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. PLN2025-0057- Apostolic Assembly Of The Faith In Christ Jesus, Inc
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Christine Smith, Associate Planner
Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 821 Lassen Avenue **City/Nearest Community:** Modesto
Cross Streets: Dallas and Gutherie Street **Zip Code:** 95358
Longitude/Latitude (degrees, minutes and seconds): 37°35'57"N 121°00'13.3"W **Total Acres:** 2.15
Assessor's Parcel Number: 056-046-083 **Section:** 8 **Twp.:** 4 **Range:** 9 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** 99 **Waterways:** Tuolumne
Airports: N/A **Railways:** Southern Pacific Railroad **Schools:** Hanshaw Middle School

Local Public Review Period: (to be filled in by lead agency)
Starting Date: November 26, 2025 **Ending Date:** December 16, 2025

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:* _____		☐ 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	Religious Structures 11,815 sqft	

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: N/A

Present Land Use/Zoning/General Plan Designation:

Church and accessory religious structures/Single Family Residential (R-1)/Low Density Residential

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.

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

Request to expand an existing church located on a 2.15± acre parcel in the Single-Family Residential zoning district. This request includes a two-phase construction project. The Phase 1 involves expanding the main sanctuary building by 2,304± square feet to include new classrooms for religious purposes, an office, and additional restrooms. The request also includes connecting the entire site to the City of Modesto sewer system. Phase 2 of the project will involve demolishing a 912-square-foot student center and a 440-square-foot storage building located at the northeastern portion of the parcel. These structures will be replaced with a new prefabricated building measuring approximately 6,886± square feet in size, fronting the 20-foot alleyway off Gutherie Street, and is designed to accommodate various functions such as: a social hall for parishioners, special church events, a warming kitchen, restrooms, storage space, and classrooms. Additionally, this phase will include 23 new standard parking spaces and two handicap-accessible parking spaces, located at the northeastern corner of Tulsa Street and Inyo Avenue. Also, as part of Phase 2, a 2,625-square-foot patio cover will be installed at the front of the existing modular classrooms, along with an 810-square-foot patio cover at the main sanctuary entrance. Lastly, the project will include asphalting an existing overflow parking area in the northwest section of the site, creating 39 standard parking spaces and two handicap-accessible parking spaces. The church was initially approved under Use Permit No. UP 78-138 and has been expanded through several subsequent Staff Approval Permits, with the most recent being to add two 960± square-foot modular classrooms. A maximum of 300 people can be on-site at any given time, and the facilities will be reserved for church parishioners, special events, and memorial services. Special indoor events occur twice a year, in April and October, on Friday evenings and Saturday mornings. Outdoor events include a midweek carnival held twice during the summer, from 6:00 p.m. to 8:30 p.m. Regular worship services are scheduled for Sundays at 9:00 a.m. and 11:30 a.m., with midweek gatherings on Tuesday and Wednesday at 7:00 p.m. The church sanctuary currently has an amplified indoor sound system. However, the sanctuary has made upgrades to reduce echo, and since 1978, all sound is contained within the sanctuary.

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

Lead Agency (Complete if applicable)**:**

Lead Agency:	**Stanislaus County**	Applicant:	**Julian Aguirre**
Address:	**1010 10th Street, Suite 3400**	Address:	**821 Lassen Avenue**
City/State/Zip:	**Modesto, CA 95354**	City/State/Zip:	**Modesto, CA 95358**
Contact:	**Christine Smith, Associate Planner**	Contact:	**Julian Aguirre**
Phone:	**(209) 525-6330/planning@stancounty.com**	Phone:	**209-247-9953/planning@stancounty.com**

Signature of Lead Agency Representative: Christine Smith **Date:** December 2, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.