



Referral
Early Consultation

Date: March 28, 2025
To: Distribution List (See Attachment A)
From: Emily DeAnda, Associate Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2025-0021 – KEYES COMMUNITY CENTER
Respond By: April 17, 2025

\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\*

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Andrew Johnson, Stanislaus County General Services Agency
Project Location: 5506 and 5518 Jennie Avenue, between Lucinda Avenue and 10th Street, in the community of Keyes.
APNs: 045-021-021
Williamson Act Contract: N/A
General Plan: Urban Transition
Community Plan: Medium High Density Residential
Current Zoning: General Agriculture (A-2-10)

Project Description: Request to renovate an existing 6,000± square-foot County operated community center and parking lot on a 4.48± acre parcel within the General Agriculture (A-2-10) zoning district. Under this request, interior and exterior renovations are proposed such as: demolishing existing restrooms, flooring, and a stairwell, and remodeling the interior layout to include a library area, multi-purpose room, game room, break room, and storage space within the

existing footprint of the building. Exterior renovations will consist of updating the façade treatment of the existing building. The existing parking lot will be resurfaced and restriped and will maintain the existing 31 parking stalls. A new trash enclosure and concrete walkway are also proposed as part of this request. The project site is also currently developed with a baseball field and grassy parkland; no alterations are proposed for either one. The existing community center is a legal non-conforming use and was constructed in 1975 when the property was designated for recreational uses (R-E). The renovations for the site exceed 15 percent of the appraised value of the building and parking lot and therefore a Use Permit is required to approve the renovations for the legal non-conforming use pursuant to Chapter 21.80 of the County Code.

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



**USE PERMIT APPLICATION NO. PLN2025-0021 – KEYES COMMUNITY CENTER**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO FARM BUREAU
	CEMETERY DISTRICT	X	STAN CO HAZARDOUS MATERIALS
X	CENTRAL VALLEY FLOOD PROTECTION		STAN CO PARKS & RECREATION
	CITY OF:	X	STAN CO PUBLIC WORKS
X	COMMUNITY SERVICES DIST: KEYES	X	STAN CO PUBLIC WORKS - SURVEY
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	DISPOSAL DIST: BERTOLOTTI MANDATORY AREA 1	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	FIRE PROTECTION DIST: KEYES	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: KEYES		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: SOUTHERN PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: KEYES UNION		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: TURLOCK UNIFIED		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 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

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

**SUBJECT:** USE PERMIT APPLICATION NO. PLN2025-0021 – KEYES COMMUNITY CENTER

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:

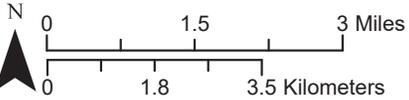
\_\_\_\_\_  
Name Title Date

**KEYES COMMUNITY  
CENTER  
UP  
PLN2025-0021**

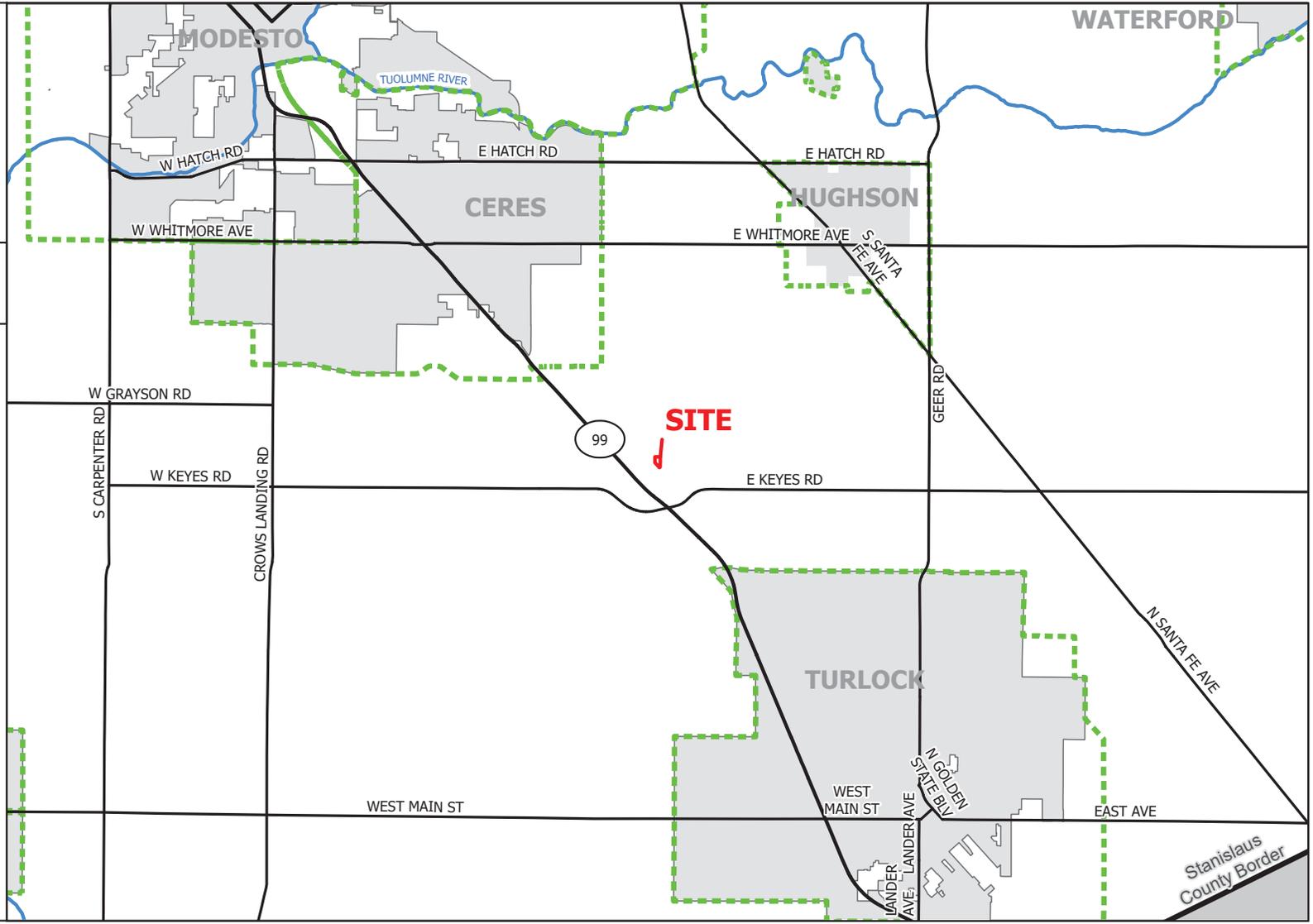
*AREA MAP*

**LEGEND**

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



Source: Planning Department GIS Date Exported: 3/20/2025



# KEYES COMMUNITY CENTER

## UP PLN2025-0021

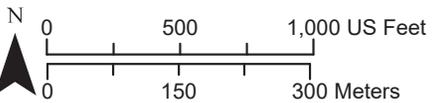
### GENERAL PLAN MAP

#### LEGEND

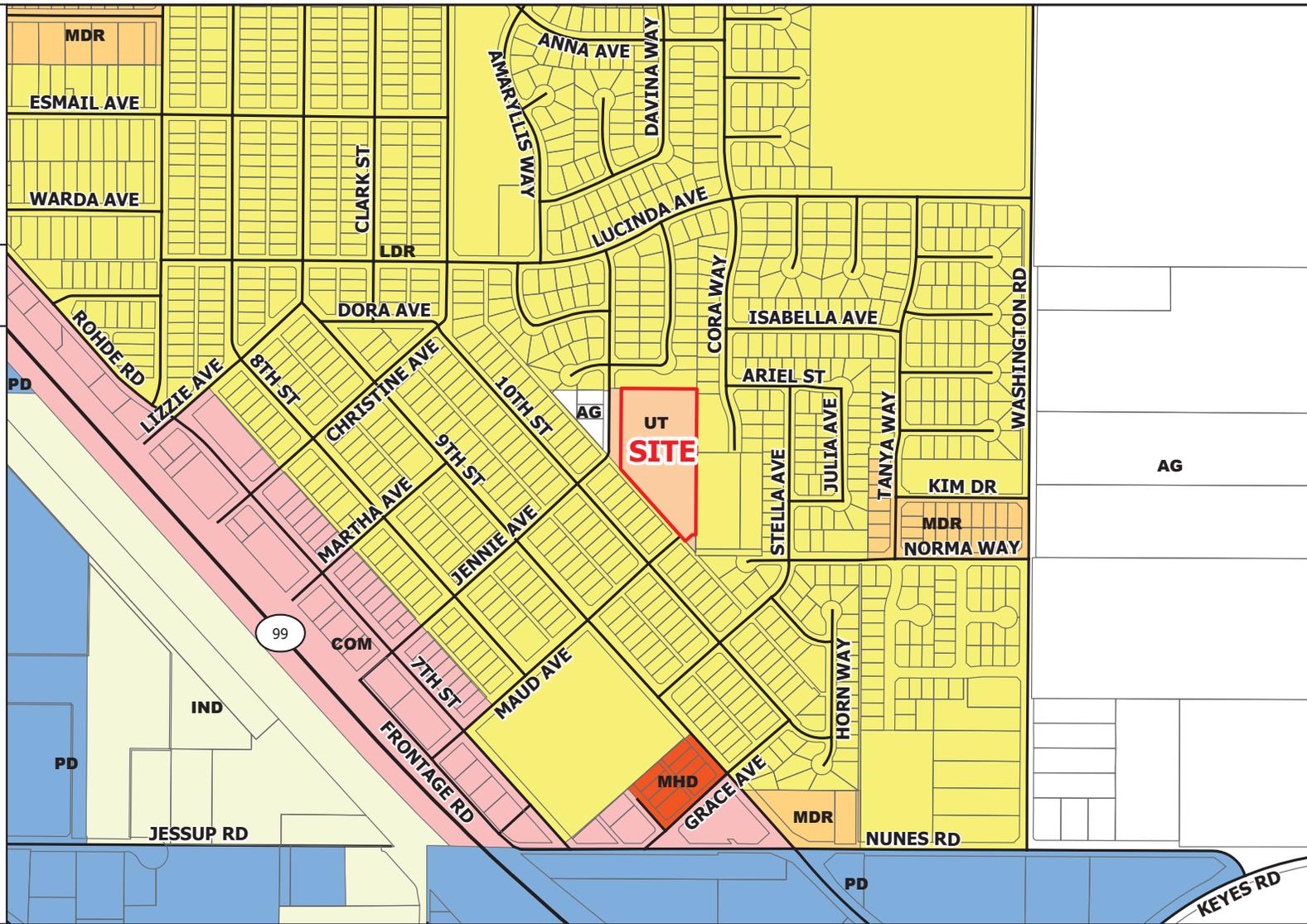
-  Project Site
-  Parcel
-  Highway
-  Street

#### General Plan

-  Agriculture (AG)
-  Commercial (COM)
-  Industrial (IND)
-  Planned Development (PD)
-  Residential - Low Density (LDR)
-  Residential - Medium Density (MDR)
-  Residential - Medium/High Density (MHD)
-  Urban Transition (UT)



Source: Planning Department GIS Date Exported: 3/20/2025



# KEYES COMMUNITY CENTER UP PLN2025-0021

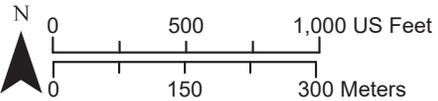
## COMMUNITY PLAN MAP

### LEGEND

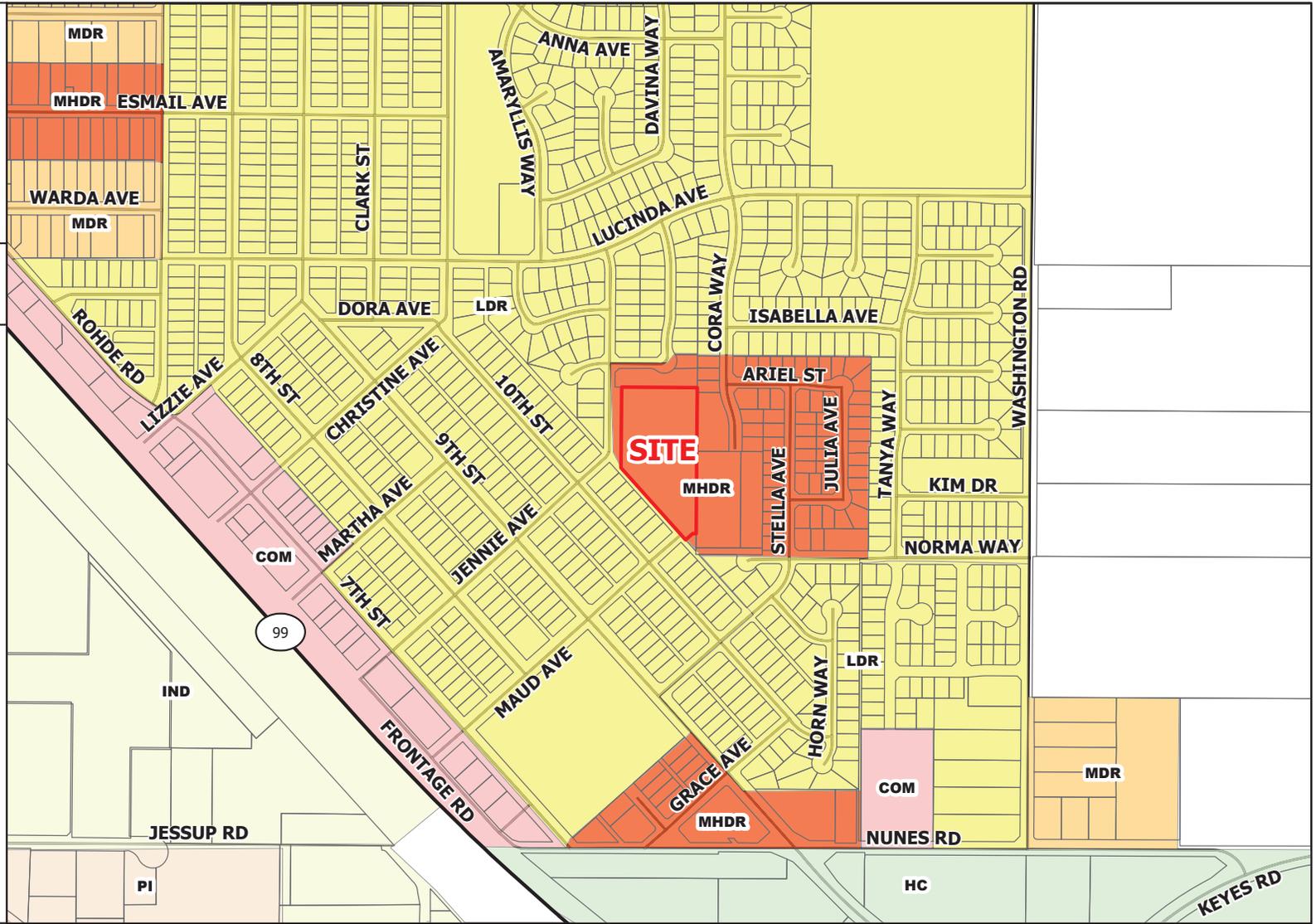
- Project Site
- Parcel
- Highway
- Street

### Community Plan

- COM
- HC
- IND
- LDR
- MDR
- MHDR
- PI



Source: Planning Department GIS Date Exported: 3/20/2025



# KEYES COMMUNITY CENTER UP PLN2025-0021

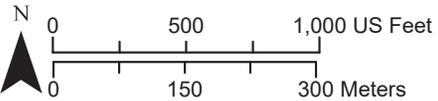
## ZONING MAP

### LEGEND

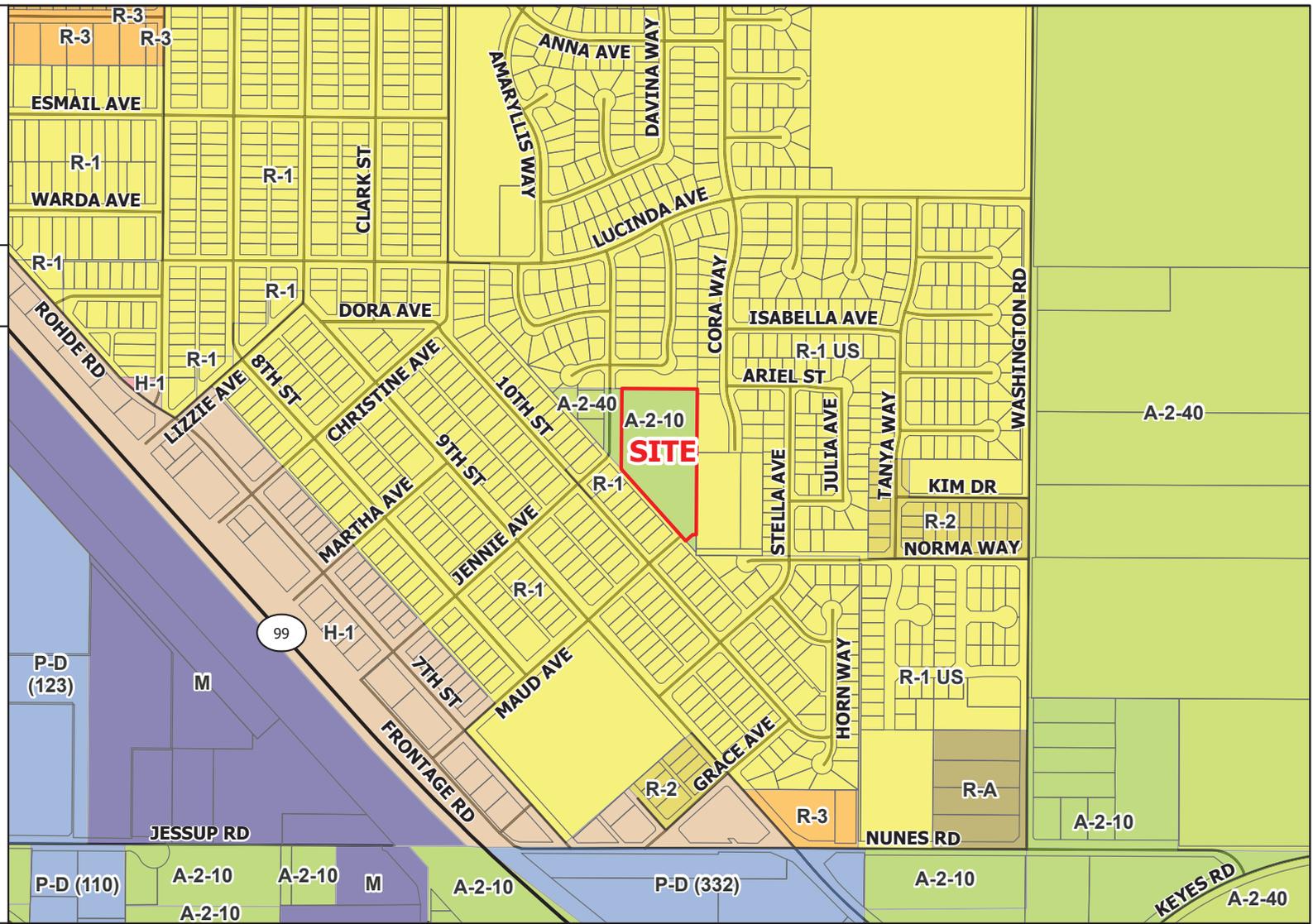
- Project Site
- Parcel
- Highway
- Street

### Zoning Designation

- General AG 10 Acre (A-2-10)
- General AG 10 Acre UT (A-2-10)
- General AG 40 Acre (A-2-40)
- General Commercial (C-2)
- Highway Frontage (H-1)
- Industrial (M)
- Medium Density Residential (R-2)
- Multiple Family (R-3)
- Planned Development (P-D)
- Rural Residential (R-A)
- Single Family Residential (R-1)



Source: Planning Department GIS Date Exported: 3/20/2025



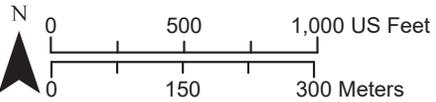
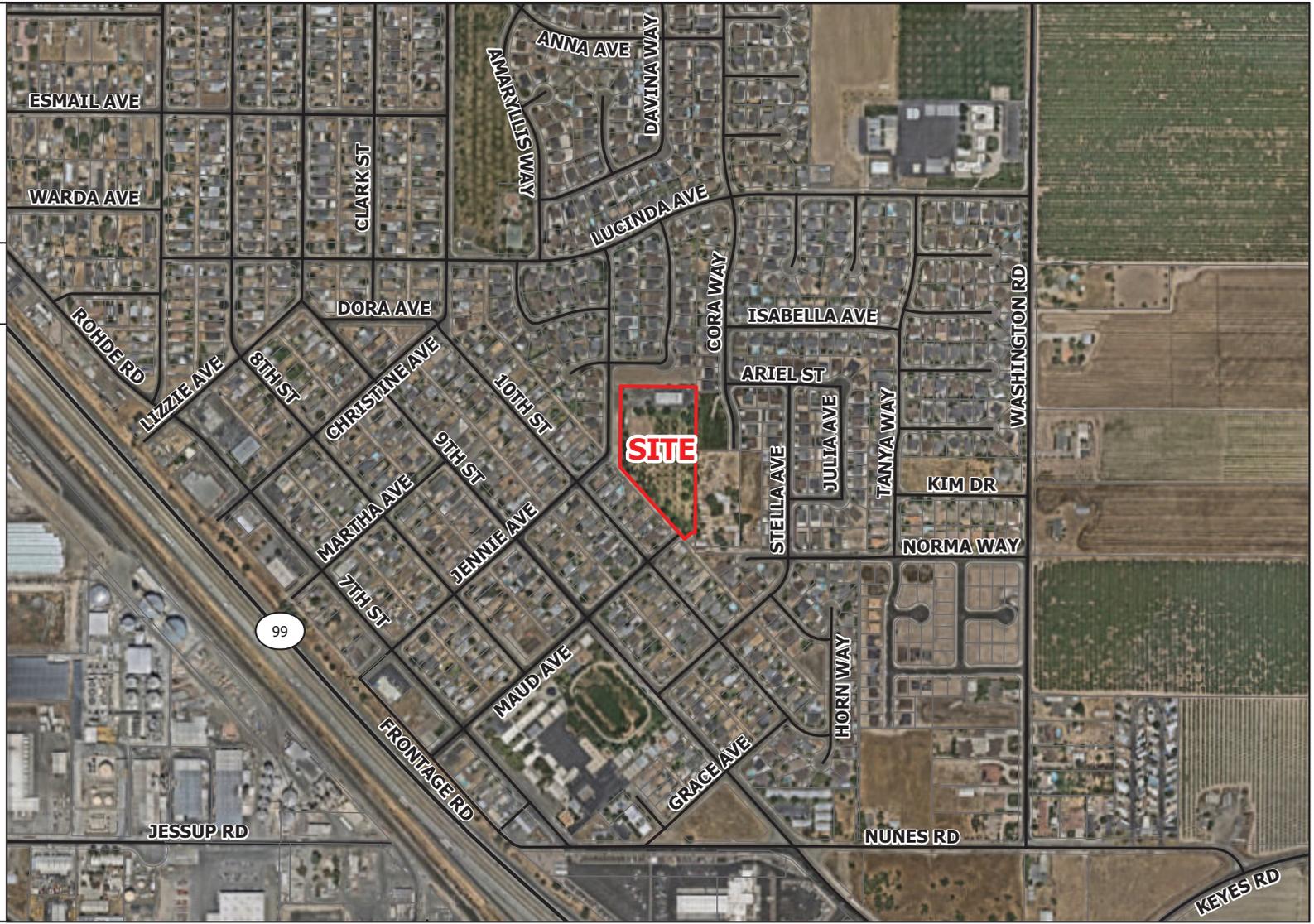
# KEYES COMMUNITY CENTER

## UP PLN2025-0021

2023 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



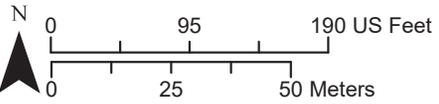
Source: Planning Department GIS Date Exported: 3/20/2025

**KEYES COMMUNITY  
CENTER  
UP  
PLN2025-0021**

*2023 AERIAL SITE MAP*

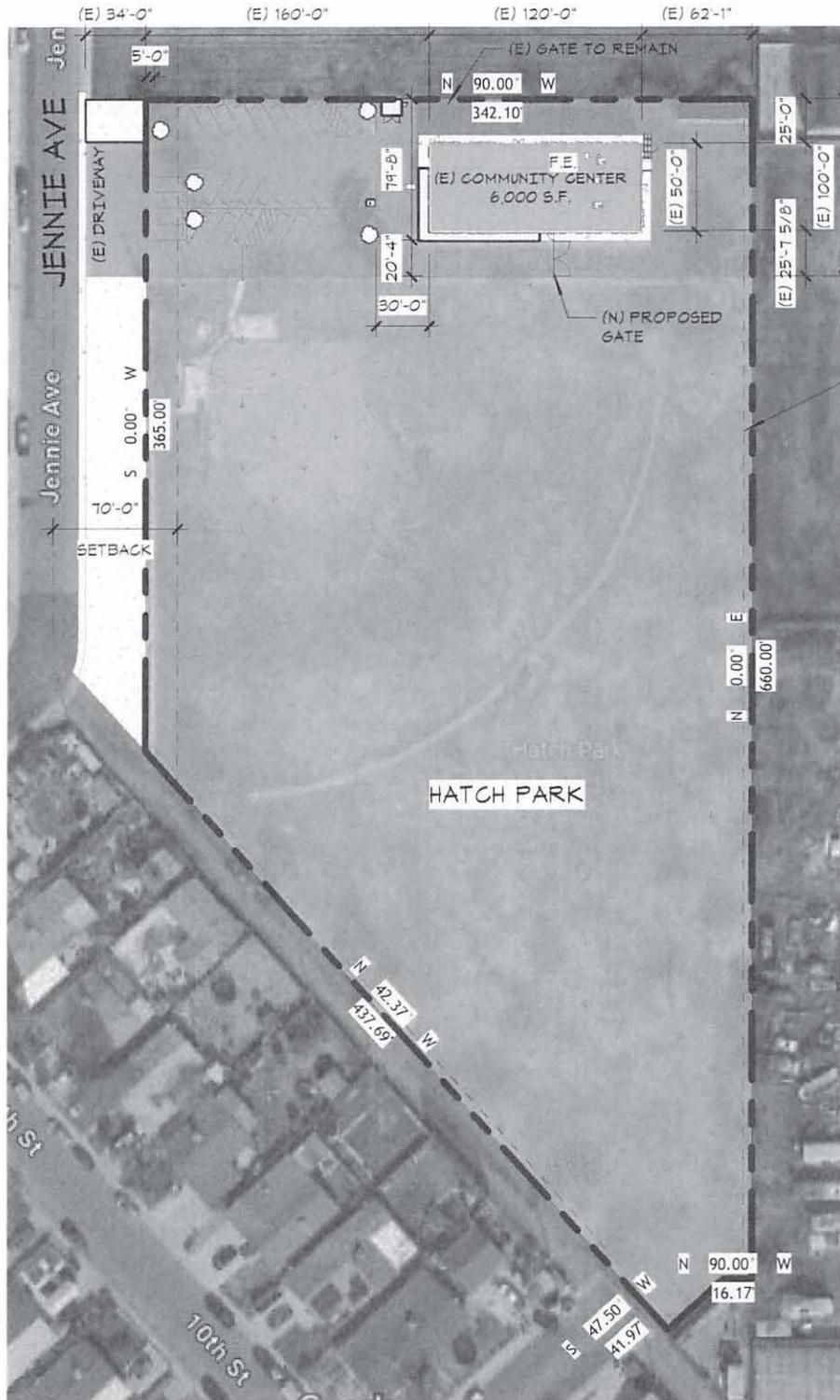
**LEGEND**

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS Date Exported: 3/20/2025

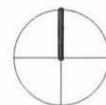




5'-0" SETBACK  
TYP. SIDE & REAR  
YARDS



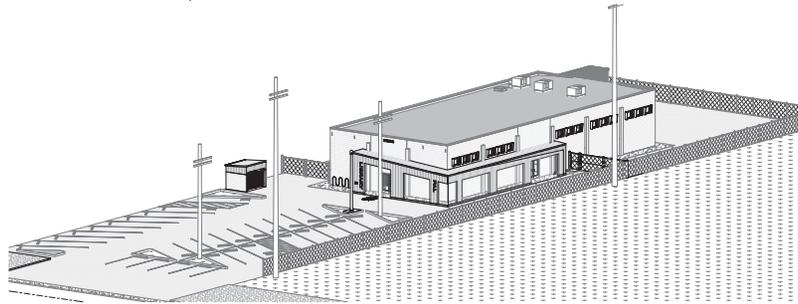
TITLE: <b>PLOT PLAN</b>		KEYS COMMUNITY CENTER 5506 JENNIE AVE. KEYS, CA. 95238 A.P.N. 045-021-021 TENANT IMPROVEMENT SITE AREA: 19,149 S.F. (0.44ACRES)	
PROJECT: <b>KEYES COMMUNITY CENTER</b>	SHEET NUMBER <b>A101</b>		
SCALE: 1" = 100'-0"	<b>LDA Partners</b> DESIGNERS & ARCHITECTS 222 Central Court, Stockton, CA 95204   209.943.0405 p   209.943.0415 f		
JOB NO. 492-15-23			
DATE 01/24/17			



**CLIENT NAME**  
**KEYES COMMUNITY CENTER**

**5506 JENNIE AVE., KEYES, CA.**

**USE PERMIT SUBMITTAL**  
**FEBRUARY 18, 2025**



**PROJECT DATA**

ASSESSOR'S PARCEL NUMBER: 045021021  
 JOB SITE ADDRESS: 5506 JENNIE AVE. KEYES, CA. 95328  
 ZONING: A-2-10  
 SITE AREA: 195,148 S.F. (4.48 ACRES)  
 CODE AUTHORITY:  
 TITLE 14 GCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS  
 TITLE 24 GCR, PART 1 - 2022 BUILDING STANDARDS ADMINISTRATIVE CODE  
 TITLE 24 GCR, PART 2 - 2022 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC) (2018 IBC, AS AMENDED BY CA)  
 TITLE 24 GCR, PART 3 - 2022 CALIFORNIA ELECTRICAL CODE (CEC) (2014 NEC, AS AMENDED BY CA)  
 TITLE 24 GCR, PART 4 - 2022 CALIFORNIA MECHANICAL CODE (CMC) (2018 IMPMO UFG, AS AMENDED BY CA)  
 TITLE 24 GCR, PART 5 - 2022 CALIFORNIA PLUMBING CODE (CPC) (2018 IAPMO UFG, AS AMENDED BY CA)  
 TITLE 24 GCR, PART 6 - 2022 CALIFORNIA ENERGY CODE  
 TITLE 24 GCR, PART 7 - 2022 CALIFORNIA FIRE CODE (CFC) (2015 IFG, AS AMENDED BY CA)  
 TITLE 24 GCR, PART 11 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
 TITLE 24 GCR, PART 12 - 2022 CALIFORNIA REFERENCED STANDARDS (PARTIAL LIST - SEE CBC CH. 95 AND CFC CH. 80)

**EXISTING BUILDING**

OCCUPANCY GROUP (BUILDING USE): A-3 (MULTI PURPOSE/LIBRARY)  
 TYPE OF CONSTRUCTION: V-B  
 NUMBER OF STORIES: 2  
 EXISTING TOTAL GROSS AREA: 8,000 S.F.  
 FIRST FLOOR GROSS AREA: 4,552 S.F.  
 SECOND FLOOR GROSS AREA: 1,448 S.F.  
 EXISTING HEIGHT: 120'-0" (FROM T.O. SLAB)  
 PARKING REQUIRED: GENERAL BUSINESS: 1/300 S.F.  
 26 SPACES  
 EXISTING PARKING: 31 SPACES  
 STANDARD SPACES: 28  
 ACCESSIBLE SPACES: 1  
 VAN ACCESSIBLE SPACES: 2

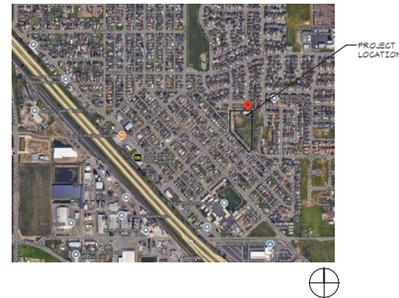
**PROPOSED TENANT IMPROVEMENT**

OCCUPANCY GROUP & BUILDING USE: A-3 (MULTI PURPOSE/LIBRARY)  
 FIRE SPRINKLERS: NO 8,000 S.F. / 12,000 S.F. BUILDING OCCUPANCY 1/2 & 300  
 FIRE ALARM: NO

**CONTACTS**

<b>OWNER:</b> STANISLAUS COUNTY <b>ADDRESS:</b> 1010 10TH ST MODESTO CA. 95354 <b>PHONE:</b> 209-225-0260 <b>CONTACT:</b> TERESA VANDER VEEN <b>EMAIL:</b> vandv@stanislauscounty.com	<b>ARCHITECT:</b> LDA Partners, Inc. <b>ADDRESS:</b> 222 Central Ct. Stockton, CA 95204 <b>PHONE:</b> 209-943-0405 <b>CONTACT:</b> NIKIL OREN <b>EMAIL:</b> woren@ldapartners.com
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**VICINITY MAP**



**SHEET INDEX**

**GENERAL**  
 00.01 COVER SHEET, PROJECT DATA, GENERAL NOTES

**ARCHITECTURAL**  
 A1.00 SITE PLAN  
 A1.01 ENLARGED SITE PLAN  
 A2.01 DEMOLITION FLOOR AND MEZZANINE PLANS  
 A2.04 DEMOLITION EXTERIOR ELEVATIONS  
 A2.08 EXISTING BUILDING PHOTOS  
 A3.10 IMPROVED FLOOR PLAN  
 A6.00 EXTERIOR ELEVATIONS  
 A101 PLOT PLAN  
 A102 AREA MAP



**DESIGNERS & ARCHITECTS**  
 LDA Partners, Inc.  
 Designers & Architects  
 222 Central Court  
 Stockton, CA 95204  
 209-943-0405  
 www.ldapartners.com



**Client:**  
 Stanislaus County

1010 10TH ST  
 MODESTO CA  
 95354

**Project:**  
 KEYES COMMUNITY CENTER

5506 JENNIE AVE.  
 KEYES, CA. 95328

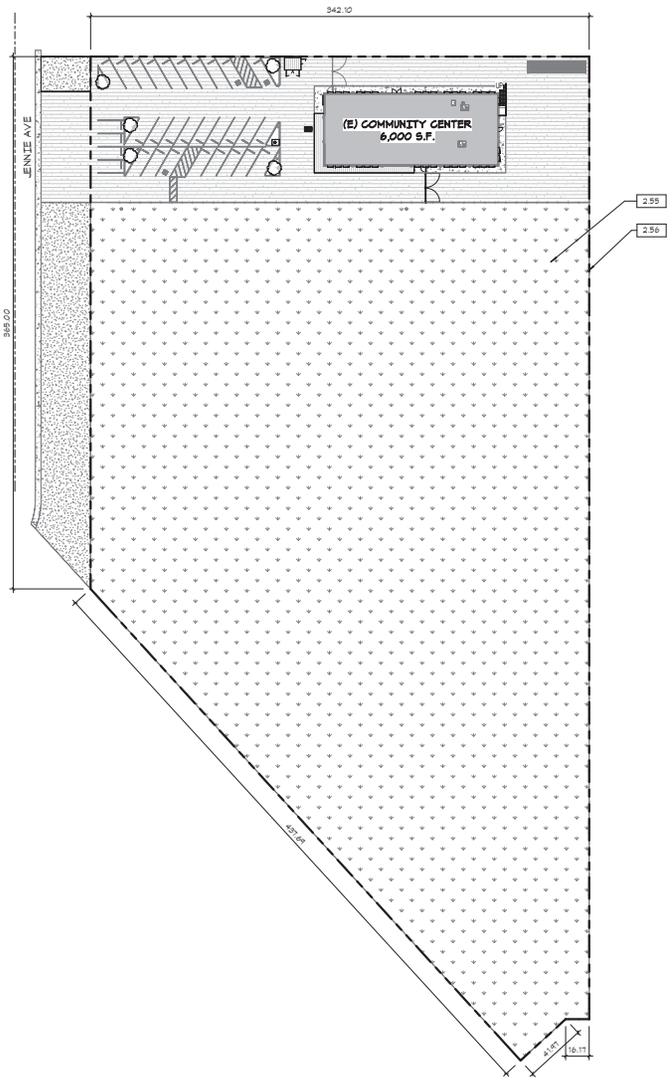
Project No.: 492-15-23  
 Drawn By: JR  
 Checked By: WO

No.	Description	Date	By

**USE PERMIT SUBMITTAL**  
 02/14/2025

**COVER SHEET**

**G0.01**



1 SITE PLAN  
A1.00  
1" = 40'-0"

**LEGEND**

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL  
FOR ADDITIONAL INFO, REFER TO  
ACCESSIBILITY STANDARDS SHEET.
- PUBLIC UTILITY EASEMENT
- LANDSCAPE / TURF
- EARTH
- CONCRETE WALK / FLAT WORK
- ASP PAVING
- FENCE LINE
- TREE

**GENERAL NOTES**

1. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CMU.
3. CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES +/- SHOWN.
4. PATCH AND REPAIR ALL EXISTING ADJACENT SURFACES AFFECTED BY THE IMPROVEMENTS PROPOSED IN THESE CONTRACT DOCUMENTS. RESTORE FINISHES TO THESE AREAS TO MATCH EXISTING.
5. THE PEDESTRIAN PATH OF TRAVEL (P.O.T.) IS INDICATED AS A BARRIER FREE, COMMON ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. THE PATHING SURFACE IS AT LEAST 48" WIDE, SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES AT LEAST 60" WIDE ARE LOCATED NOT MORE THAN 200' APART. PART OF P.O.T. IN CONTIGUOUS GRACIETS HAVE 60" LEVEL AREAS NOT MORE THAN 400' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND THE SLOPES IN THE DIRECTION OF TRAVEL THAT EXCEED 3% ARE CONSTRUCTED AS ACCESSIBLE RAMPS. THE P.O.T. IS FREE OF OVERHEAD OBSTRUCTIONS UP TO 80" MIN. OBJECTS PROJECTING FROM WALLS IN LEADING EDGES BETWEEN 27' & 80' A.F.F. DO NOT PROTRUDE MORE THAN 4" FROM THE WALL. THE CONTRACTOR SHALL VERIFY THAT ALL BARRIERS IN THE P.O.T. HAVE BEEN OR WILL BE REMOVED UNDER THIS PROJECT AND COMPLY WITH 2022 CBC 11B-402 & 11B-403 (WHEN PROVIDED) ALL GATES IN PATH OF TRAVEL MUST COMPLY WITH DOOR REQUIREMENTS. PROVIDE A 24" MIN. STRIKE SIDE CLEARANCE ON THE PULL SIDE AND A SMOOTH SURFACE AT THE BOTTOM. 10" CHANGES OF THE PUSH SIDE OF GATE. SPECIFY ACCESSIBLE / LEVER HARDWARE.
6. PROVIDE BUILDING ENTRANCE SIGN (INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT ACCESSIBLE PUBLIC ENTRANCE DOOR(S). MINIMUM SIZE REQUIRED 36" X 48"
7. PROVIDE TACTILE STAIR LEVEL IDENTIFICATION SIGN IN EACH FLOOR LEVEL LANDING.
8. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL ARE CONTINUOUSLY ACCESSIBLE. HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, ARE A MINIMUM 48" IN WIDTH, AND HAVE A MAXIMUM 2% CROSS SLOPE.
9. WHERE NECESSARY, TO CHANGE ELEVATION AT A SLOPE EXCEEDING 3% SHALL HAVE A RAMP COMPLYING WITH 2022 CBC SECTION 11B-405 OR 11B-406 AS APPROPRIATE.
10. WHERE NECESSARY, TO JOIN A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE PAVING WHICH IS 36" WIDE, COMPLYING WITH 2022 CBC SECTION 11B-105.1.2.5

**KEYNOTES**

- 255 (E) PARK, NOT IN SCOPE
- 256 (E) CHAIN LINK FENCE, TO REMAIN



Architect:  
LDA Partners, Inc.  
Designers & Architects  
222 Central Court  
Stockton, CA 95204  
209.943.0405  
www.ldapartners.com



Client:  
**Stanislaus County**

1010 10TH ST  
MODesto CA  
95354

Project:  
**KEYES COMMUNITY CENTER**

5506 JENNIE AVE.  
KEYES, CA. 95328



Project No.: 492-15-23  
Drawn By: Author  
Checked By: Checker

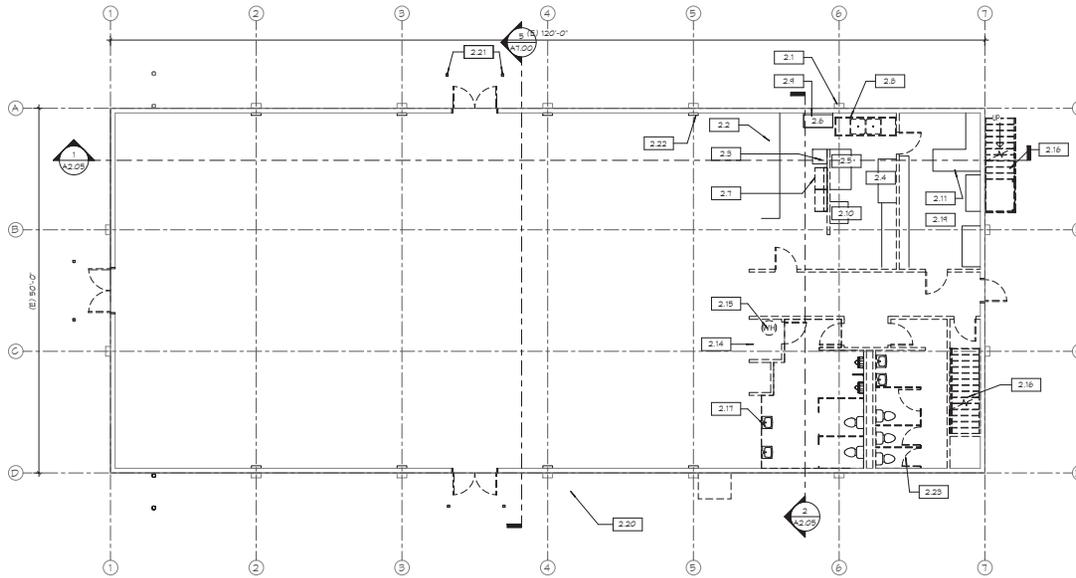
No.	Description	Date	By

USE PERMIT SUBMITTAL  
02/14/2025

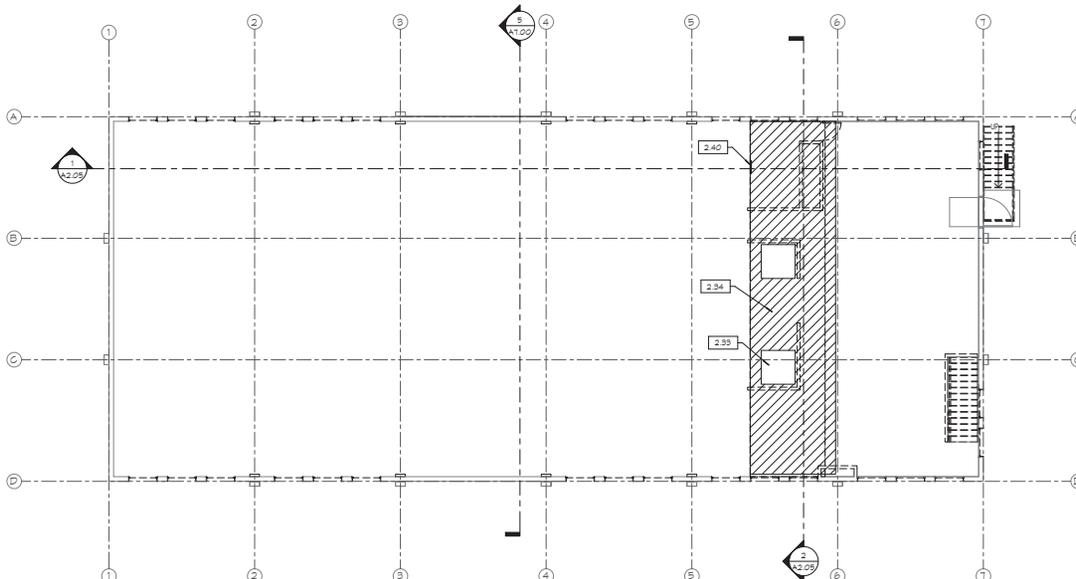
SITE PLAN

**A1.00**





**1**  
A2.01  
DEMOLITION FLOOR PLAN  
1/8" = 1'-0"



**2**  
A2.02  
DEMOLITION MEZZANINE PLAN  
1/8" = 1'-0"

**LEGEND**

- EXISTING CONSTRUCTION TO
- EXISTING CONSTRUCTION TO BE
- EXISTING GLAZING TO BE DEMOLISHED
- - - - - EXISTING DOOR TO BE DEMOLISHED

**GENERAL NOTES**

1. CONTRACTOR SHALL NOT CUT OR ALTER STRUCTURAL MEMBERS UNLESS INDICATED TO DO SO IN THE CONTRACT DOCUMENTS OR WRITTEN APPROVAL RECEIVED FROM THE ARCHITECT.
2. UNLESS OTHERWISE NOTED ON DRAWINGS, ALL MATERIAL INDICATED TO BE REMOVED SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DISPOSED OUTSIDE THE PROJECT SITE.
3. CONTRACTOR TO CUT, CAP, AND REMOVE EXISTING UTILITIES AS SHOWN. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED, IMMEDIATELY NOTIFY THE ARCHITECT. CEASE OPERATION IN THE IMMEDIATE AREA AND DO NOT DISTURB UNTIL THE ARCHITECT DIRECTS THE DISPOSITION OF SUCH UTILITY.
4. DEMOLITION SHOWN IS DIAGRAMMATIC AND GENERAL. PERFORM ALL DEMOLITION SHOWN AND REQUIRED FOR THE CONSTRUCTION OF THE PROJECT INCLUDING ALL ITEMS IN THE WAY OF NEW WORK WHETHER OR NOT SPECIFICALLY SHOWN.
5. REFER TO MECHANICAL DRAWINGS FOR DEMOLITION RELATIVE TO HVAC SCOPE OF WORK.
6. REFER TO ELECTRICAL DRAWINGS FOR DEMOLITION RELATIVE TO ELECTRICAL SCOPE OF WORK.
7. PATCH AND REPAIR ALL EXISTING WALLS AND FINISHES TO REMAIN.

**KEYNOTES**

- 2.1 (E) COLUMN, TO REMAIN, TYP
- 2.2 (E) HOT FOOD TABLE, TO BE SALVAGED
- 2.3 (E) REFRIGERATOR, TO BE SALVAGED
- 2.4 (E) REACH-IN REFRIGERATOR, TO BE SALVAGED
- 2.5 (E) PREP TABLE, TO BE SALVAGED
- 2.6 (E) MICROWAVE, TO BE SALVAGED
- 2.7 (E) KITCHEN EQUIPMENT, TO BE REMOVED/SALVAGED, TBD BY OWNER
- 2.8 (E) 2-SINK COMPARTMENT, TO BE REMOVED/SALVAGED, TBD BY OWNER
- 2.9 (E) OVER THE COUNTER REFRIGERATOR, TO BE SALVAGED
- 2.10 (E) METAL CABINET, TO BE SALVAGED
- 2.11 (E) LIBRARY FURNITURE, TO BE REMOVED/SALVAGED, TBD BY OWNER
- 2.14 (E) ELECTRICAL PANEL, TO BE REMOVED
- 2.15 (E) WATER HEATER, TO BE REMOVED
- 2.16 (E) STAIRCASE, TO BE REMOVED
- 2.17 (E) PLUMBING FIXTURE, TO BE REMOVED
- 2.18 (E) CARPET, TO BE REMOVED, TYP.
- 2.20 (E) HUB, TO BE REMOVED
- 2.21 (E) ANNING COLUMN, TO BE REMOVED, TYP. SEE EXTERIOR ELEVATIONS
- 2.22 (E) WALL, TO BE REMOVED AT EASTRIDGE LOCATION
- 2.23 (E) FLOOR MOUNTED TOILET PARTITION, TO BE REMOVED
- 2.33 (E) DUCT, TO BE RELOCATED
- 2.34 (E) WOOD FLOOR, TO BE PARTIALLY REMOVED, SHOWN HATCHED
- 2.40 (E) ROOF ACCESS LADDER, TO BE REMOVED



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Project:  
KEYES COMMUNITY CENTER

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Checked By: Checker

No.	Description	Date	By

USE PERMIT SUBMITTAL  
02/14/2025

DEMOLITION FLOOR &  
MEZZANINE PLANS

**A2.01**





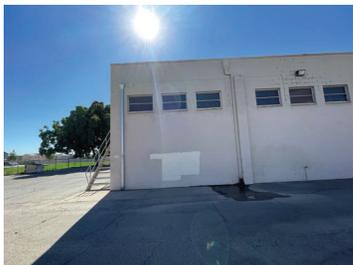
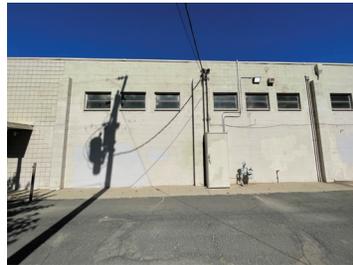
WEST ELEVATION



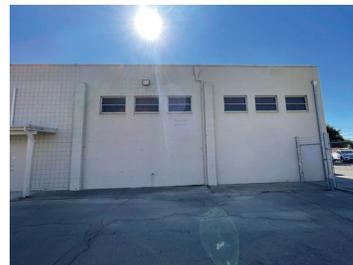
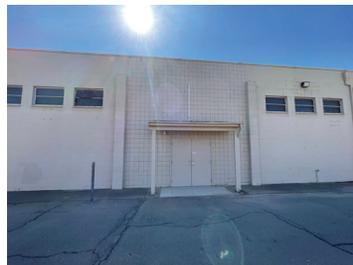
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



Architect:  
LDA Partners, Inc  
Designers & Architects  
222 Central Court  
Stockton, CA 95204  
209.943.0425  
www.ldapartners.com



Client:  
Stanislaus County

1010 10TH ST  
MODESTO CA  
95354

Project:  
KEYES COMMUNITY CENTER

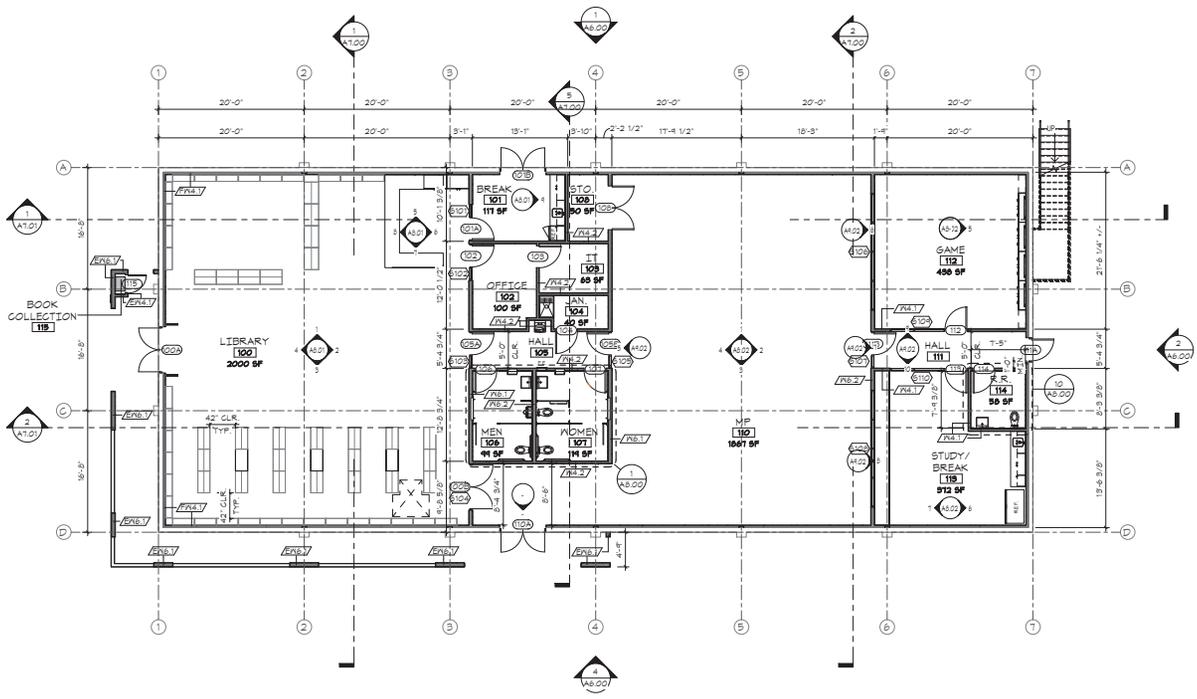
5506 JENNIE AVE.  
KEYES, CA. 95328

Project No.: 492-15-23  
Drawn By: Author  
Checked By: Checker

No.	Description	Date	By

USE PERMIT SUBMITTAL  
02/14/2025

EXISTING BLDG. PHOTOS



**1 FLOOR PLAN**  
 1/8" = 1'-0"

**WALL LEGEND**

- EXISTING CMU WALL TO REMAIN
- 2x4 WOOD STUDS @ 16" O.C., FULL HEIGHT  
SEE DETAIL \_\_/AD.01
- 2x4 WOOD STUDS @ 16" O.C. W/ R-15 INSULATION, 6" ABOVE CEILING  
SEE DETAIL \_\_/AD.01
- 2x4 WOOD STUDS @ 16" O.C., FULL HEIGHT  
SEE DETAIL \_\_/AD.01
- 2x4 WOOD STUDS @ 16" O.C., FULL HEIGHT  
SEE DETAIL \_\_/AD.01
- 2x8 WOOD STUDS @ 16" O.C. W/ R-19 INSULATION, FULL HEIGHT  
SEE DETAIL \_\_/AD.01
- 2x8 WOOD STUDS @ 16" O.C. W/ R-19 INSULATION, 6" ABOVE CEILING  
SEE DETAIL \_\_/AD.01
- 2x8 WOOD STUDS @ 16" O.C. W/ R-19 INSULATION, 6" ABOVE CEILING  
SEE DETAIL \_\_/AD.01
- CMU 1 - 8x8x16 CMU WALL, SEE ELEVATIONS FOR HEIGHT  
SEE DETAIL \_\_/AD.01

**KEYNOTES**



Architect:  
 LDA Partners, Inc.  
 Designers & Architects  
 222 Central Court  
 Stockton, CA 95204  
 209.943.0405  
 www.ldapartners.com



Client:  
 Stanislaus County

1010 10TH ST  
 MODOSTO CA  
 95354

Project:  
 KEYES COMMUNITY CENTER

5506 JENNIE AVE.  
 KEYES, CA. 95328



Project No.: 472-15-23  
 Drawn By: Author  
 Checked By: Checker

No.	Description	Date	By

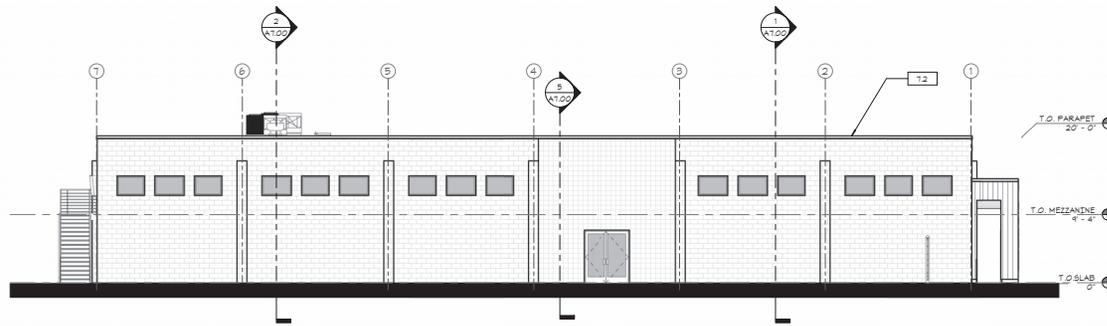
USE PERMIT SUBMITTAL  
 02/14/2025

FLOOR PLAN

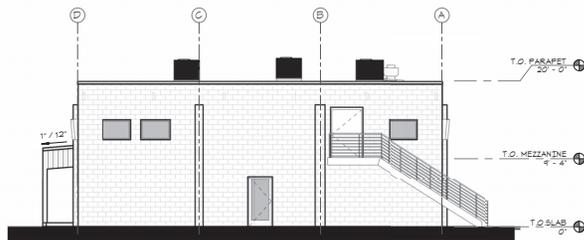
**A3.10**

**KEYNOTES**

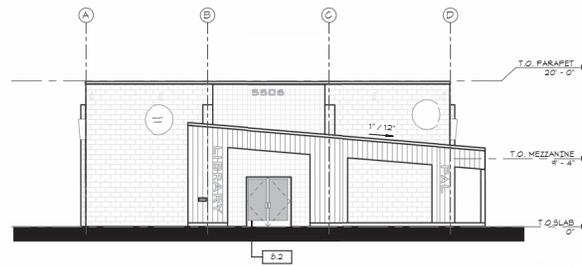
- T.2 60# PARAPET CAP FLASHING.
- 8.2 PRIME & PAINT - TYP.
- ALUMINUM STOREFRONT DOOR.
- SEE ELEVATIONS.



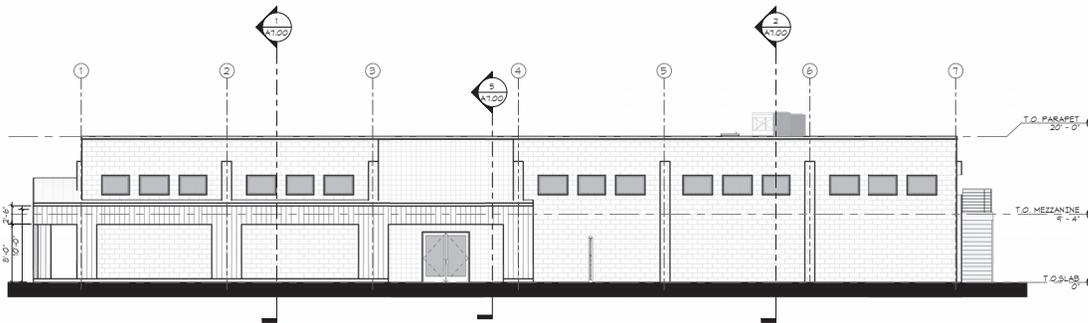
**1 EXTERIOR ELEVATION - NORTH**  
1/8" = 1'-0"



**2 EXTERIOR ELEVATION - EAST**  
1/8" = 1'-0"



**3 EXTERIOR ELEVATION - WEST**  
1/8" = 1'-0"



**4 EXTERIOR ELEVATION - SOUTH**  
1/8" = 1'-0"



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02/14/2025

EXTERIOR ELEVATIONS

**A6.00**



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

- 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): PLN 2025-0002<sup>21</sup>  
 Date: 3/12/25  
 S 30 T 4 R 10  
 GP Designation: UT  
 Zoning: A-2-10  
 Fee: —  
 Receipt No. —  
 Received By: ED  
 Notes: UP/LNC

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).*

This existing site of approximately 195,149 sf with an existing 6,000 sf community center will be improved. Site improvements include new AC overlay and re-striping. The community center will be renovated both exterior and interior to better serve the community. We will be proposing new interior layout which will include a Library, multi-purpose room, game room, break room, storage and I.T.

# 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 045 Page 021 Parcel 021

Additional parcel numbers: 000

Project Site Address  
or Physical Location: 5506 Jennie Avenue, Keyes, CA 95328

Property Area: Acres: 4.48 or Square feet: \_\_\_\_\_

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

Hatch Park and Community Center

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)

N/A

Existing General Plan & Zoning: General AG 10 Acre UT

Proposed General Plan & Zoning: \_\_\_\_\_  
(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: Single Family Residential

West: General AG 10 Acre UT and Single Family Residential

North: Single Family Residential

South: Single Family 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: Developed Park and Community Center

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: 6,000 Sq. Ft. Landscaped Area: 153,000 Sq. Ft.

Proposed Building Coverage: 6,000 Sq. Ft. Paved Surface Area: 28,200 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) No new structure or additions.

Number of floors for each building: Main floor and mezzanine

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 20'-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) \_\_\_\_\_

Approximately 25'-0" (light poles)

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

Current parking lot is asphalt and will receive an AC overlay as part of this project.

**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: Turlock Irrigation District Sewer\*: Keyes Community Service District

Telephone: \_\_\_\_\_ Gas/Propane: PG&E

Water\*\*: Keyes Community Service District Irrigation: Keyes Community Service District

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

<i>(complete if applicable)</i>	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 Community Center: 6,000 sf

Type of use(s): Community Center and Library

Days and hours of operation: Monday - Saturday 8AM to 6 PM

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

Occupancy/capacity of building: \_\_\_\_\_

192 total occupants

Number of employees: (Maximum Shift): 4 (Minimum Shift): 2

Estimated number of daily customers/visitors on site at peak time: 60

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: 0

Estimated hours of truck deliveries/loadings per day: 0

Estimated percentage of traffic to be generated by trucks: 0

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: \_\_\_\_\_

Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_

Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_

Manufacturing area: \_\_\_\_\_

Other: (explain type of area) 2,000 sf Library; 2,400 sf multipurpose space; 1,600 storage

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)

Jennie Avenue

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

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.

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)

The Community Center is an existing legally non-conforming use of the site. The County wishes to renovate the building to include a public library.

**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:** February 14, 2025

**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.

**KEYES COMMUNITY SERVICES DISTRICT  
5601 7<sup>TH</sup> STREET  
P O BOX 699  
KEYES, CA 95328**

February 24, 2025

Stanislaus County/Andrew Johnson  
1010 10<sup>th</sup> Street, Suite 2300  
Modesto, Ca 95354

Re: Will Serve Letter Request For Property at 5506 Jennie Avenue  
APN 045-021-021-000

To whom it may concern:

The Keyes Community Services District is willing to provide the requested water and sewer service on the following conditions:

1. All water service lines, and sewer connections must be installed to District standards and according to plans approved by the District, at the expense of the owner.
2. All applicable District connections, facilities and inspection fees must be paid upon application for connections.
3. The owner must comply with all District rules and regulations.
4. This will-serve commitment will expire on February 25, 2026 unless construction has commenced by that date.
5. This Will Service Letter is valid only upon approval by Stanislaus County Local Agency Formation Commission (LAFCO).
6. This Will Serve Letter does not officially accept and approve the Layout as submitted with your application.

Sincerely,



Ernie Garza  
General Manager  
By: Michelle Harris