



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # 2025040339

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. PLN2024-0070- Hickman Community Church
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Marcus Ruddicks, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 854 I Street **City/Nearest Community:** Hickman
Cross Streets: Lake Road and 4th Street **Zip Code:** 95323

Longitude/Latitude (degrees, minutes and seconds): -120° 44' 49.2" N / 37° 37' 15.6" W **Total Acres:** 8.91

Assessor's Parcel Number: 019-047-012 & 019-047-013 **Section:** 3 **Twp.:** 4 **Range:** 11 **Base:** MDB&M

Within 2 Miles: State Hwy #: SR 132 **Waterways:** Tuolumne River, TID Main Canal, TID Ceres Main Canal, MID Main Canal, WID Main Canal, WID W-10 Lateral

Airports: N/A **Railways:** N/A **Schools:** Hickman Charter ES, Waterford MS, Connecting Waters Charter, Waterford HS, Richard M Moon Primary, Lucille Whitehead Intermediate

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

Starting Date: August 21, 2026 **Ending Date:** September 24, 2026

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ 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 Sq.ft.: 71,334 Acres: 1.64

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: _____

Present Land Use/Zoning/General Plan Designation:

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

\\ITCDFS-PL\planning\Planning\Staff Reports\UP\2024\UP PLN2024-0070 - Hickman Community Church\CEQA-30-Day-Referral\Notice of Completion Word Doc 2022.docx (Rev. April 2022)

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

Request to expand an existing church by 42,469± square feet, to allow for the construction of four two-story classroom buildings, a 9,700± square-foot replacement sanctuary building with 600-seat capacity, a kitchen, two restrooms, three storage buildings, a picnic canopy, and to install a new monument sign, in six phases. The project also proposes to hold special events and conferences, to demolish 7,491± square feet of existing structures, to improve the existing basketball court, and to renovate an existing commercial kitchen. The project site consists of two parcels, a 1.29± acre parcel in the Rural Residential (R-A) zoning district and a 7.62± acre parcel in the General Agriculture (A-2-10) zoning district.

Use Permit No. UP2000-10 approved the development of up to 46,245 square feet of structures and 5.43 acres of outdoor improvements (such as athletic fields, an amphitheater, drainage basins, and open space areas) on the project site. Subsequent staff approval permits have downscaled the approved development to 4.26 acres of outdoor improvements and 36,717± square feet of structures including five classroom buildings, a 10,000± square-foot replacement sanctuary building, a 4,400± square-foot multipurpose building, two storage buildings, a basketball court, and a playground. Ultimately, the site has been improved with 28,865± square feet of existing buildings including five classroom buildings, an 1,831± square-foot sanctuary building, a 4,195± square-foot multipurpose building, two storage buildings, a basketball court, a playground, multiple shade structures, and a tent for outdoor services.

7,491± square feet of these structures are set to be demolished in Phases Two through Six. Two of the storage buildings, the monument sign, and the kitchen renovations (approximately 2,140± square feet of construction) will be constructed on Assessor's Parcel Number (APN) 019-047-013, and the remaining 40,329± square feet of the proposed improvements will occur on APN 019-047-012. As a result of project approval, existing structures such as: three existing modular classroom buildings, two unpermitted canopies, and an existing storage building, will be demolished. After expansion, the church will be developed with a total of 71,334± square feet of improvements. Phase One will consist of renovating an existing commercial kitchen; permitting a previously unpermitted modular classroom building and existing lights at the basketball court; and constructing a new monument sign, one of the two-story, 4,800± square-foot classroom buildings and two 300± square-foot entry canopies, to an existing 4,195± square-foot multipurpose building on APN 019-047-012. Phase Two will consist of demolishing two existing entry canopies and constructing 32 additional parking stalls and two restrooms, 300± square feet each, on APN 019-047-012. Phase Three will consist of demolishing the 4,000± square-foot tent used for large service events and constructing a new parking lot in place of the existing baseball field, a 9,700± square-foot replacement sanctuary building with 600-seat capacity, and a two-story, 3,800± square-foot classroom building on APN 019-047-012. Phase Four will consist of constructing a two-story, 19,020± square-foot classroom building, a 700± square-foot kitchen, and a 2,000± square-foot storage building on APN 019-047-012, as well as demolishing two modular classroom buildings on APN 019-047-012 and one modular classroom building on APN 019-047-013. Phase Five will consist of constructing a two-story, 5,600± square-foot classroom building on APN 019-047-012. Phase Six will consist of demolishing an existing storage building on APN 019-047-012; constructing an 1,000± square-foot picnic canopy and 440± square-foot storage building on APN 019-047-012; and constructing a 1,700± square-foot storage building on APN 019-047-013.

The Church's existing hours of service of Sunday through Saturday from 8:00 a.m. to 10:00 p.m. with the exceptions of Easter, Christmas, and New Years (when the Church is permitted to operate from sunrise to 1:30 a.m.) will remain the same. On-site activities consist of Sunday morning and evening church services, Sunday morning Bible study classes, and Wednesday evening Bible study classes for adults. The church also hosts three two-day conferences per year with 100 to 300 attendees, four to six weddings and funerals per year, and monthly large service events in the spring and summer. Occasional baptisms and other large services with typically 350 to 380 attendees take place outdoors in place of regular Sunday morning service using a tent in one of the existing parking lots. A portable PA system is used for amplified sound inside the tent as part of these events, which were not permitted by previous land use entitlements. The applicant has proposed to keep the tent set up on-site year-round. Additionally, the Church has proposed approximately three to five outdoor social events per year for members of the church, which would typically occur on Fridays or Saturdays between the hours of approximately 6:00 to 7:30 p.m. with expected attendance of 50 to 100 people. The PA system will not be used as part of these outdoor social events. The number of attendees for church services are anticipated to be expanded up to a total of 600 parishioners from the previously approved 400, as a result of the proposed sanctuary building being constructed. Additionally, it is anticipated the number of Sunday school and adult education students will increase to 200 and 240, respectively. Use of the facility is and will continue to be for members of the church and will not be available to the general public.

The site is served by a private septic system and receives public water from the City of Waterford. The project site has an existing paved parking lot with 191 stalls. Two new parking lots are proposed to be developed as part of Phases Two and Three, bringing total available parking on-site to 417 stalls. The site has existing light poles within the parking area and landscaped planters along the parking areas. In addition to the proposed monument sign, the site has an existing five-foot by six-foot illuminated wall sign attached to a classroom building. The site is currently enclosed with existing seven-foot-tall chain-link perimeter fencing.

This use permit application was submitted in response to an active Code Enforcement case for unpermitted installation of two modular classroom buildings and construction of canopy structures on-site (No. CE 24-0038).

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".

____ Air Resources Board
 ____ Boating & Waterways, Department of
 ____ California Emergency Management Agency
 ____ California Highway Patrol
 S ____ Caltrans District # 10
 ____ Caltrans Division of Aeronautics
 ____ Caltrans Planning
 S ____ Central Valley Flood Protection Board
 ____ Coachella Valley Mountains Conservancy
 ____ Coastal Commission

____ Colorado River Board Commission
 S ____ Conservation, Department of
 ____ Corrections, Department of
 ____ Delta Protection Commission
 ____ Education, Department of
 ____ Energy Commission
 S ____ Fish & Game Region # 4
 ____ Food & Agriculture, Department of
 ____ Forestry & Fire Protection, Department of
 ____ General Services, Department of

____ Health Services, Department of
____ Housing & Community Development
____ Integrated Waste Management Board
____ Native American Heritage Commission
____ Office of Emergency Services
____ Office of Historic Preservation
____ Office of Public School Construction
____ Parks & Recreation, Department of
____ Pesticide Regulation, Department of
____ Public Utilities Commission
____ Reclamation Board
____ **S** Regional WQCB # 5
____ Resources Agency
____ Resources Recycling and Recovery, Department of

____ S.F. Bay Conservation & Development Commission
____ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
____ San Joaquin River Conservancy
____ Santa Monica Mountains Conservancy
____ State Lands Commission
____ SWRCB: Clean Water Grants
____ SWRCB: Water Quality
____ SWRCB: Water Rights
____ Tahoe Regional Planning Agency
____ Toxic Substances Control, Department of
____ Water Resources, Department of
____ **S** Other: San Joaquin Valley Air Pollution Control District
____ Other: _____

Lead Agency (Complete if applicable): **Stanislaus County, Department of Planning and Community Development**

Consulting Firm: **Justin W. Capp Engineering & Design**
Address: **P.O. Box 861**
City/State/Zip: **Modesto, CA 95353**
Contact: **Justin Capp**
Phone: **(209) 524-4774 / justin.capp@justinwcapp.com**

Applicant: **Hickman Community Church**
Address: **854 I Street**
City/State/Zip: **Hickman, CA 95323**
Contact: **Josh Taylor**
Phone: **(209) 525-6330 / planning@stancounty.com**

Signature of Lead Agency Representative: *Marcus Ruddicks*
Marcus Ruddicks (Aug 21, 2026 11:40:10 PDT)

Date: August 21, 2026