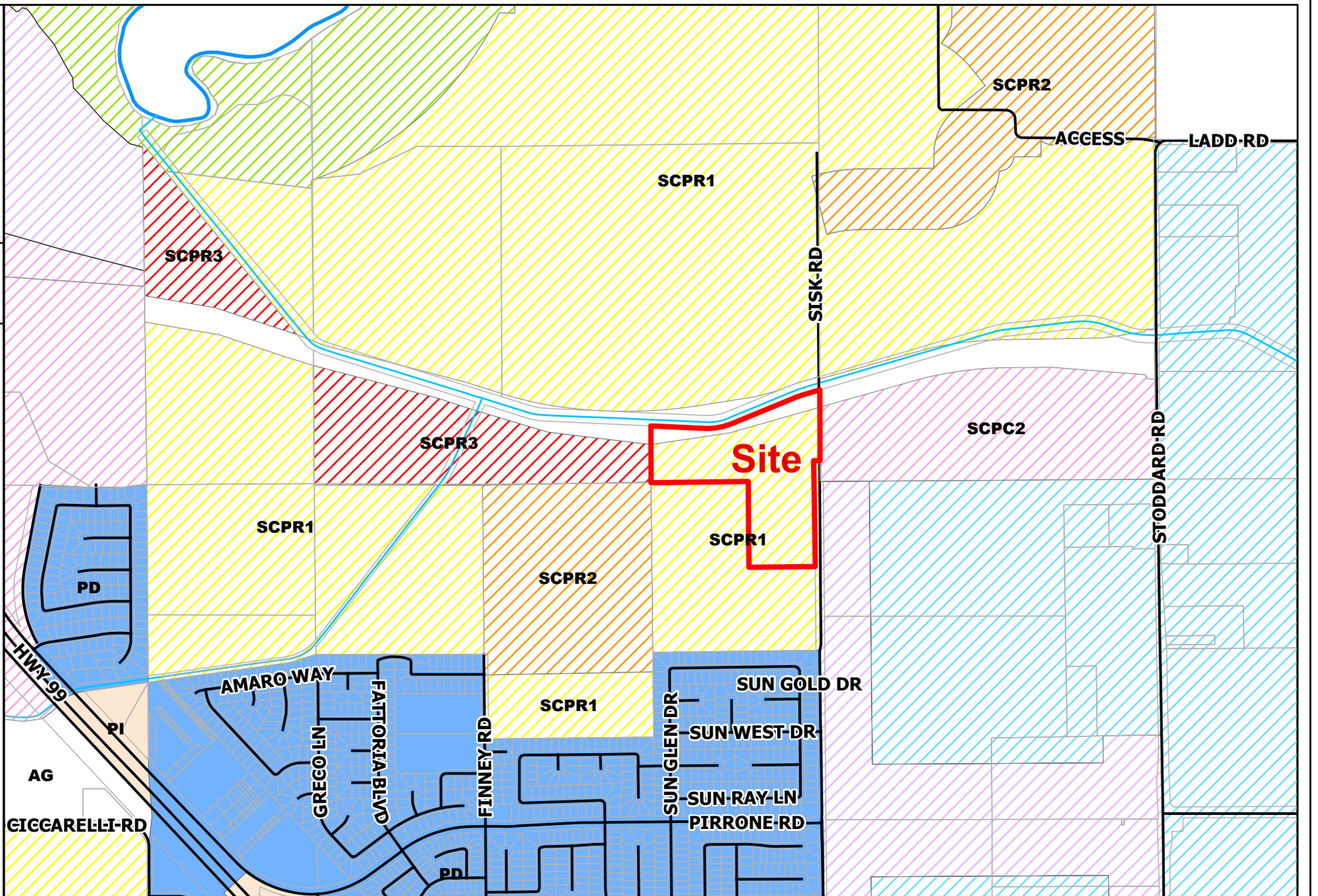
GENERAL PLAN MAP

LEGEND

		General Plan
Project Site		Agriculture
Parcel		Planned Development
Road		Planned Industrial
Canal		SCP A-2
Rivers		SCP C-2
		SCP IBP
		SCP PI
		SCP R-1
		SCP R-2
		SCP R-3



Source: Planning Department GIS Date Exported: 10/17/2023



GREAT VALLEY ACADEMY SCP DP PLN2023-0123

COMMUNITY PLAN MAP

LEGEND

- Project Site
- Parcel
- Sphere of Influence
- Road
- Canal
- Rivers

Community Plan

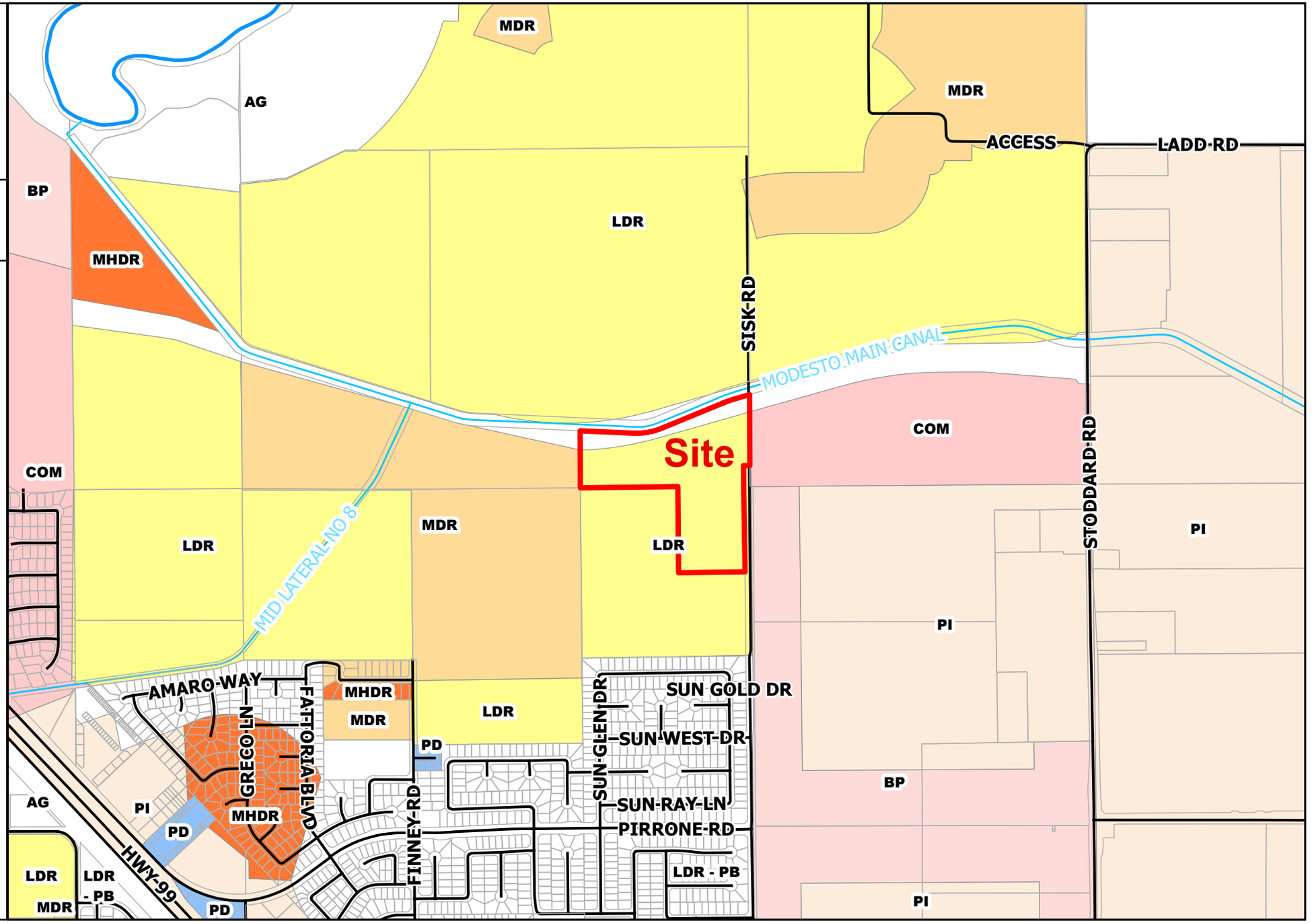
- Business Park
- Commercial
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Planned Development
- Planned Industrial

N

0 1,500 Feet

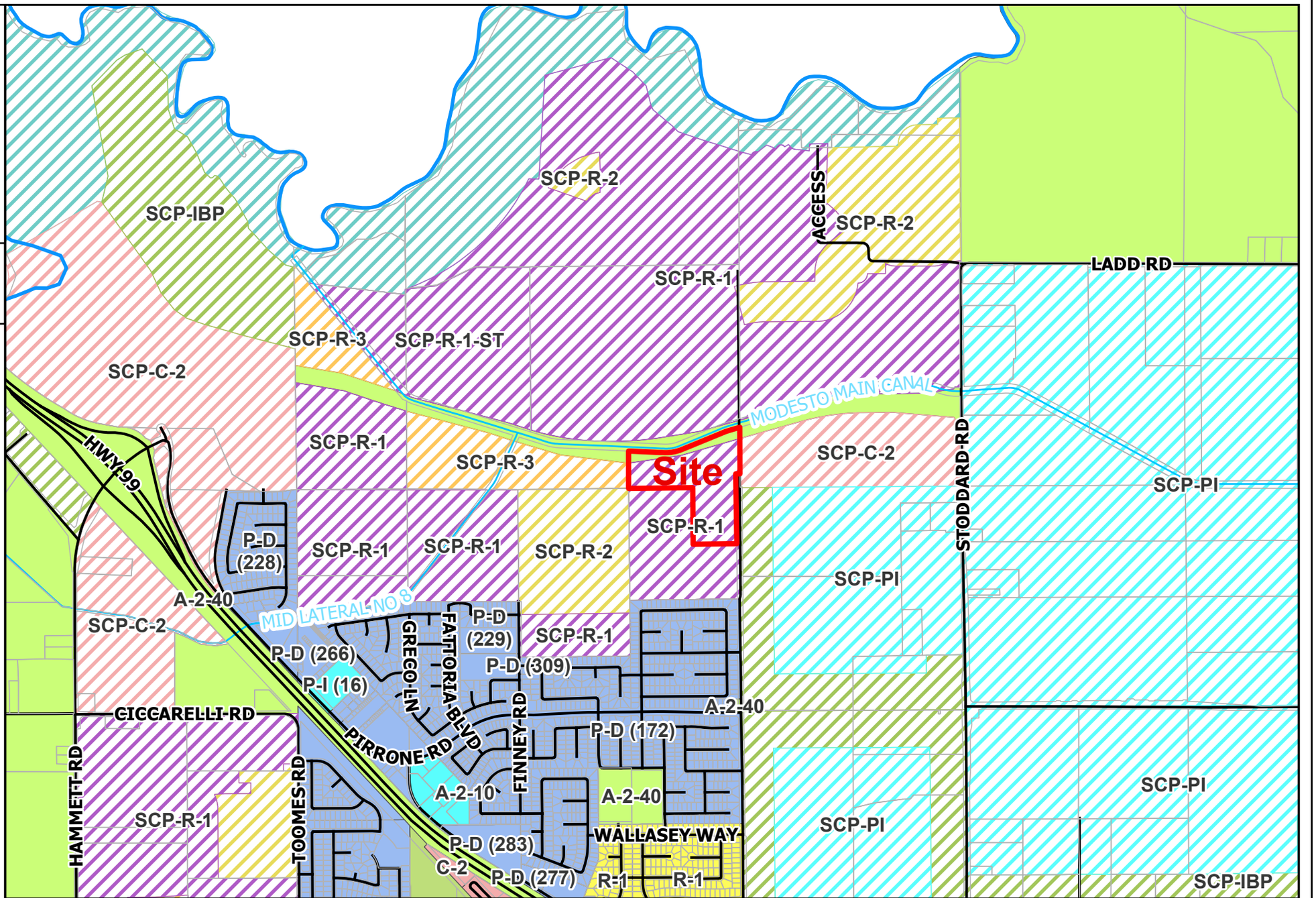
0 300 Meters

Source: Planning Department GIS Date Exported: 10/17/2023



GREAT VALLEY ACADEMY SCP DP PLN2023-0123

ZONING MAP



LEGEND

- Project Site
- Parcel
- Road
- Canal
- Rivers

Zoning Designation

- General AG 10 Acre
- General AG 40 Acre
- General Commercial
- Planned Development
- Planned Industrial
- Salida Community Plan A-2
- Salida Community Plan C-2
- Salida Community Plan IBP
- Salida Community Plan MDR
- Salida Community Plan MF
- Salida Community Plan PI
- Salida Community Plan SF
- Single Family Residential

N

0 1,320 2,640 Feet

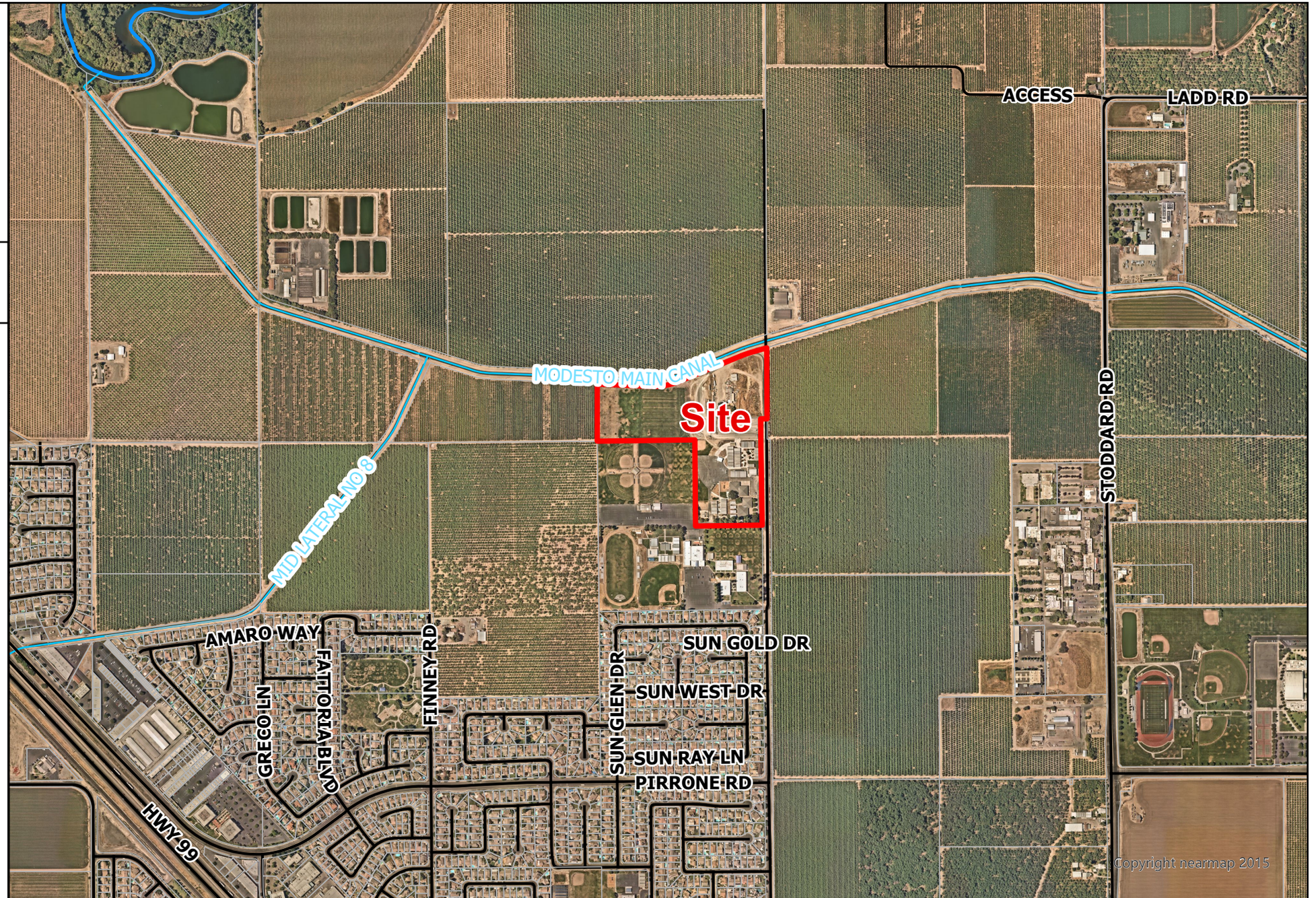
0 600 Meters

Source: Planning Department GIS

Date Exported: 10/18/2023

GREAT VALLEY ACADEMY SCP DP PLN2023-0123

AERIAL AREA MAP



LEGEND

- Project Site
- Parcel
- Road
- Canal
- Rivers

N

0 1,500 Feet

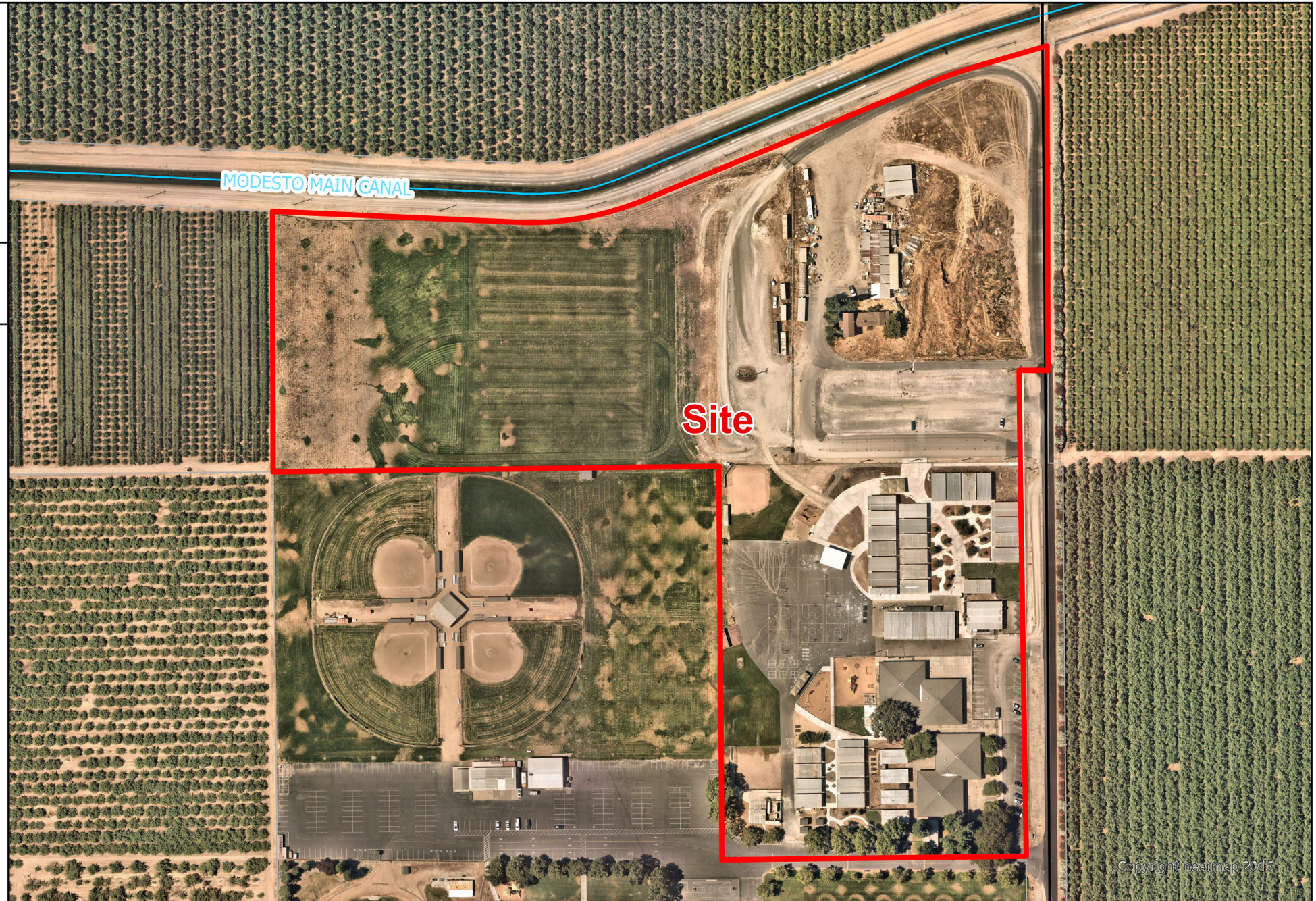
0 300 Meters

Source: Planning Department GIS

Date Exported: 10/18/2023

GREAT VALLEY ACADEMY SCP DP PLN2023-0123

AERIAL SITE MAP



LEGEND

- Project Site
- Parcel
- Road
- Canal
- Rivers

N

0 400 Feet

0 100 Meters

Source: Planning Department GIS

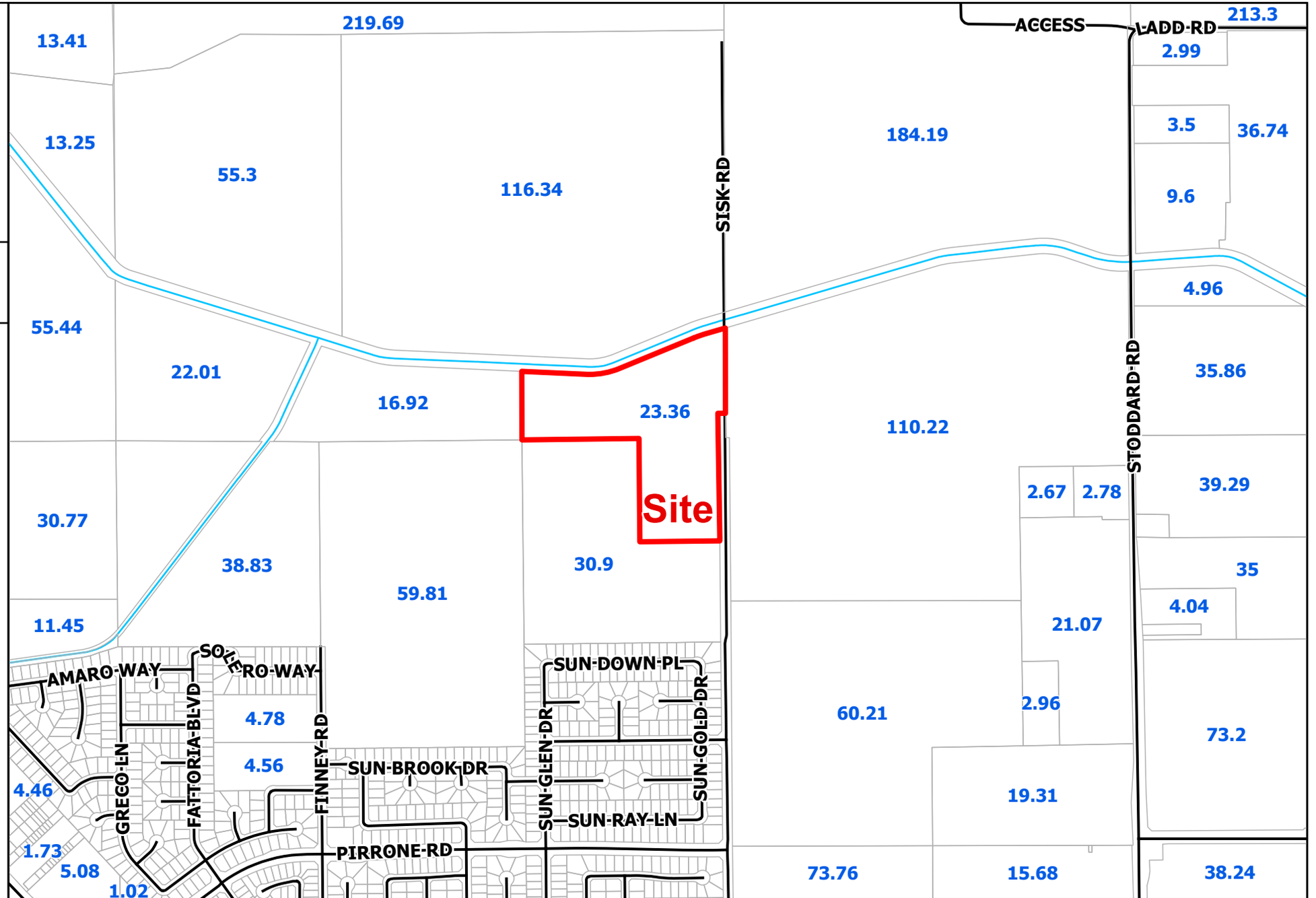
Date Exported: 10/18/2023

Great Valley Academy SCP DP PLN2023-0123

ACREAGE MAP

Legend

- Project Site
- # Parcel/Acres
- Road
- Canal



N

0 500 1,000 Feet

0 150 300 Meters

Source: Planning Department GIS

Date Exported: 10/17/2023

SCALE: 1"=40'

SISK ROAD

MODULAR BUILDINGS PLACED ALONG RIGHT-OF-WAY LINE.

30' P.U.E.

6' CHAIN LINK FENCE

6' DECORATIVE FENCE

EX. CLASSROOM BUILDING
960 S.F.±

EX. CLASSROOM BUILDING
1848 S.F.±

EX. CLASSROOM BUILDING
6 CLASSROOMS AND LIBRARY
3649 S.F.±

EX. CLASSROOM BUILDING
5 CLASSROOMS AND ADMINISTRATION
3427 S.F.±

EX. CLASSROOM BUILDING
850 S.F.±

EX. SHADE

GREAT VALLEY ACADEMY

MODESTO CHRISTIAN SCHOOL

FUTURE CLASSROOM BUILDING
960 S.F.±

PROPOSED 25' LIGHT TYP.

PROPOSED STORM DRAINAGE BASIN

M.I.D. MAIN CANAL

PROPOSED LOCATION OF 4 NEW CLASSROOMS.

APPROX. PARCEL LINE, PER ASSESSORS MAP.

PARKING SUMMARY

PROPOSED NORTH LOT..... 332 SPACES
EAST LOT..... 41 SPACES
SOUTH LOT..... 19 SPACES

REVISION	DATE	DESCRIPTION	BY

ASSOCIATED ENGINEERING GROUP
4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assocengr.com

OVERALL SITE PLAN
GREAT VALLEY ACADEMY
MODESTO CALIFORNIA

RYAN CARREL, R.C.E. 61619
JEFF SHELDON, R.C.E. 84078

DRAWN BY: B.F.
DATE: 11/6/23
SCALE: 1"=40'
DWG: 1122_SITE
CHECKED: R.D.C.
JOB #: 1122B-23

SHEET 1 OF 1

SITE PHOTOS


LANDSCAPING


LANDSCAPING


GREAT VALLEY
ACADEMY
10/27 JOG-A-THON
10/20 MARKET DAY
CHARACTER FOCUS:
ACCEPT OTHERS
SIGNAGE


LANDSCAPING


MODULAR CLASSROOMS
51


LANDSCAPING

Stanislaus County

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 SCP DP

PLANNING STAFF USE ONLY:

Application No(s): SCP DP PLN2023-0123
Date: 10/9/2023
S 27 & 34 T 2 R 8
GP Designation: SCP R-1
Zoning: SCP R-1
Fee: $5697
Receipt No. 574192
Received By: KCO
Notes: Balance owed $148

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 Description.

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** 136 **Page** 032 **Parcel** 037

Additional parcel numbers: _____

Project Site Address or Physical Location: _____

_____

Property Area: Acres: 23.33 or Square feet: _____

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

Great Valley Academy Charter School

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 for Modesto Christian School (MCS)

Existing General Plan & Zoning: Salida Community Plan R-1

Proposed General Plan & Zoning: Salida Community Plan SF
(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: Agriculture

West: Agriculture

North: Agriculture

South: Residential

WILLIAMSON ACT CONTRACT:

Yes ☐ **No** ☒

Is the property currently under a Williamson Act Contract?
Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes ☐ No ☒ Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒ Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

_____

SITE CHARACTERISTICS: (Check one or more) Flat ☐ Rolling ☐ Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐ Orchard ☐ Pasture/Grassland ☐ Scattered trees ☐

Shrubs ☐ Woodland ☐ River/Riparian ☐ Other ☐

Explain Other: _____

Yes ☐ No ☒ Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☒ No ☐ Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) General grading for development of parking lot

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) Drainage will be slightly adjusted with parking lot construction.

_____

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: ≈ 50,000 Sq. Ft. Landscaped Area: ≈ 600,000 Sq. Ft.

Proposed Building Coverage: ≈ 53,000 Sq. Ft. Paved Surface Area: ≈ 360,000 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) see attached site plan

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) Approximately 15 to 20 feet

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) Up to 35 feet

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

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*: Salida Sanitary District

Telephone: AT&T 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): Three (3) to four (4) approximately 1,000 sq. ft. classrooms.

Type of use(s): Classroom

Days and hours of operation: Monday through Friday 7:00 AM to 4:00 PM with some evening events.

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

Occupancy/capacity of building: _____

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

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

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

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)

Sisk 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) _____

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.

Erosion control will comply wiht SWPPP to be prepared for the project.

_____

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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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;

- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (http://www.envirostor.dtsc.ca.gov/public).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ **is or** ☐ **is not** included on the List.

Date of List consulted: _____

Source of the listing: _____
(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

Great Valley Academy Use Permit

Buffer Design Standards for New Uses:

1) All projects shall incorporate a minimum 150 foot wide buffer setback. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300 foot wide buffer setback.

    a. Permitted uses within a buffer area shall include:

        i. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses. Walking and bike trails shall be allowed within buffers setback areas provided they are designed without rest areas.

        ii. Permitted non-agricultural uses adjoining or surrounding a project site (including but not limited to legal non-conforming uses and homesites) which are of a permanent nature and not likely to be returned to agriculture.

The Great Valley Academy (GVA) school has been in operation on this property for over five (5) years. It is part of the Modesto Christian School (MCS) campus that was permitted and has been in operation for over 30 years at this location.

As part of this Use Permit request, existing playground fields will be authorized, although they already exist, are in use, and have been in place since before GVA acquired its site. As part of the Use Permit, GVA could construct three or four new classrooms, but these will all be in locations that are over 300 feet away from existing agricultural uses. While the property is adjacent to current agricultural operations (trees) on the west, north and east boundaries, these properties are all zoned for development as part of the Salida Community Plan. The properties to the west of the site are zoned SCP-R-2 and SCP-R-3, the property to the north is separated from the site by a 100 foot canal, and is zoned SCP-R-1, and the property to the east is separated from the site by Sisk Road and parking areas, and is zoned SCP-C-2.

Based on the prior approvals for schools at this location, and based on the site's historic use as a school at this location, and due to the fact that the project will not construct any new facilities closer to agricultural operations than currently exist, therefore, the historic setbacks are adequate, and no additional setbacks or buffer treatments are proposed.

2) A six foot high fence of uniform construction shall be installed along the perimeter of the developed area of the use to prevent trespassing onto adjacent agricultural lands. Fencing shall not be required for uses which do not directly establish the potential for increased trespassing onto adjacent agricultural lands.

This type of fencing is proposed or exists.

Buffer and Setback Design Standards for Expanding Uses:

- Where existing development on a project site will allow, accommodation of a buffer as required for new uses shall be provided.

- Where existing development on a project site will not allow a buffer as required for new uses, the expansion may be permitted only if it does not intensify on-site activities or an alternative bugger and setback design standard is approved for the expansion.

The Use Permit only slightly modifies the existing Use Permit that has been in effect for many years. This use is considered compatible with both the prior zoning in the area, and the new SCP zoning, discussed previously.