



Referral Early Consultation

Date: October 7, 2024

To: Distribution List (See Attachment A)

From: Teresa McDonald, Associate Planner
Planning and Community Development

Subject: **CONDITION OF APPROVAL AMENDMENT FOR USE PERMIT NO. 2006-19 – ISLAMIC CENTER OF MODESTO**

Respond By: October 25, 2024

******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: Dr. Hassan Hussain, President of Islamic Center of Modesto

Project Location: 1445 North Carpenter Road, between Cummins Drive and Shaddox Avenue, in the Modesto area.

APNs: 081-028-052

Williamson Act Contract: N/A

General Plan: Low-Density Residential (LDR)

Current Zoning: Rural Residential (R-A)

Project Description: Request to amend the Conditions of Approval (COA) of Use Permit No. 2006-19 – Islamic Center of Modesto, which was approved by the Planning Commission on August 7, 2008. The COA were subsequently amended by the Planning Commission on October 16, 2008, to remove requirements for off-site roadway improvements. The use permit allowed for the replacement of a 1,326 square-foot Mosque with a new 17,030 square-foot Mosque. The typical hours of operation are between 5:00 a.m. and 10:00 p.m. during the week, and 5:00 a.m. to 4:00 p.m. on Saturdays, with prayer services lasting around 20 minutes, with Fridays as the main day of prayer. The estimated volume of vehicles is roughly 12-15 during these normal activities. Friday congregations are in the afternoon with an estimated 120-140 vehicles throughout the day.

The project site fronts both North Carpenter Road and Watts Avenue, with the church abutting the Watts Avenue frontage. The project site is located in a County island adjacent to the City of Modesto city limits, with portions of both North Carpenter Road and Watts Avenue located within the city limits. The Mosque was only permitted to take access from North Carpenter Road via two driveways, with the northern driveway is utilized as the entrance and the southern driveway is utilized as the exit. Access onto Watts Avenue was approved for emergency vehicle access only. Specifically, Condition of Approval No. 21 was approved as follows:

21. Along the rear of the property along Watt Avenue, a six-foot wood fence is proposed. The applicant shall provide a gate minimum 20 feet wide in this location to provide emergency access only. The applicant shall consult with the Fire Prevention Bureau as to Knox box and access requirements.

Recently, Stanislaus County Code Enforcement has cited the facility for the non-emergency use of Watts Avenue. In response, the applicant has requested that this condition be amended to allow vehicle access onto Watts Avenue during religious services, to decrease the traffic congestion onto Carpenter Road.

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



**CONDITION OF APPROVAL AMENDMENT FOR USE PERMIT NO. 2006-19 – ISLAMIC CENTER OF
MODESTO**

Attachment A

Distribution List

X	CITY OF: MODESTO	X	STAN CO PUBLIC WORKS
X	FIRE PROTECTION DIST: WOODLAND AVENUE	X	STAN CO SHERIFF
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	STANISLAUS FIRE PREVENTION BUREAU	X	STANISLAUS LAFCO
X	IRRIGATION DISTRICT: MODESTO	X	SURROUNDING LAND OWNERS

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

**SUBJECT: CONDITION OF APPROVAL AMENDMENT FOR USE PERMIT NO. 2006-19 –
ISLAMIC CENTER OF MODESTO**

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

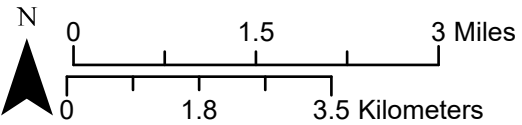
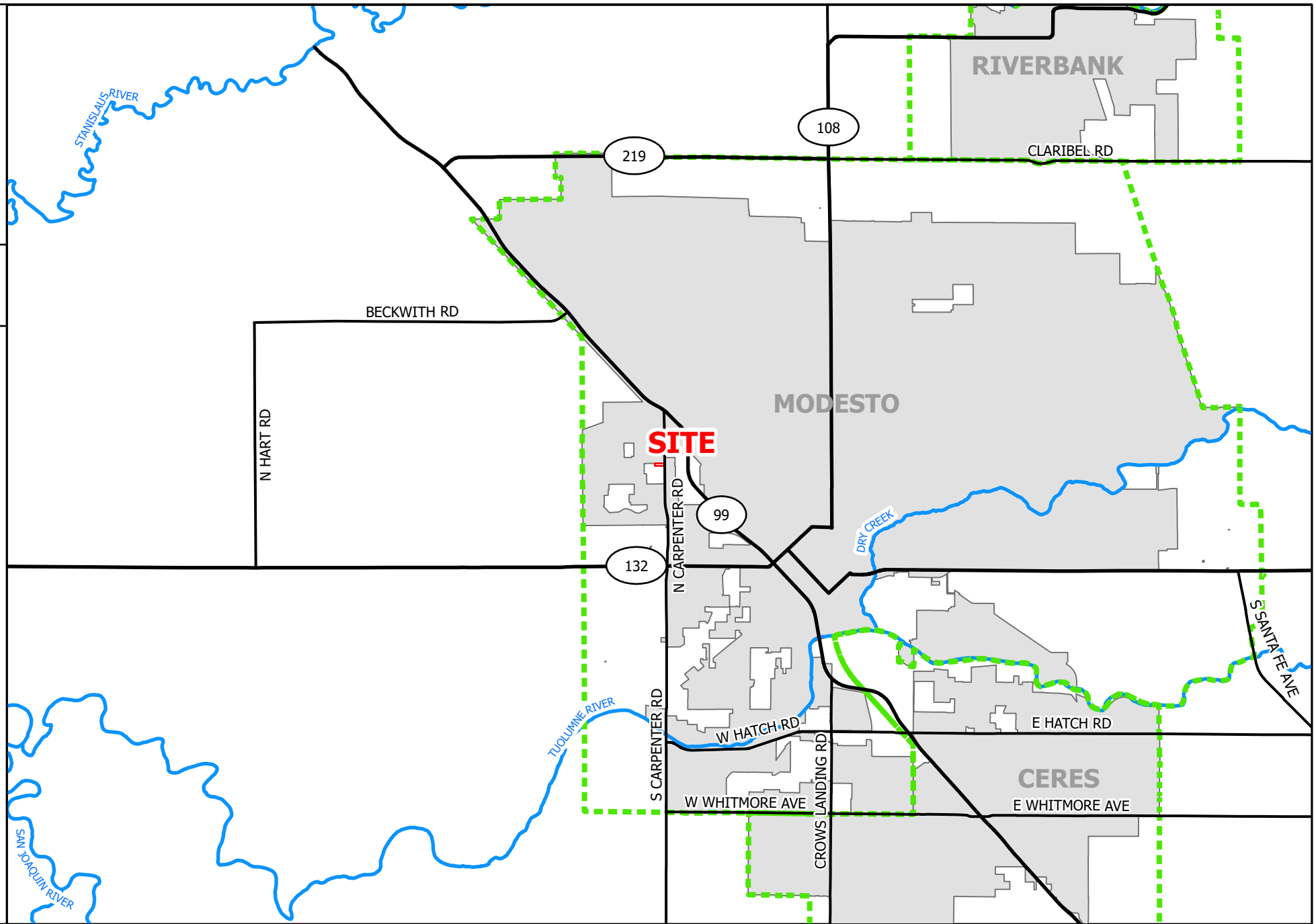
ISLAMIC CENTER OF MODESTO

UP PLN2006-0019

AREA MAP

LEGEND

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











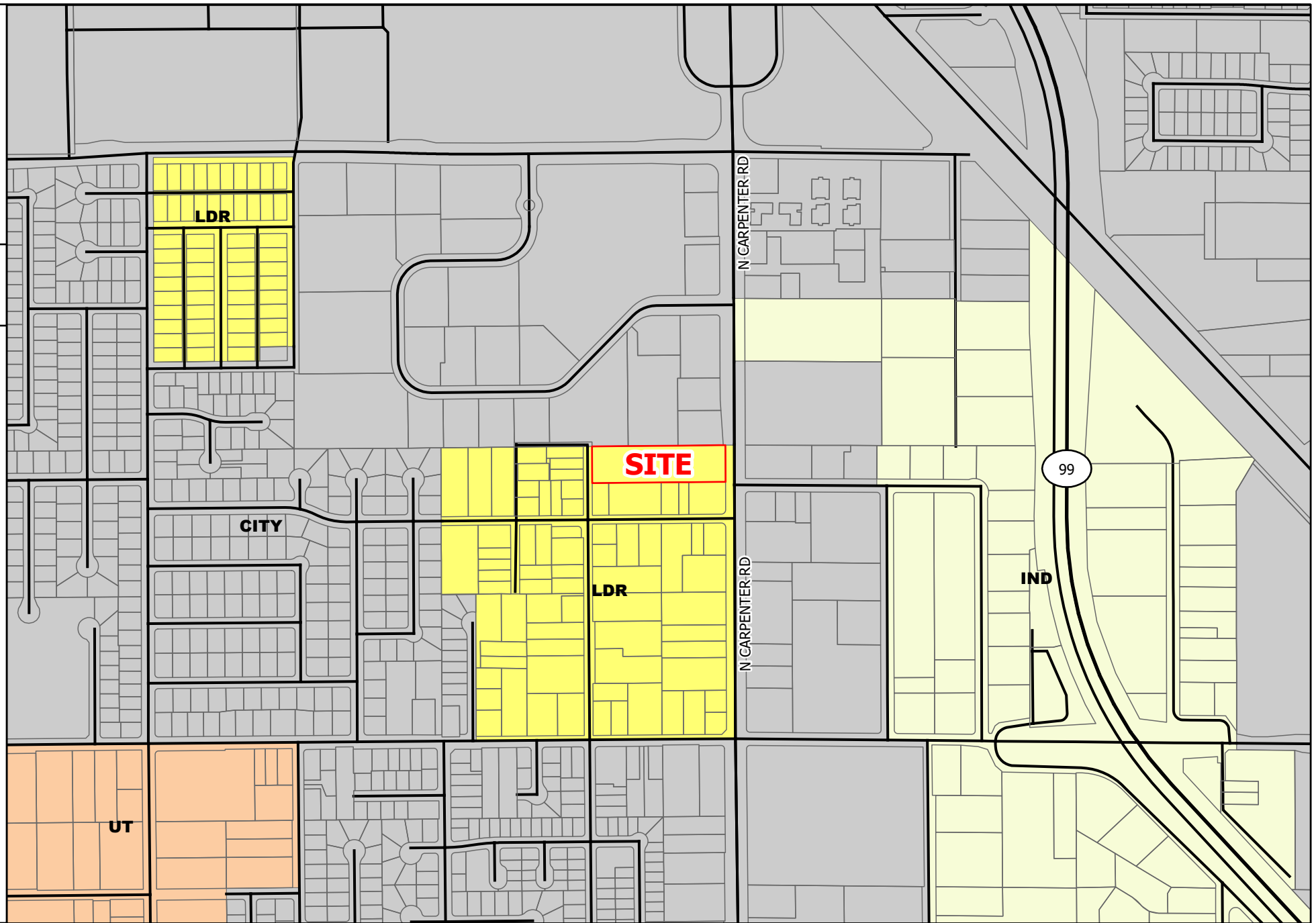
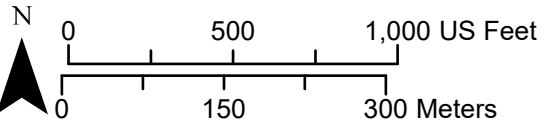
ISLAMIC CENTER OF MODESTO

UP
PLN2006-0019

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road
-  City
-  Industrial
-  Residential - Low Density
-  Urban Transition













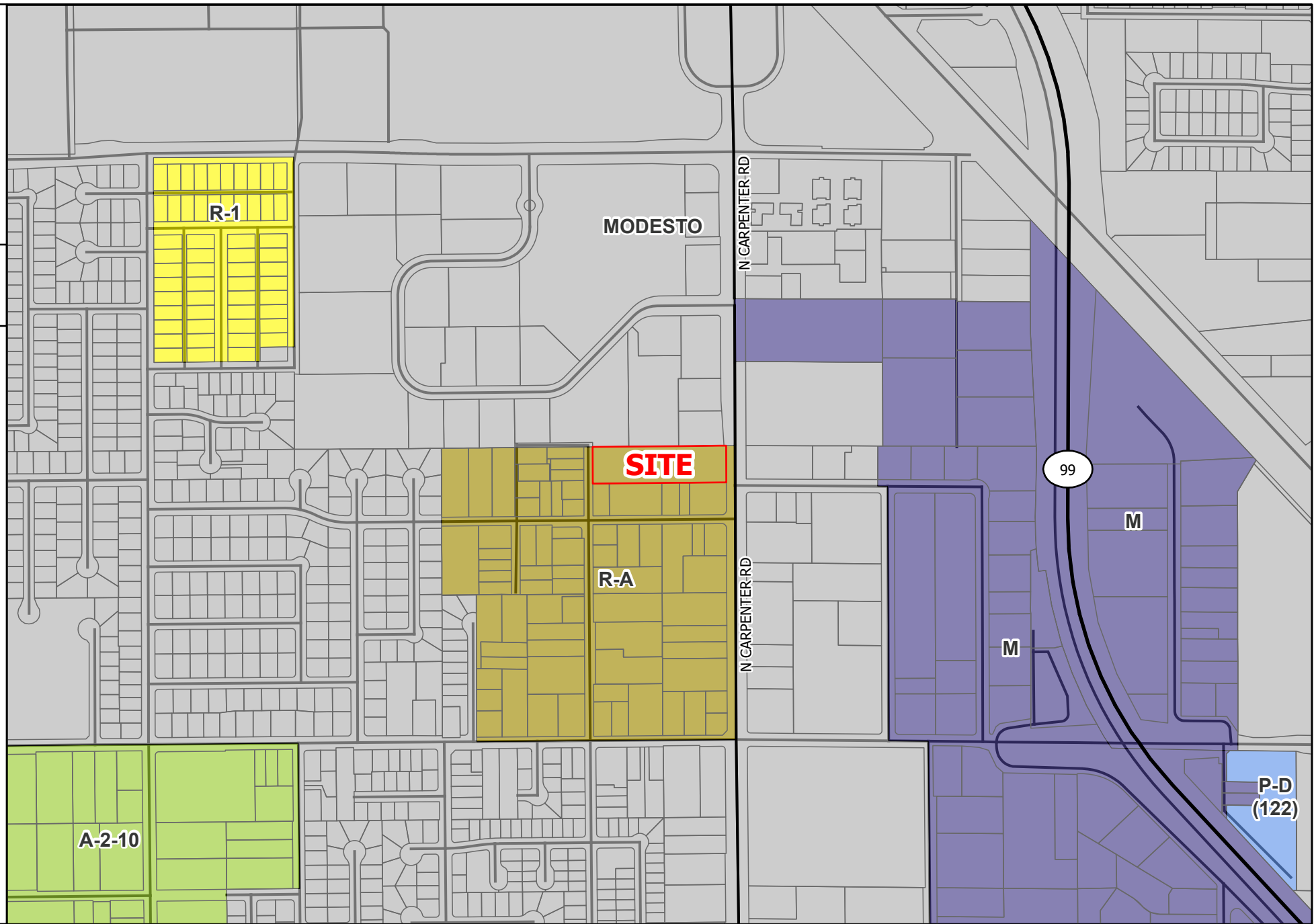
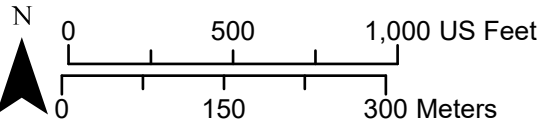
ISLAMIC CENTER OF MODESTO

UP PLN2006-0019

ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road
-  General Agriculture 10 Acre
-  City
-  Industrial
-  Planned Development; P-D (333); P-D (344); P-D (345); P-D
-  Single Family Residential
-  Rural Residential







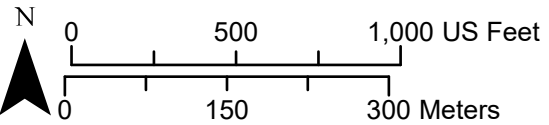
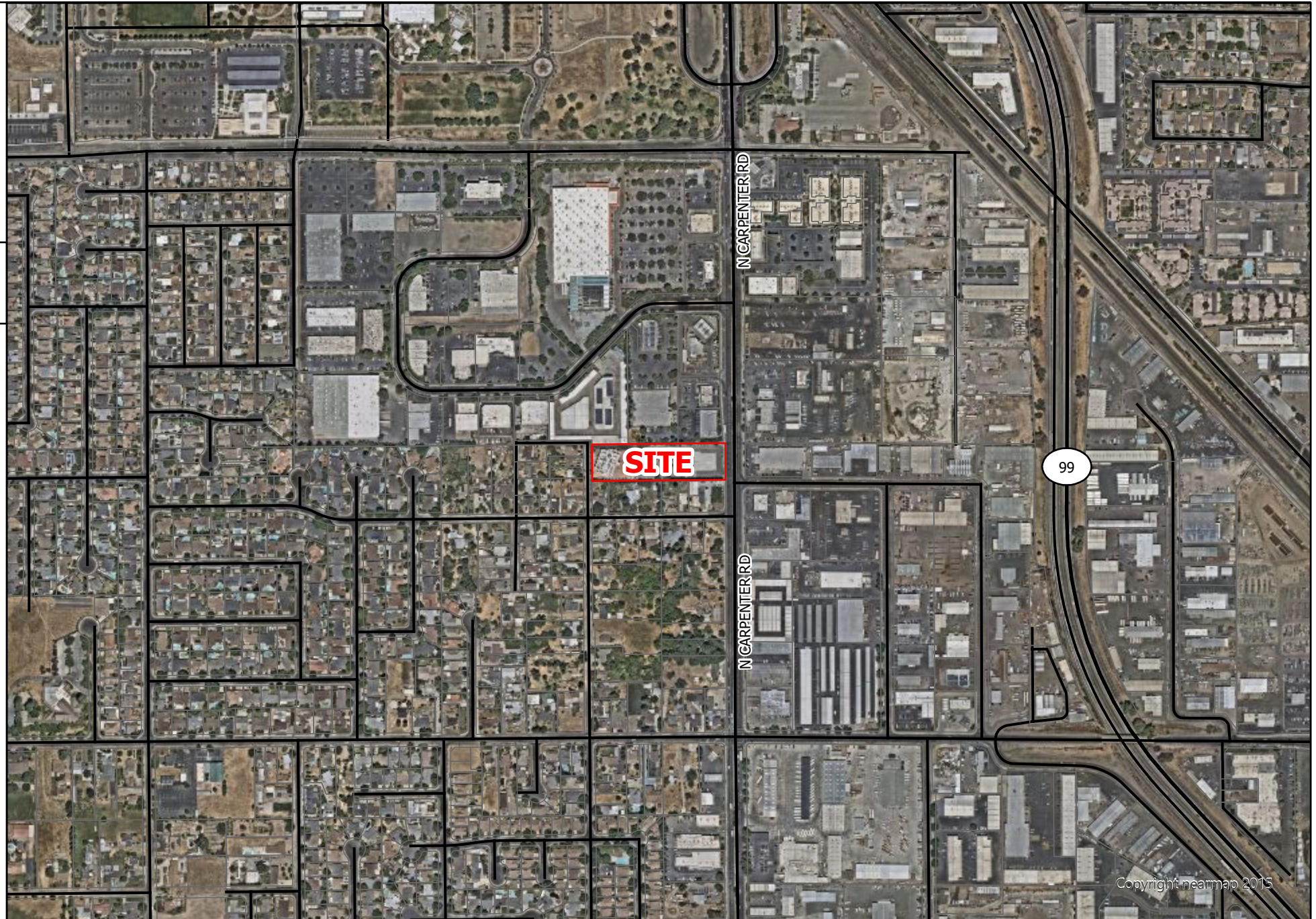
ISLAMIC CENTER OF MODESTO

UP
PLN2006-0019

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road





ISLAMIC CENTER OF MODESTO

UP
PLN2006-0019

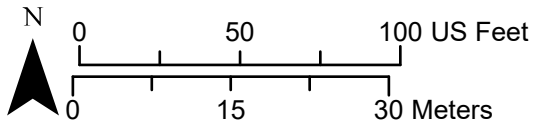
2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel



SITE



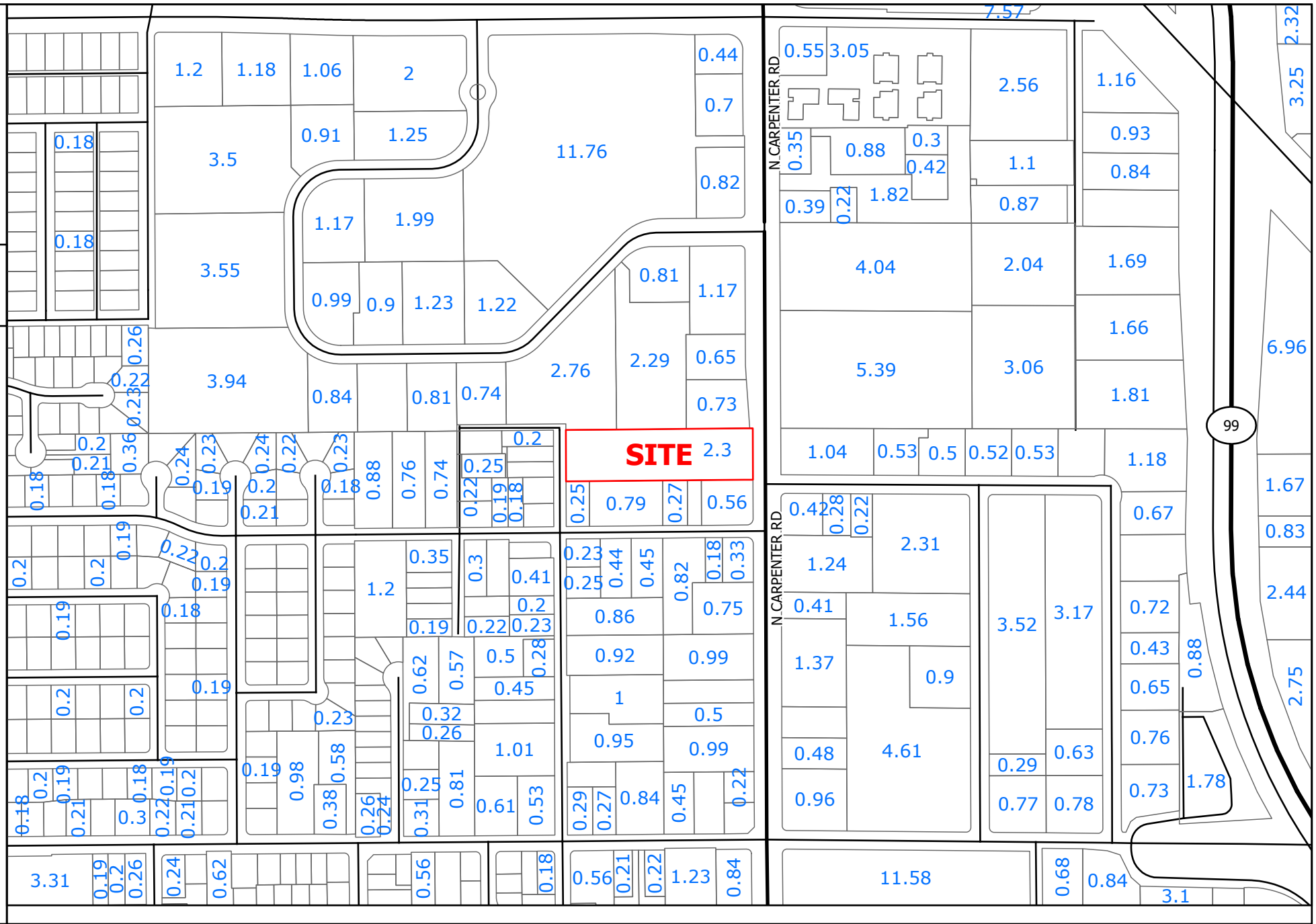
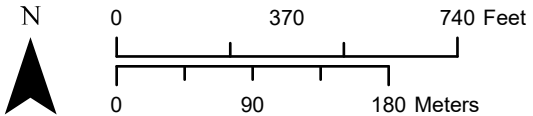
Islamic Center of Modesto

UP PLN2006-0019

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Major Road
-  Street



Islamic Center of Modesto
1445 N Carpenter Rd
Modesto, CA 95351
(209) 576-8149



May 31, 2024

Planning & Community Development
County of Stanislaus
1010 10th St, Suite 3400
Modesto, CA 95354

Subject: Amendment to Conditional Use Permit to Allow Access Through Rear Emergency Gate on Fridays

Dear County Planning Department,

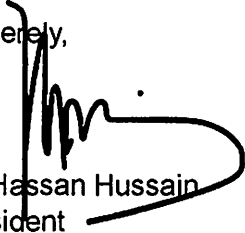
We are writing to request an amendment to our existing Conditional Use Permit to allow access through the rear emergency access gate on our property on Fridays between 1:45 PM and 2:00 PM.

As you may know, the Islamic Center of Modesto is a place of worship for thousands of Muslims in our community. Fridays are our primary days of prayer, with peak participation times between 1:00 PM and 2:00 PM. Currently, our visitors access and exit our property parking lot through an entrance and a separate exit on Carpenter Road. However, the exit time, typically between 1:45 PM and 2:00 PM, creates significant traffic congestion as vehicles exit onto Carpenter Road, posing a potential traffic safety issue.


We have discussed this matter with the City of Modesto Traffic Engineering Department, and they are working on a long-term traffic solution. In the interim, we urgently need a temporary solution that allows visitors to exit through our emergency gate located at the rear of our property, which exits onto Watts Avenue in the adjacent neighborhood.

Should you have any questions or require further information, please do not hesitate to contact us directly.

Sincerely,



Dr. Hassan Hussain
President
Islamic Center of Modesto
(209) 568-9973
dochussainhhh@gmail.com



Amin Vohra
Board Member
Islamic Center of Modesto
(209) 596-7434
vohraamin@yahoo.com



October 16, 2008

MEMO TO: Stanislaus County Planning Commission

FROM: Sean Purciel, Department of Planning and Community Development

SUBJECT: USE PERMIT APPLICATION NO. 2006-19 - ISLAMIC CENTER OF MODESTO, AMENDED CONDITIONS OF APPROVAL

This is a request from the Stanislaus County Department of Public Works, to amend three (3) and rescind seven (7) Conditions of Approval for the Islamic Center of Modesto Use Permit as approved by the Planning Commission on August 7, 2008 (see Attachment A - letter dated August 28, 2008).

Together with the City of Modesto, the Public Works Department has re-evaluated the need for off-site road improvements on Carpenter Road and Watts Avenue and both are in concurrence that these improvements are not necessary. Both the City and County engineers determined that the median in Carpenter Road is sufficient with its current configuration and that Conditions 50 and 52 were no longer required. No additional improvements, other than restricting driveway access, are required on Carpenter Road at this time. Conditions 51 and 53 remain as originally approved and ensure that only right turns are allowed onto Carpenter Road and that encroachment permits are obtained for any driveway modifications required. The applicant is also still required by the City to dedicate sufficient right-of-way along Carpenter Road to provide 68.25 feet west of the existing centerline (Condition 44). (Please note that County Condition 58 indicates that the dedication should be 55-feet. However, because the road is within the City Sphere of Influence, the City's condition will prevail.)

The proposed project will not have access to Watts Avenue with exception of emergency access. The approved site plan and Condition 21 preclude and restrict access onto Watts Avenue from the site and require a six-foot tall wood fence along the western property line. Because Watts Avenue is not going to be affected by the proposal, no additional road improvements are needed. However, Condition 48 still requires dedication of sufficient right-of-way to provide 30-feet east of the existing Watts Avenue centerline. The removal of Condition 49 reflects the desire by both the County and City to no longer require improvements on Watts Avenue.

Conditions of Approval 54, 55, 56, and 59 are only required if off-site roadway improvements on Carpenter Road and Watts Avenue were to be completed. Because those improvements are no longer considered necessary by either the County Public Works Department or the City Engineers, these conditions can be removed.

The Department is also requesting modification of three conditions (46, 48, and 58) to clarify that the conditions must be completed prior to issuance of a building permit or prior to occupancy of the building. A letter from the City has been attached stating that they concur with the proposal as amended.

Recommendation:

Staff recommends that based on concurrence from both the City of Modesto and Stanislaus County Department of Public Works that off-site roadway improvements on Carpenter Road and Watt Avenue are no longer required, the Commission modify the original Conditions of Approval for the Islamic Center of Modesto (Use Permit 2006-19) as approved by the Planning Commission on August 7, 2008 as follows:

46. A Grading and Drainage Plan with engineering calculations shall comply with City of Modesto standards and shall be approved or found to be acceptable prior to issuance of any building permit. The plan shall be implemented prior to final and/or occupancy of the building.
47. No parking, loading or unloading of vehicles shall be permitted within the right-of-way of Carpenter Road or Watts Avenue. The developer will be required to install or pay for the installation of all required signs and/or markings, if warranted.
48. Prior to the issuance of a building permit, the property owner shall sign a Road Easement document that will dedicate sufficient right-of-way to Stanislaus County to provide 30-feet east of the existing centerline of Watts Avenue along the parcel's frontage ~~along with sufficient right-of-way for an off-set cul-de-sac, per City of Modesto Standards.~~
49. ~~**DELETED** Full improvements shall be installed along the frontage of Watts Avenue per City of Modesto Standards that shall include, but not be limited to, curb, gutter, storm drainage, matching pavement, and striping and signage as needed. Driveways will not be allowed onto Watts Avenue. This shall be installed and approved before occupancy of any structure built on the property.~~
50. ~~**DELETED** The median on Carpenter Road shall be lengthened 10-feet south. This work will tie into the existing median and be part of the off-site improvement plans. If possible, use City of Modesto Standards. This shall be installed and approved before occupancy of any structure built on the property.~~
51. Signs shall be posted at the driveways showing right turns only onto Carpenter Road.
52. ~~**DELETED** Off-site improvement plans for the frontage of the parcel and the median lengthening on Carpenter Road shall be submitted and approved prior to the issuance of any building or grading permit.~~
53. An encroachment permit shall be taken out prior to any work done in the right-of-way.
54. ~~**DELETED** An Engineer's Estimate shall be provided so the amount of the financial guarantee can be determined. This will be based on the County approved street improvement plans. This shall be submitted prior to issuance of a building permit and once the improvement plans have been approved by the County.~~
55. ~~**DELETED** A Financial Guarantee in a form acceptable to the Department of Public Works shall be deposited for the street improvement installation along the frontage of the new parcel on Main Street with the Department prior to the issuance of the grading or building permit, whichever is first.~~

- 56. ~~**DELETED** Prior to the approval of the off-site improvement plans, the developer shall file a Notice of Intention (NOI) with the California Regional Water Quality Control Board and a Waste Discharge Identification Number must be obtained and provided to the Department of Public Works.~~
- 57. All parking areas shall be paved and striped per County Standards.
- 58. Prior to the issuance of a building permit, the property owners shall sign an Irrevocable Offer of Dedication document that will dedicate sufficient right-of-way to Stanislaus County to provide 55 feet west of the existing centerline of Carpenter Road along the parcel's frontage.
- 59. ~~**DELETED** A Financial Guarantee in a form acceptable to the Department of Public Works shall be deposited for the street improvement installation along the frontage of the parcel on Carpenter Road and Watts Avenue with the Department prior to the issuance of the grading or building permit, whichever is first.~~

Attachments:	Attachment A:	Memo from Angie Halverson, Stanislaus County Public Works, dated August 28, 2008
	Attachment B:	Letter from Robert Davalos, City of Modesto, dated October 7, 2008
	Attachment C:	Conditions of Approval as Amended by the Planning Commission, August 7, 2008



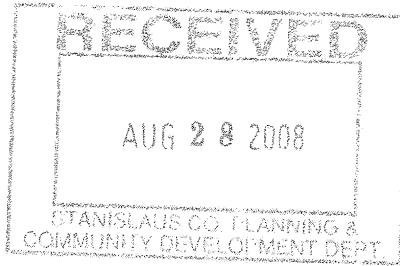
DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE
Director

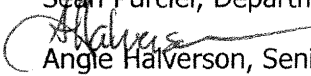
Laurie Barton, PE
Deputy Director, Engineering/Operations

Diane Haugh
Assistant Director, Business/Finance

1010 10th Street, Ste. 3500, Modesto, CA 95354
Phone: 209.525.6550/email: publicworks@stancounty.com



August 28, 2008

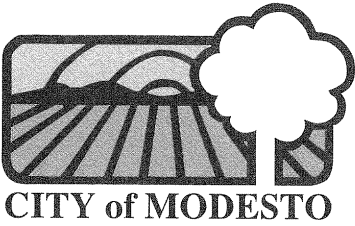
MEMO TO: Sean Purciel, Department of Planning and Community Development
FROM:  Angie Halverson, Senior Land Development Coordinator
SUBJECT: Update to Use Permit Application No. 2006-19 - Islamic Center of Modesto

This project is to expand the Islamic Center of Modesto. It will allow the replacement of the three existing buildings with a new structure and more parking. Please note that this property is in the Sphere of Influence for the City of Modesto.

After discussions with the applicant, it was determined that access via Watts Avenue will not be utilized. Therefore, it is this Department's determination that condition number 49 should be removed. After discussing the median lengthening on Carpenter Road with the applicant and the City of Modesto, Public Works' traffic engineer also determined that the median is sufficient with its current configuration. The driveways, as per condition number 51, shall be signed correspondingly. Conditions numbered 49, 50, 52, 54, 55, 56, and 59, accordingly, shall be removed and condition 48 modified. This Department therefore recommends the following amended conditions of approval (please not the conditions match the numbers found in the conditions of approval for the project):

- 46. A Grading and Drainage Plan with engineering calculations shall comply with City of Modesto standards shall be approved or found to be acceptable *prior to issuance of any building permit. The plan shall be implemented prior to final and/or occupancy of the building.*
- 47. No parking, loading or unloading of vehicles shall be permitted within the right-of-way of Carpenter Road or Watts Avenue. The developer will be required to install or pay for the installation of all required signs and/or markings, if warranted.
- 48. *Prior to the issuance of a building permit*, the property owners shall sign a Road Easement document that will dedicate sufficient right-of-way to Stanislaus County to provide 30 feet east of the existing centerline of Watts Avenue along the parcel's frontage along with sufficient right of way for an off-set cul-de-sac, per City of Modesto Standards.
- ~~58.~~ *Prior to the issuance of a building permit*, the property owners shall sign a Irrevocable Offer of Dedication document that will dedicate sufficient right-of-way to Stanislaus County to provide 55 feet west of the existing centerline of Carpenter Road along the parcel's frontage.
- ~~49.~~ Full improvements shall be installed along the frontage of Watts Avenue per City of Modesto Standards that shall include, but not be limited to, curb, gutter, storm drainage, matching pavement, and striping and signage as needed. ~~Driveways will not be allowed onto Watts Avenue. This shall be installed and approved before occupancy of any structure built on the property.~~

50. ~~The median on Carpenter Road shall be lengthened 10 feet south. This work will tie into the existing median and be part of the off-site improvement plans. If possible, use City of Modesto Standards. This shall be installed and approved before occupancy of any structure built on the property.~~
51. Signs shall be posted at the driveways showing right turns only onto Carpenter Road.
52. ~~Off-site improvements plans for the frontage of the parcel and the median lengthening on Carpenter Road shall be submitted and approved prior to the issuance of any building or grading permit.~~
53. An encroachment permit shall be taken out prior to any work done in the right-of-way.
54. ~~An Engineer's Estimates shall be provided so the amount of the financial guarantee can be determined. This will be based on the County approved street improvement plans. This shall be submitted prior to issuance of a building permit and once the improvement plans have been approved by the County.~~
55. ~~A Financial Guarantee in a form acceptable to the Department of Public Works shall be deposited for the street improvement installation along the frontage of the new parcel on Main Street with the Department prior to the issuance of the grading or building permit, whichever is first.~~
56. ~~Prior to the approval of the off-site improvement plans, the developer shall file a Notice of Intention (NOI) with the California Regional Water Quality Control Board and a Waste Discharge Identification Number must be obtained and provided to the Department of Public Works.~~
57. All parking areas shall be paved and striped per county standards.
59. ~~A financial Guarantee in a form acceptable to the Department of Public Works shall be deposited for the street improvement installation along the frontage of the parcel on Carpenter Road and Watts Avenue with the Department prior to the issuance of the grading or building permit, whichever is first.~~



*Community and
Economic
Development
Department*

*Land
Development
Engineering
Division*

*P.O. Box 642
1010 Tenth Street
Fourth Floor
Modesto, CA 95353
209/577-5462
209/577-5461 Fax
www.modestogov.com*

*Hearing and Speech
Impaired Only
TDD 209/526-9211*

October 7, 2008

Sean Purciel
Stanislaus County
Planning & Community Development Dept.
1010 10th Street, Suite 3400
Modesto, CA 95354

Subject: Islamic Center of Modesto – UP 2006-19

Dear Mr. Purciel:

In regards to the aforementioned project, The City of Modesto has reviewed the proposed modifications and deletions for the Islamic Center of Modesto and agrees with the County Public Works Department corrections. These changes are acceptable and we concur.

If there are any other questions or comments please feel free to contact me at (209) 577-5253.

Sincerely,

Robert Davalos
Assistant Civil Engineer

CC: Bill Sandhu, City Engineer, City of Modesto
Dan England, Senior Civil Engineer, City of Modesto

As Amended by the Planning Commission
August 7, 2008

NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

**USE PERMIT APPLICATION NO. 2006-19
ISLAMIC CENTER OF MODESTO**

Department of Planning and Community Development

1. This use shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The Fees shall be payable at the time of issuance for any building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
4. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented.
5. Fences and landscaping adjacent to roadways shall be in compliance with County policies regarding setbacks, and visibility and obstructions along roadways. A six-foot high solid block wall, ~~or ten feet of landscaping and a fence,~~ shall be installed along the southern property line of the western parcel to Watts Avenue. ~~The Italian Cypress trees (or similar landscape buffer) may be continued along the southern border of the parking area, as shown on the Site Plan found in Exhibit B, Project Maps.~~
6. Hours of construction on the project site shall be limited to 7:00 a.m. to 6:00 p.m., Monday thru Saturday, with no construction allowed on Sundays and holidays.

7. Construction of the project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District.
8. A plan for any proposed signs indicating the location, height, area of the sign, and message must be approved by the City of Modesto prior to installation.
9. The final landscape plan shall be approved by the City of Modesto. The applicant shall provide one tree for every eight parking spaces, dispersed evenly throughout the parking lot. The applicant, or subsequent property owner, shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety.
10. All parking for the proposed use shall be on-site only, no off-street parking shall be allowed. The applicant shall be required to comply with the applicable parking ratio and parking lot design as established in the City of Modesto Municipal Code, Title 10, Planning and Zoning, 10-2.2002, Number of Required Spaces: (7) Church: One (1) for each four (4) seats in the building with the largest capacity. The proposal shall provide 155 parking spaces.
11. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2007), the applicant is required to pay a Department of Fish and Game filing fee at the time of recording a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$1,933.75** made payable to **Stanislaus County**, for the payment of Fish and Game, and Clerk Recorder filing fees.

Pursuant to Section 711.4 (e)(3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.
12. Prior to construction: The developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan. Once complete, and prior to construction, a copy of the Storm Water Pollution Prevention Plan shall be submitted to the Stanislaus County Department of Planning and Community Development. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit.
13. Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP shall be submitted to the Stanislaus County Department of Public Works.

14. Prior to construction: The developer shall be responsible for contacting the California Department of Fish and Game and shall be responsible for obtaining all appropriate streambed alteration agreements, permits or authorizations if necessary. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit.
15. Prior to construction: The developer shall be responsible for contacting the U.S. Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit.
16. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands", "waters of the United States", or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
17. Pursuant to Section 1600 and 1603 of the California Fish and Game Code, prior to construction, the developer shall be responsible for contacting the California Department of Fish and Game and shall be responsible for obtaining all appropriate stream-bed alteration agreements, permits or authorizations, if necessary.
18. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Game to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies if necessary.
19. Pursuant to the San Joaquin Valley Air Pollution Control District (District Rule 9510), prior to construction, the developer shall be responsible for complying with District Rules in regards to mitigating the project's impact on air quality in the region, and shall be responsible for obtaining all appropriate permits or authorizations from this agency as necessary.
20. The applicant is required to defend, indemnify, or hold harmless the County, its officers and employees from any claim, action, or proceedings against the County to set aside the approval of the map as set forth in Government Code Section 66474.9. The County shall promptly notify the subdivider of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
21. Along the rear of the property along Watt Avenue, a six-foot wood fence is proposed. The applicant shall provide a gate minimum 20 feet wide in this location to provide emergency access only. The applicant shall consult with the Fire Prevention Bureau as to Knox box and access requirements.

Fire Prevention Bureau

22. All buildings constructed shall comply with all applicable codes and ordinances, including fire apparatus access road standards, water for fire protection, etc.
23. Fire protection development/impact fees shall be paid prior to construction.
24. All buildings 5,000 square feet and greater shall be provided with an automatic fire sprinkler system.

Stanislaus LAFCO

25. Government Code Section 56133 specifies that a city must apply for and obtain LAFCO approval before providing new or extended services outside its jurisdiction boundaries. Should the project require additional connections to city water or sewer, the applicant must obtain an out-of-boundary service approval from LAFCO prior to extension of the service(s). A standard condition of an out-of-boundary service approval is recordation of an agreement by the landowner consenting to annex the territory.

Modesto Irrigation District

26. There is an existing irrigation pipeline that runs across the east portion of the applicant's property. The applicant's proposed site plan does not pose a problem with the existing pipeline.
27. If conditions of approval require a road dedication for street widening and improvements, there will be a conflict with the existing un-reinforced concrete pipeline. If widening or curb, gutter and sidewalk improvements are required along the east side of the applicant's property the pipeline will need to be replaced using Class III rubber gasket reinforced concrete pipe.
28. If the improvements described above are required improvement plans must be submitted to and approved by the MID Irrigation Engineering Department prior to any construction.
29. In conjunction with related site/road improvements requirements, existing overhead electric facilities within or adjacent to the proposed development shall be protected, relocated or removed as required by the District's Electric Engineering Department. Appropriate easements for electric facilities shall be granted as required.
30. Relocation or installation of electric facilities shall conform to the District's Electric Service Rules.
31. Cost for the relocation and/or under grounding the District's facilities at the request of others will be borne by the requesting party. Estimates for relocating or under grounding existing facilities will be supplied upon request.

32. The District should be contacted for requests to remove existing services within the project area that are designated for removal. The cost of removal will be at the District's expense provided that the load being served is also removed.
33. A 10' PUE is required along the Watts Avenue and Carpenter Road street frontage.
34. Existing electric service to the project site may not be adequate to serve any proposed additions. The customer should contact the District's Electric Engineering Department to coordinate electric service requirements for the proposed project. Additional easements may be required with development of this property.

City of Modesto

35. Prior to issuance of building permit, the applicant shall show to the satisfaction of the Fire Department, fire hydrant spacing and distribution requirements for this area, which is 300' O.C. Please show existing and proposed on and offsite fire hydrants.
36. An automatic fire sprinkler system will be required for new buildings greater than 5,000 square feet.
37. The Fire Department Connection (FDC) should be accessible and located within 90 feet of a fire hydrant.
38. Developer shall obtain coverage for the project under the General Construction Activity Storm Water Permit (General Permit) issued by the State Water Resources Control Board (SWRCB).

To obtain coverage under the General Permit, a Notice of Intent (NOI) shall be filed with the SWRCB. Submit one copy of the NOI to Development Services, Stormwater, when filed.

The General Construction Permit requires the Developer to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for the project. Submit one copy of SWPPP to Development Services, Stormwater, for review.

39. Trash enclosures for the project shall be elevated or bermed to prevent Stormwater run-on and graded to drain to adjacent landscape areas.
40. Trash enclosures shall comply with the provisions of Public Resources Code section 42911, to include adequate, accessible and convenient areas for the collection and loading of recyclable materials.
41. Developer shall provide permanent, post-construction treatment (Grass swale, vegetative strip, or other approved proprietary device) to remove pollutants from the first 1/2" of stormwater run-off from the site.
42. Provide owner-signed and notarized Stormwater Treatment Device Access and Maintenance Agreement to Development Services, Stormwater for recording. This shall be done prior to obtaining a Grading or Building Permit.

43. Water and sewer is already being serviced to the property and was issued a Will Serve letter dated January 11, 2008. Because the water demand of the new building will not be increased, there are no additional requirements at this time.
44. The project shall make an irrevocable offer of dedication per City of Modesto Standard Specifications Detail No. 382. The street right of way should be 68.25' measured from the street centerline on Carpenter Road to the new property line after dedication.
45. The southern driveway shall be a 30' drop-curb type approach.

Department of Public Works

46. A Grading and Drainage Plan with engineering calculations shall comply with City of Modesto standards shall be approved or found to be acceptable prior to issuance of any building permit. The plan shall be implemented prior to final and/or occupancy of the building.
47. No parking, loading or unloading of vehicles shall be permitted within the right-of-way of Carpenter Road or Watts Avenue. The developer will be required to install or pay for the installation of all required signs and/or markings, if warranted.
48. Prior to issuance of a building permit, the property owner shall sign a Road Easement document that will dedicate sufficient right-of-way to Stanislaus County to provide 30-feet east of the existing centerline of Watts Avenue along the parcel's frontage along with sufficient right-of-way for an off-set cul-de-sac, per City of Modesto Standards.
49. Full improvements shall be installed along the frontage of Watts Avenue per City of Modesto Standards that shall include, but not be limited to, curb, gutter, storm drainage, matching pavement, and striping and signage as needed. Driveways will not be allowed onto Watts Avenue. This shall be installed and approved before occupancy of any structure built on the property.
50. The median on Carpenter Road shall be lengthened 10-feet south. This work will tie into the existing median and be part of the off-site improvement plans. If possible, use City of Modesto Standards. This shall be installed and approved before occupancy of any structure built on the property.
51. Signs shall be posted at the driveways showing right turns only onto Carpenter Road.
52. Off-site improvement plans for the frontage of the parcel and the median lengthening on Carpenter Road shall be submitted and approved prior to the issuance of any building or grading permit.
53. An encroachment permit shall be taken out prior to any work done in the right-of-way.

54. An Engineer's Estimate shall be provided so the amount of the financial guarantee can be determined. This will be based on the County approved street improvement plans. This shall be submitted prior to issuance of a building permit and once the improvement plans have been approved by the County.
55. A Financial Guarantee in a form acceptable to the Department of Public Works shall be deposited for the street improvement installation along the frontage of the new parcel on Main Street with the Department prior to the issuance of the grading or building permit, whichever is first.
56. Prior to the approval of the off-site improvement plans, the developer shall file a Notice of Intention (NOI) with the California Regional Water Quality Control Board and a Waste Discharge Identification Number must be obtained and provided to the Department of Public Works.
57. All parking areas shall be paved and striped per County Standards.
58. **Prior to the issuance of a building permit, the property owners shall sign an Irrevocable Offer of Dedication document that will dedicate sufficient right-of-way to Stanislaus County to provide 55 feet west of the existing centerline of Carpenter Road along the parcel's frontage.**
59. **A Financial Guarantee in a form acceptable to the Department of Public Works shall be deposited for the street improvement installation along the frontage of the parcel on Carpenter Road and Watts Avenue with the Department prior to the issuance of the grading or building permit, whichever is first.**

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards, new wording is in **bold**, and deleted wording will have a ~~line through it~~.*

STANISLAUS COUNTY PLANNING COMMISSION

August 7, 2008

STAFF REPORT

USE PERMIT APPLICATION NO. 2006-19 ISLAMIC CENTER OF MODESTO

REQUEST: TO CONSTRUCT A NEW 17,030 SQUARE FEET CHURCH, AND REMOVAL OF ALL EXISTING BUILDINGS ON A 2.28-ACRE PARCEL. THE PROJECT IS LOCATED IN A R-A (RURAL RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS LOCATED WITHIN THE CITY OF MODESTO SPHERE OF INFLUENCE, AT 1445 N. CARPENTER ROAD, NORTH OF SHADDOX AVENUE.

APPLICATION INFORMATION

Owner/Applicant:	Islamic Center of Modesto Sohel A. Sareshwala, Accu Swiss, Inc.
Engineer:	H&H Consulting Engineers
Location:	1445 N. Carpenter Road, north of Shaddox Avenue, in the Modesto area
Section, Township, Range:	24-3-8
Supervisorial District:	Three (Supervisor Grover)
Assessor's Parcel:	081-028-014 & 081-028-015
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel:	2.28 Acres
Water Supply:	City of Modesto
Sewage Disposal:	City of Modesto
Existing Zoning:	R-A (Rural Residential)
General Plan Designation:	Low-Density Residential
Community Plan Designation:	N/A
Williamson Act:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Church
Surrounding Land Use:	Residential, commercial, and the City of Modesto to the north

PROJECT HISTORY

The Islamic Center of Modesto is an existing church located just outside the city limits of Modesto. The church facilities have been in existence since 1982. Discretionary permit applications that can be found on-site associated with the church include: UP 94-24, UP 2003-31, MER 2008-03 to merge the two parcels, and a 1997 Staff Approval Application to add restrooms. In May 1995, the Planning Commission approved Use Permit No. 94-24 for the original 1,326 square foot church building and its uses. On March 18, 2004, the Planning Commission approved an expansion of

the church to 6,000 square feet under UP 2003-31. Phase I included upgrading the parking lot and installation of the mobile office. Also included were new bathrooms, patio covers, new lighting and parking lot improvements including french drains for drainage, paving and landscaping. Phase II was for the building expansion, but was never completed because the size was determined to be too small. With approval of a parcel merger, this new proposal was developed that would allow the facility to expand, meet improvement standards, and to assist with the growth of the congregation.

SITE DESCRIPTION

The 2.28-acre property is located at 1445 N. Carpenter Road, north of Shaddox Avenue, within the Sphere of Influence of the City of Modesto, directly adjacent to the city limits. The project site is surrounded by single-family residence and commercial uses (see Exhibit B, Project Maps). The project site is relatively flat, as is the surrounding area. The site contains some small structures, a modular office and the existing church. The parking area encompasses the entire site on the western portion of the project. The parking area will remain with additional new landscaping, and cleanup of the parcels will occur with completion of the new building. On the southern side of the parcel, there are very tall Italian Cypress trees to provide screening. An existing residential structure exists on the western parcel, which is proposed to be removed with the new church. A large commercial center to the north, and commercial businesses across the street on Carpenter Road, can be found.

PROJECT DESCRIPTION

This proposed use permit will allow the replacement of the existing 1,326 square foot church with a new building of approximately 17,030 square feet for a church. The project will include additional parking and removal of the existing buildings on the 2.28-acre parcel. The new church will be two stories. The first floor is proposed at 10,287 square feet, and the second floor is proposed at 6,742 square feet. The height of the main building, without architectural features, is proposed approximately 20 feet. The building has incorporate spires and other architectural features to a height of up to 33 feet. Parking for the church is proposed at 155 spaces, and expandable to 206 spaces with removal of the older buildings. The applicant has decided to replace all three buildings, as they are getting old and are in need of replacing with one new building as described. This new use permit will enable the proponents to complete the church as originally planned. The church has recently acquired the property to the west, which will assist with the entire build-out of the proposal. These parcels have been merged and recorded in 2008 to acquire the land available to complete the project.

Religious services presently take place Monday through Friday, at different times of the day, with typical weekday hours of operation around 5:00 a.m. to 10:00 p.m. On Saturdays the typical hours are 5:00 a.m. to 4:00 p.m., with prayer services lasting around twenty minutes. Sunday services do not usually occur at the church, and Fridays are the main day of prayer. Estimated volume of vehicles are roughly 12 - 15 during these normal activities. Friday congregations are in the afternoon with an estimated 120 - 140 vehicles.

The congregation has about 480 people (about 150 families) in the community. Occupancy for the church is proposed at a maximum of 632 people. Currently 200 people have been attending the church activities on Fridays. Parking for the proposal also meets the criteria for a church at this

location, one space per four people for a total of 178 spaces. This proposal has 155 parking spaces currently in the parking lot, designed to commercial standards. The lot is also expandable to 206 spaces. The City of Modesto did not have concerns in regards to parking, landscaping, traffic or circulation.

Under the 2003 Use Permit, the Planning Commission approved two festivals for this site. Twice a year, one day each, there is a feast and a festival with typical hours around 6:00 a.m. to 4:00 p.m. Estimated number of people at a festival are 250 - 300. An estimated 140 - 180 vehicles usually attend the events. The festivals and feasts are rotating according to the Islamic calendar. In 2008, the activity will be in the fall, and at the beginning of winter. The following year will rotate the festivals to a different date. These events will continue and are not part of this use permit approval application, since they were previously approved.

One issue that has been brought up with many churches in the County is the buffering of sites with the neighboring community. Staff is recommending a masonry wall be constructed adjacent to the residential home to the south to separate the church site and the single-family residences to the south. Staff also proposes that the Italian Cypress trees (or similar landscape buffer) be continued along the southern border of the parking area, and a wall or other permanent barrier be installed on the church site to Watts Avenue. Staff is recommending a six-foot block wall, or ten feet of landscaping and a fence. Furthermore, a wooden fence is proposed along Watt Avenue. Staff feels a gate in this location be added to provide for emergency access. The applicant can be creative in the physical barrier design, however, a permanent barrier is necessary to buffer residences to the site. Staff feels that a six-foot high masonry block wall would be adequate for this use. In other neighboring urban communities, there is a requirement for a solid wall or very dense landscaping with a wood fence, when churches are adjacent to residential properties. If this were a professional office building at this location, County Code would require an eight-foot (8') high wall. In this case the parking lot would be next to two single-family homes. With morning and evening activities at the church, along with limited space for dense landscaping, staff feels this is a good buffer for the neighboring community. For a graphic representation of the fence and landscaping condition (Condition of Approval No. 5), please see the notes on the Site Plan in Exhibit B, Project Maps.

The applicant has obtained a "Will Serve" letter from the City of Modesto. No additional water and sewer needs are proposed at this time as water and sewer services are presently served by the City of Modesto. Additionally, this project will increase traffic for this area; however, this is an existing church site that proposes an expansion of current facilities. The additional traffic will be utilizing an existing parking area, with similar worship times, and the proposed use will not be much different than the current use.

DISCUSSION

The proposed project involves a Use Permit for a new church and church related facilities, with removal of existing church buildings. The Rural Residential zoning will remain R-A, which is consistent with the County General Plan land use classification of Low Density Residential. The proposed church is an allowable use in all residential zones with an approved conditional use permit. The proposal is also within the Sphere of Influence of the City of Modesto. Projects within spheres are discussed below.

A Sphere of Influence is a plan for the probable physical boundary and service area of a local government agency. The Sphere of Influence is important because it defines the primary area within which urban development is to be encouraged. According to Goal Five, Policy Twenty-Four of the Stanislaus County General Plan Land Use Element, "Development within a city's Sphere of Influence must meet the applicable development standards of the affected city as well as any public facilities fee collection agreement in effect at the time of project consideration." Implementation Measure One states that, "All discretionary development proposals within the Sphere of Influence or areas of specific designation of a city shall be referred to that city to determine whether or not the proposal shall be approved and whether it meets their development standards. If development standards of the City and County conflict, the City's standards shall govern." Therefore, the proposed project will be required to meet all of the City's development standards.

According to Policy Two, in the Spheres of Influence section of the Stanislaus County General Plan Land Use Element, churches that require discretionary approval should be referred to that city for comment. The County Planning Commission shall consider the responses of the city in the permit process. If the County finds that a project is inconsistent with the City's General Plan designation, it shall not be approved.

Due to the project's location in the Sphere of Influence of Modesto, the project was referred to the City for comments. Their response indicated that the site is designated as Residential/Commercial in the City's General Plan, and the proposed use is consistent with those designations (as an existing church). The newly proposed church (expansion) is permitted after approval of a Use Permit by Section 21.28.030 of the Stanislaus County Zoning Ordinance and may be allowed when the Planning Commission makes the following finding:

- The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Low Density Residential" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

As of July 22, 2008, Staff has received 99-signed letters in opposition to the project and are against a mosque or any church in the residential neighborhood surrounding their community. They stated it is a nice quiet neighborhood and have concerns about this project. Staff wants to remind the Planning Commission that the Church all ready exists on this property and the Use Permit is to replace the existing Church building with a new larger Church building. The proposal will meet **all** development standards by either City of Modesto or Stanislaus County.

A neighbor did complain that the existing Cypress tress were not being maintained and debris from the trees are landing on his property. Any trees along the southern property line will leave some foliage. However, if the applicant removes the existing Cypress trees and replaces them, the landscape plan needs to meet the City of Modesto landscape standards.

Staff believes the necessary finding can be made. With Conditions of Approval in place, there is no indication that, under the circumstances of this particular case, the proposed expansion will be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and comment (see Exhibit F - Environmental Review Referrals). Based on the Initial Study prepared for this project, adoption of a Negative Declaration is being proposed. The Initial Study and comments to the Initial Study have not presented any substantial information to identify a potential significant impact needed to be mitigated.

Responses received from agencies have been incorporated into this project as Conditions of Approval (see Exhibit A - Conditions of Approval).

RECOMMENDATION

Based on the preceding discussion, staff recommends the Planning Commission take the following actions:

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgement and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorders Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find That:
 - A. The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Low Density Residential" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County; and
 - B. The use as proposed meets the criteria of Section 21.28.030 of the Stanislaus County Zoning Ordinance, outlined and discussed in this report.
4. Approve Use Permit Application No. 2006-19 - Islamic Center of Modesto, subject to the attached Conditions of Approval.

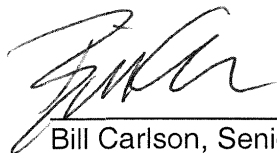
Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project. Therefore, the applicant will further be required to pay **\$1,933.75** for the Department of Fish and Game, and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Report written by: Sean D. Purciel, Associate Planner, July 29, 2008

Attachments:

- Exhibit A - Conditions of Approval
- Exhibit B - Project Maps
- Exhibit C - Applicant, Project Information
- Exhibit D - Initial Study
- Exhibit E - Negative Declaration
- Exhibit F - Environmental Review Referrals
- Exhibit G - Neighborhood Petition/Letters

Reviewed by:



Bill Carlson, Senior Planner

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EXHIBIT A –
CONDITIONS OF
APPROVAL



As Amended by the Planning Commission

August 7, 2008

As Amended by the Planning Commission

October 16, 2008

NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

USE PERMIT APPLICATION NO. 2006-19 ISLAMIC CENTER OF MODESTO

Department of Planning and Community Development

1. This use shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The Fees shall be payable at the time of issuance for any building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
4. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented.
5. Fences and landscaping adjacent to roadways shall be in compliance with County policies regarding setbacks, and visibility and obstructions along roadways. A six-foot high solid block wall, ~~or ten feet of landscaping and a fence,~~ shall be installed along the southern property line of the western parcel to Watts Avenue. ~~The Italian Cypress trees (or similar landscape buffer) may be continued along the southern border of the parking area, as shown on the Site Plan found in Exhibit B, Project Maps.~~
6. Hours of construction on the project site shall be limited to 7:00 a.m. to 6:00 p.m., Monday thru Saturday, with no construction allowed on Sundays and holidays.

7. Construction of the project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District.
8. A plan for any proposed signs indicating the location, height, area of the sign, and message must be approved by the City of Modesto prior to installation.
9. The final landscape plan shall be approved by the City of Modesto. The applicant shall provide one tree for every eight parking spaces, dispersed evenly throughout the parking lot. The applicant, or subsequent property owner, shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety.
10. All parking for the proposed use shall be on-site only, no off-street parking shall be allowed. The applicant shall be required to comply with the applicable parking ratio and parking lot design as established in the City of Modesto Municipal Code, Title 10, Planning and Zoning, 10-2.2002, Number of Required Spaces: (7) Church: One (1) for each four (4) seats in the building with the largest capacity. The proposal shall provide 155 parking spaces.
11. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2007), the applicant is required to pay a Department of Fish and Game filing fee at the time of recording a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$1,933.75** made payable to **Stanislaus County**, for the payment of Fish and Game, and Clerk Recorder filing fees.

Pursuant to Section 711.4 (e)(3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.
12. Prior to construction: The developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan. Once complete, and prior to construction, a copy of the Storm Water Pollution Prevention Plan shall be submitted to the Stanislaus County Department of Planning and Community Development. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit.
13. Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP shall be submitted to the Stanislaus County Department of Public Works.

14. Prior to construction: The developer shall be responsible for contacting the California Department of Fish and Game and shall be responsible for obtaining all appropriate streambed alteration agreements, permits or authorizations if necessary. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit.
15. Prior to construction: The developer shall be responsible for contacting the U.S. Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit.
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Fire Prevention Bureau

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23. Fire protection development/impact fees shall be paid prior to construction.
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Modesto Irrigation District

26. There is an existing irrigation pipeline that runs across the east portion of the applicant's property. The applicant's proposed site plan does not pose a problem with the existing pipeline.
27. If conditions of approval require a road dedication for street widening and improvements, there will be a conflict with the existing un-reinforced concrete pipeline. If widening or curb, gutter and sidewalk improvements are required along the east side of the applicant's property the pipeline will need to be replaced using Class III rubber gasket reinforced concrete pipe.
28. If the improvements described above are required improvement plans must be submitted to and approved by the MID Irrigation Engineering Department prior to any construction.
29. In conjunction with related site/road improvements requirements, existing overhead electric facilities within or adjacent to the proposed development shall be protected, relocated or removed as required by the District's Electric Engineering Department. Appropriate easements for electric facilities shall be granted as required.
30. Relocation or installation of electric facilities shall conform to the District's Electric Service Rules.
31. Cost for the relocation and/or under grounding the District's facilities at the request of others will be borne by the requesting party. Estimates for relocating or under grounding existing facilities will be supplied upon request.

32. The District should be contacted for requests to remove existing services within the project area that are designated for removal. The cost of removal will be at the District's expense provided that the load being served is also removed.
33. A 10' PUE is required along the Watts Avenue and Carpenter Road street frontage.
34. Existing electric service to the project site may not be adequate to serve any proposed additions. The customer should contact the District's Electric Engineering Department to coordinate electric service requirements for the proposed project. Additional easements may be required with development of this property.

City of Modesto

35. Prior to issuance of building permit, the applicant shall show to the satisfaction of the Fire Department, fire hydrant spacing and distribution requirements for this area, which is 300' O.C. Please show existing and proposed on and offsite fire hydrants.
36. An automatic fire sprinkler system will be required for new buildings greater than 5,000 square feet.
37. The Fire Department Connection (FDC) should be accessible and located within 90 feet of a fire hydrant.
38. Developer shall obtain coverage for the project under the General Construction Activity Storm Water Permit (General Permit) issued by the State Water Resources Control Board (SWRCB).

To obtain coverage under the General Permit, a Notice of Intent (NOI) shall be filed with the SWRCB. Submit one copy of the NOI to Development Services, Stormwater, when filed.

The General Construction Permit requires the Developer to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for the project. Submit one copy of SWPPP to Development Services, Stormwater, for review.

39. Trash enclosures for the project shall be elevated or bermed to prevent Stormwater run-on and graded to drain to adjacent landscape areas.
40. Trash enclosures shall comply with the provisions of Public Resources Code section 42911, to include adequate, accessible and convenient areas for the collection and loading of recyclable materials.
41. Developer shall provide permanent, post-construction treatment (Grass swale, vegetative strip, or other approved proprietary device) to remove pollutants from the first 1/2" of stormwater run-off from the site.
42. Provide owner-signed and notarized Stormwater Treatment Device Access and Maintenance Agreement to Development Services, Stormwater for recording. This shall be done prior to obtaining a Grading or Building Permit.

43. Water and sewer is already being serviced to the property and was issued a Will Serve letter dated January 11, 2008. Because the water demand of the new building will not be increased, there are no additional requirements at this time.
44. The project shall make an irrevocable offer of dedication per City of Modesto Standard Specifications Detail No. 382. The street right of way should be 68.25' measured from the street centerline on Carpenter Road to the new property line after dedication.
45. The southern driveway shall be a 30' drop-curb type approach.

Department of Public Works

46. A Grading and Drainage Plan with engineering calculations shall comply with City of Modesto standards **and** shall be approved or found to be acceptable **prior to issuance of any building permit. The plan shall be implemented prior to final and/or occupancy of the building.**
47. No parking, loading or unloading of vehicles shall be permitted within the right-of-way of Carpenter Road or Watts Avenue. The developer will be required to install or pay for the installation of all required signs and/or markings, if warranted.
48. **Prior to issuance of a building permit**, the property owner shall sign a Road Easement document that will dedicate sufficient right-of-way to Stanislaus County to provide 30-feet east of the existing centerline of Watts Avenue along the parcel's frontage ~~along with sufficient right-of-way for an off-set cul-de-sac, per City of Modesto Standards.~~
- ~~49. Full improvements shall be installed along the frontage of Watts Avenue per City of Modesto Standards that shall include, but not be limited to, curb, gutter, storm drainage, matching pavement, and striping and signage as needed. Driveways will not be allowed onto Watts Avenue. This shall be installed and approved before occupancy of any structure built on the property.~~
- ~~50. The median on Carpenter Road shall be lengthened 10-feet south. This work will tie into the existing median and be part of the off-site improvement plans. If possible, use City of Modesto Standards. This shall be installed and approved before occupancy of any structure built on the property.~~
51. Signs shall be posted at the driveways showing right turns only onto Carpenter Road.
- ~~52. Off-site improvement plans for the frontage of the parcel and the median lengthening on Carpenter Road shall be submitted and approved prior to the issuance of any building or grading permit.~~
53. An encroachment permit shall be taken out prior to any work done in the right-of-way.

54. ~~An Engineer's Estimate shall be provided so the amount of the financial guarantee can be determined. This will be based on the County approved street improvement plans. This shall be submitted prior to issuance of a building permit and once the improvement plans have been approved by the County.~~
55. ~~A Financial Guarantee in a form acceptable to the Department of Public Works shall be deposited for the street improvement installation along the frontage of the new parcel on Main Street with the Department prior to the issuance of the grading or building permit, whichever is first.~~
56. ~~Prior to the approval of the off-site improvement plans, the developer shall file a Notice of Intention (NOI) with the California Regional Water Quality Control Board and a Waste Discharge Identification Number must be obtained and provided to the Department of Public Works.~~
57. All parking areas shall be paved and striped per County Standards.
58. **Prior to the issuance of a building permit, the property owners shall sign an Irrevocable Offer of Dedication document that will dedicate sufficient right-of-way to Stanislaus County to provide 55 feet west of the existing centerline of Carpenter Road along the parcel's frontage.**
59. ~~A Financial Guarantee in a form acceptable to the Department of Public Works shall be deposited for the street improvement installation along the frontage of the parcel on Carpenter Road and Watts Avenue with the Department prior to the issuance of the grading or building permit, whichever is first.~~

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards, new wording is in **bold**, and deleted wording will have a line through it.*

EXHIBIT B – PROJECT MAPS

CITY
OF
MODESTO

UP NO. 2006-19
Sohel A. Sareshwala, Accu Swiss, Inc.

Project
Location

CUMMINS DR

N CARPENTER RD

QUILPEPPER AVE

STATE HWY 99

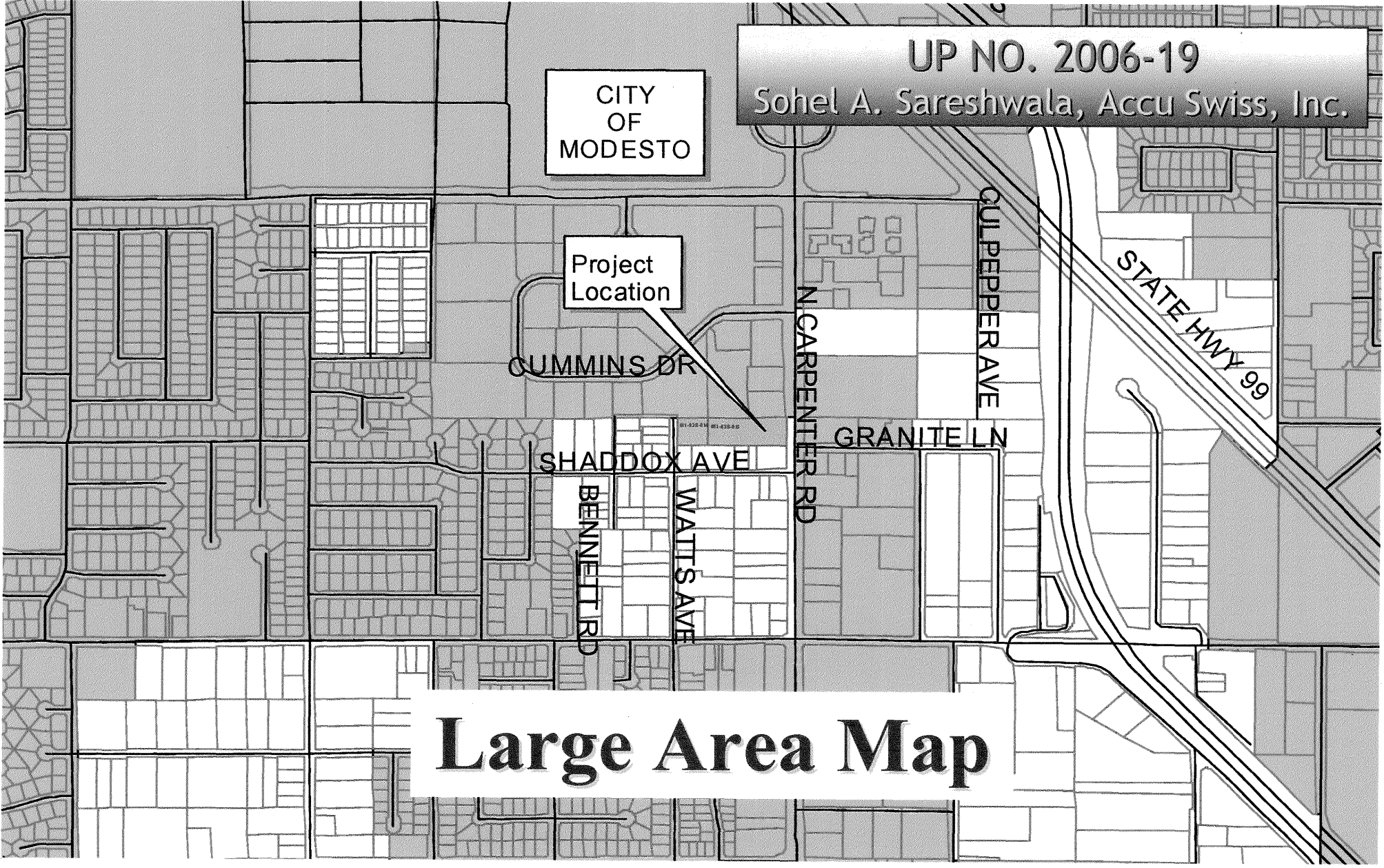
SHADDOX AVE

GRANITE LN

BENNETT RD

WATTS AVE

Large Area Map



CITY OF MODESTO

Project Location

UP NO. 2006-19
Sohel A. Sareshwala, Accu Swiss, Inc.

081-028-014

081-028-015

SHADDOX AVE

WATTS AVE

N CARPENTER RD

GRANITE LN

Area Map

CITY OF MODESTO

Project
Location

UP NO. 2006-19
Sohel A. Sarehwala, Accu Swiss, Inc.

081-028-014

081-028-015

SHADDOX AVE

WATTS AVE

LDR

N CARPENTER RD

GRANITE LN

General Plan Designation

CITY OF MODESTO

Project
Location

UP NO. 2006-19
Sohel A. Sareswala, Accu Swiss, Inc.

081-028-014

081-028-015

SHADDOX AVE

R - A

WATTS AVE

N CARPENTER RD

GRANITE LN

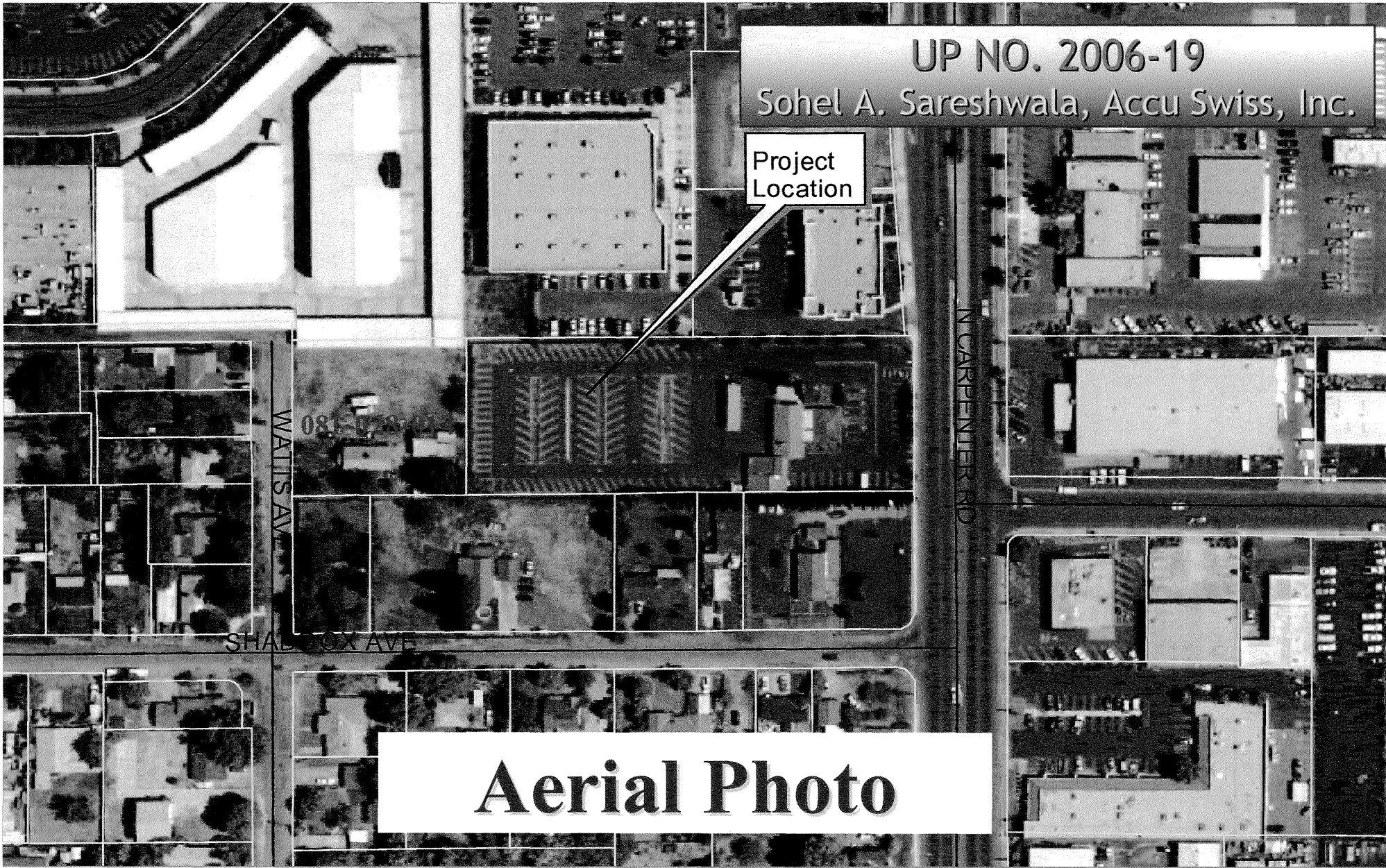
Zoning

UP NO. 2006-19
Sohel A. Sareshwala, Accu Swiss, Inc.

Project
Location

Aerial Photo

20

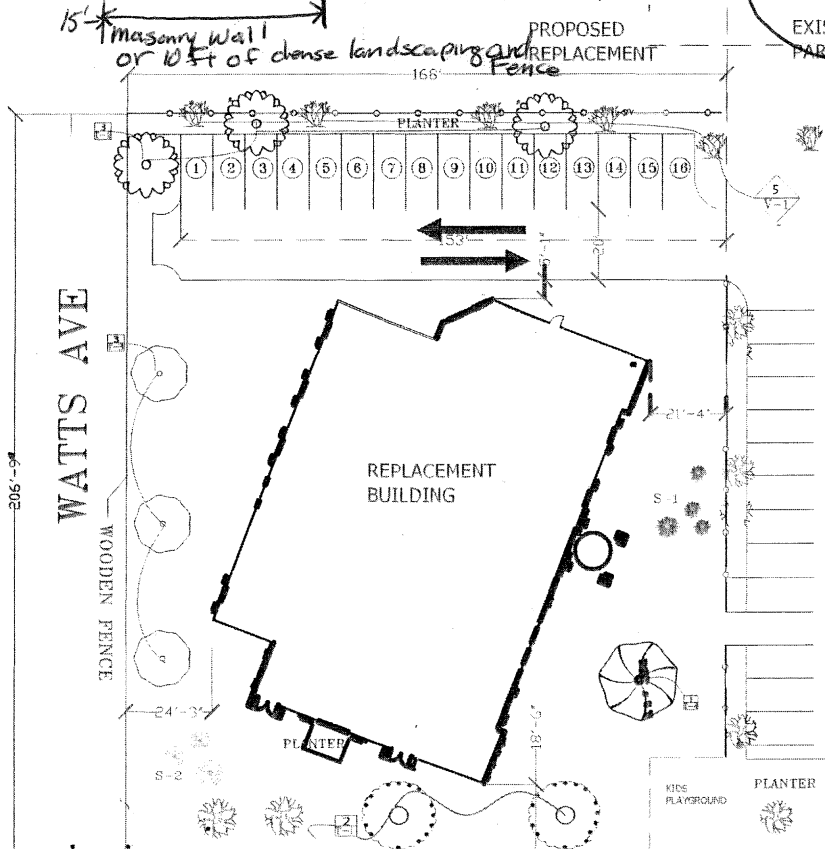
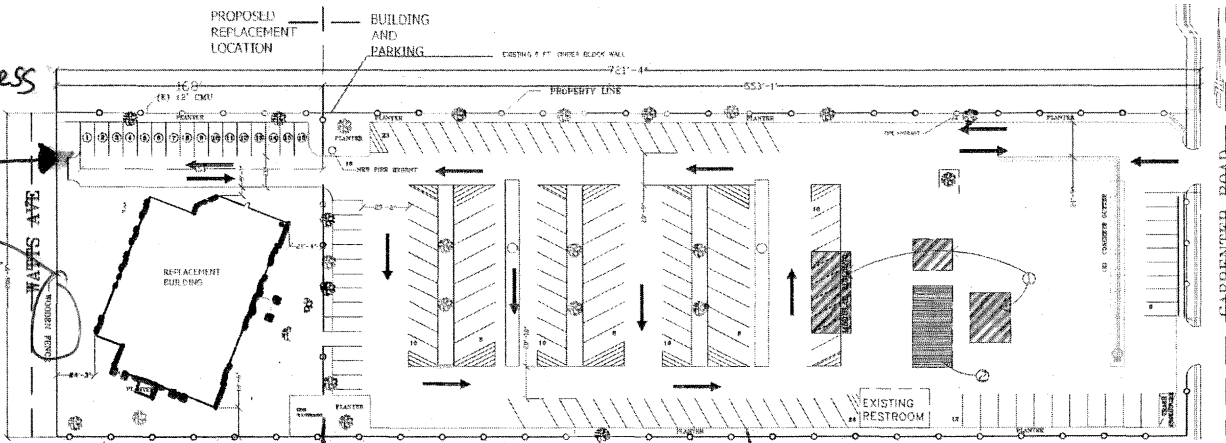


Emergency Access gate

If wood fence is to be removed.

No chain link

SITE PLAN
SCALE 1/32" = 1'-0"



LANDSCAP PLAN
SCALE 1/16" = 1'-0"

NOTES & LEGEND



EXISTING CHINESE PISTACHO CYPRESS

Landscaping along existing parking area needs dense landscaping along existing fence.

PLANTING LIST

SYMBOL	BOTANUCAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
T-1	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	15 GAL	3
T-2	GRAPE MYRTLE	LAGERSTRUEMIA INDICA	15 GAL	1
T-3	MAGNOLIAC	SOUTHERN MAGNOLIAC	15 GAL	5
T-4	GELJERA PARRIFOLLA	AUSTRALIN WILLOW	15 GAL	1
SHRUBS				
S-1	RAPHIOEPIS INDICA CLARA		5 GAL	4
S-2	XYLOSMA CONGESTUM		5 GAL	3
S-3			5 GAL	
VINES ON WALL				
V-1	PARTHENOCISSUS TRICUSPIDATA (10' O.C)	BOSTON IVY	1 GAL	



ENGINEERING / STRUCTURAL / PLANNING / CONSTRUCTION MANAGEMENT
SACRAMENTO, CA 95823
PHONE # (916) 346-5828
E-MAIL: HASSOUNEH@YAHOO.COM

FLAD C. HASSOUNEH
Engineer of Record

Register State



PROJECT MANAGER

PROPOSED
ISLAMIC CENTER OF MODESTO

LANDSCAP PLAN

Drawn By: [Blank]
Check By: [Blank]
Issue Date: 03/03/08
Sheet: L1

21

Project Photos



Project Photos



EXHIBIT C – Applicant PROJECT INFORMATION

ISLAMIC CENTER OF MODESTO

1445 N. Carpenter Rd., Modesto, CA 95351

STATEMENT OF INTENT/PROJECT DESCRIPTION

This is supplemental information describing the use of property located at 1445 N Carpenter Rd, Modesto, California, 95351

PROJECT DESCRIPTION

The Islamic Center of Modesto (ICM) is currently located at 1445 N. Carpenter Road in Modesto. The existing Community Center/Prayer building is approximately 2700 square feet comprising of three separate buildings. Two of these building are old and continuously in need of repairs. The community has decided to replace all three buildings with one new building consisting of approximately first floor 10400 sq ft and 6000 sq ft on the second floor.

The existing facility has total of 148 parking stalls. The proposed reconfiguration will yield 206 parking spaces on this property. One of the members of ICM has recently acquired the property on 1440 Watts Avenue, Modesto 95358 adjacent to the ICM property. These two properties have been merged as one parcel. Exhibit 'C' shows the merged properties. Merger application has been submitted with the Stanislaus County recorder and is awaiting the grant deed.

Previous Approvals:

Use Permit # 94-24 : Construction of the additional Mosque building

Use Permit # 2003-31: Phase I: Upgrade Parking lot creating total of 150 parking spaces and install a 1440 sq ft of modular office (Project complete). Phase II: Building expansion for a total 6800 sq ft.

Exhibit A consists of previously approved Use permit application No 2003-31.
Exhibit B consists of copy of approved final permit # BLD 2004-01666
for additional parking.

INTRODUCTION

The Islamic Center of Modesto (ICM) is a non profit religious organization located in the heart of the central valley, California; it serves and represents a population of about 150 families living in this area. It is the mission of ICM to enhance interaction of its members residing in the Modesto area by serving to integrate the diverse interests of the growing community, so that the religious, cultural, and socio-

economic interests may be brought to focus. Goal of this undertaking is to ensure the present generation and the future generation to mature with a balanced education, with pride in the knowledge of our history, heritage and traditions, and the accomplishments of a great community.

The primary use of the subject property is for prayer and community activities with emphasis on religious activities. ICM has for over 26 years been functioning as a Mosque (Church) and has built a reputation in the community for integrity, dignity, honesty, with unsurpassed moral doctrines.

- Table 1 depicts typical use of this property during a normal week.
- Most activities are expected between Friday and Saturday afternoons.
- Weekday activities and use is expected to be light and only during the times of 5 daily prayers extending no more than 20 minutes each.

Hence, we expect minimum impact on traffic in the area during the normal peak hours of travel.

Proposed replacement building

- Expand Prayer Hall
- Restrooms
- Foyer area
- Study/meeting rooms
- Administration Office
- Library
- Security Room
- Womens/kids lounge

Please note: The previous plan has been changed to meet the current needs of the community, safety, simplicity and most importantly esthetics.

We will be demolishing existing 2 smaller rooms and keep the large room as meeting room and or other community needs. This room will not affect the number of occupants.

Table 1 (no change from previous application)

Activity	Day of Week	Time of Use between *	Number of People	Number of Cars	Frequency
Congregation prayers	Mon – Friday (except Friday Noon and evening)	5 – 6:30 A 12:30 – 2 P 5 – 6:00 P 7 – 10:00 P	20 - 30	12 - 15	Daily
Friday Congregation	Friday	12 – 3:00 P	200-275	120-140	Weekly
Congregation prayers, Festival	Twice a Year	6 A – 1 PM	250-300	140-180	2 times per year

*: Prayer duration is approximately 20 minutes

The establishment, maintenance and operation of the proposed use of the building and parking lot is consistent with the general plan and will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood or the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County. The center offers a religious and cultural service to the community without producing a product which may be detrimental to the current zoning.

We humbly request your kind consideration, processing and approval of this application.



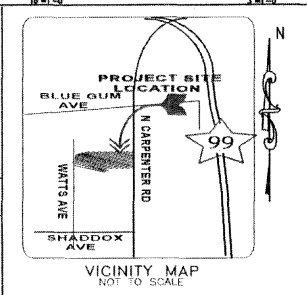
Sohel Sareshwala
Construction Committee Chairperson and Community server
209-847-1016
209-988-6292 (cell)
email: Sohel@accuswissinc.com

SYMBOLS

ISLAMIC CENTER OF MODESTO

1445 N Carpenter Rd. & 1440 Watts Ave MODESTO, CALIFORNIA 95358

REPLACEMENT OF EXISTING BUILDING



H & H
CONSULTING ENGINEERS

ENGINEERING / STRUCTURAL / PLANNING /
CONSTRUCTION MANAGEMENT
SACRAMENTO, CA 95823
PHONE # (916) 345-5538
E-MAIL: HASSOUNEHLH@YAHOO.COM

PROJECT INFORMATION

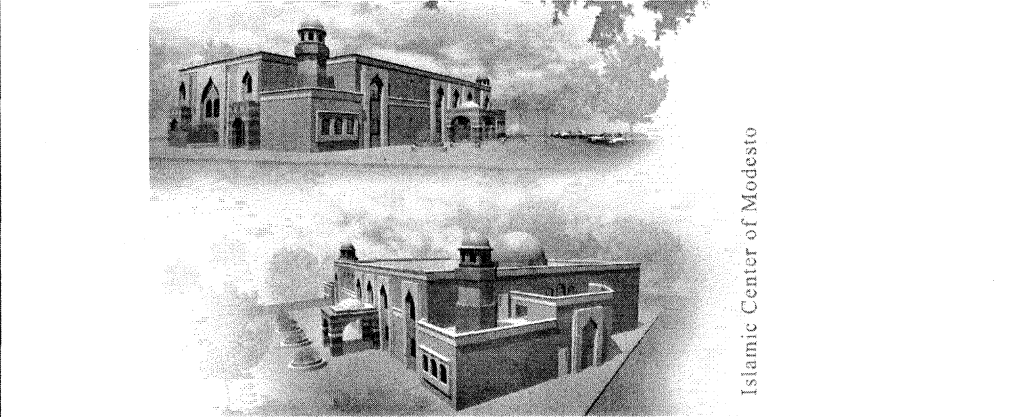
ELEVATIONS

SITE DATA

PARCEL 1

ASSESSORS MAP : APN = 081-028-014
 PARCEL SIZE : .64 Acres more or less
 ZONE : R-A
 OWNER : Hassan M. Hussain
 5401 Fort Alice Way
 Salda, CA 95368

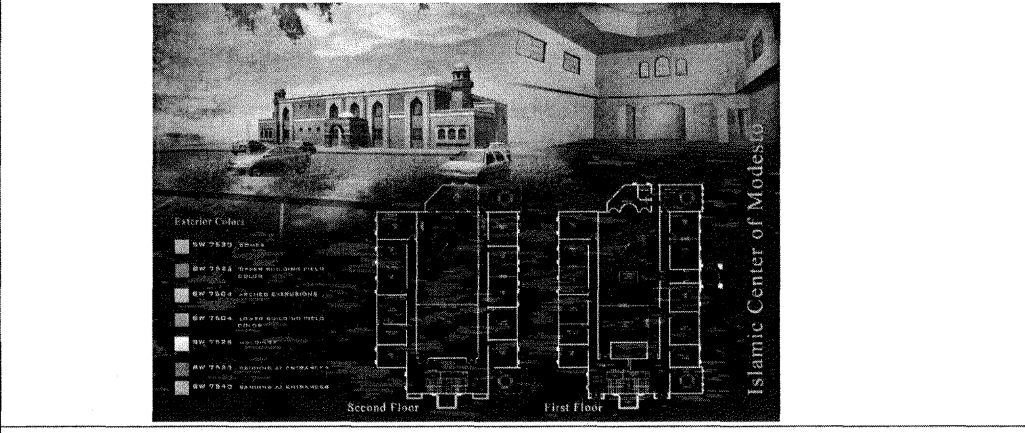
LEGAL DESCRIPTION :
 A Portion of lot 13 of the Carmichael Colony, according to the Official Map thereof, filed in the office of the Recorder of Stanislaus County California, on Dec 16, 1912 in Volume 7 of Maps, at Page 20, described as follows: Beginning at a point 20 feet East of the Northwest corner of said lot 13, said point being on the East line of a 40 feet county road; thence east along the north line of said lot 13, thence south and parallel with the east line of said county road, a distance of 168 feet, more or less, to the south line of the north half of the north half of said lot 13; thence west along the south line of the north half of the north half of said lot 13, a distance of 168 feet to the east line of the county road aforesaid; thence north along the east line of said county road, on a line parallel with the west line of said lot 13 and distance 20 feet easterly therefrom, 164 feet, more or less, to the point of beginning.



PARCEL 2

ASSESSORS MAP : APN = 081-028-015
 PARCEL SIZE : 1.64 Acres
 ZONE : R-A
 OWNER : ISLAMIC CENTER OF MODESTO
 1445 N Carpenter Rd
 Modesto, Ca. 95358

MERGED PARCEL



THE NORTH HALF OF THE NORTH HALF OF LOT 13 OF CARMICHAEL COLONY, ACCORDING TO THE OFFICIAL MAP FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON DEC 16, 1912 IN VOLUME 7 OF MAPS, PAGE 20.

PARCEL SIZE : 2.28 NET ACRES, MORE OR LESS.

CONSTRUCTION TYPE: V-N
 APPROXIMATE AREA OF BUILDINGS: 17,030 SF
 AREA OF FIRST FLOOR : 10,287 SF
 AREA OF SECOND FLOOR : 6,742 SF

BUILDING TABULATION:

SCOPE OF WORK: 2 Stories Multi-Purpose Building with restaurant; On-site improvements to include additional parking spaces, Extension of (E) water & sewer line and additional landscaping.

Proposed use	Area (S.F.)	Bldg Code	Occupancies	Load Factor	Number of Occupancies
Multi-Purpose Rooms	3,950	A-2.1	7		567
Storage	430	S-2	500		11
Offices	4,680	B	100		46.8
Janitor rooms	300	S-2	300		1.0
Security rooms	680	B	300		2.3
Restrooms and Wash s	1,312	B	300		4.1
Total:	11,212				623

PARKING TABULATION:

Parking space area shared based on offset timing of uses. Parking is provided for the largest combined uses.

Floor	Use	Area (S.F.)	Parking	Space Required	Space Type Provided
First Floor	Men's	2,097	1 space/284 f	74.9	(E) STD - 133 IRC - 6
	Women's	4,703	1 space/284 f	23.9	
Second Floor	Women's	1,202	1 space/284 f	42.9	(N) - 16
Total:		3,821		142	155 **

** Expandable to 180 with additional 25 spaces in location of Existing structures to be removed

SHEET INDEX

A-0	COVER SHEET & PROJECT INFORMATION	1
A-1	SITE PLAN	2
A-2	FLOOR PLAN	3
A-3	SECTIONS	4
L-1	LANDSCAP PLAN	

EXHIBITS
 EXTERIOR ELEVATIONS

FLUAD E. HASSOUNEH
 Engineer of Record
 Discipline: Sign.



PROJECT MANAGER

No.	Revision	By	Date	App

PROJECT TEAM

APPLICANT:
 NAME: Islamic center of Modesto
 CONTACT: Sobel Sarrafzadnia
 ADDRESS: 1445 N Carpenter Rd
 Modesto, CA
 TEL: (209) 988-6792

CONSULTANTS
 DESIGN GROUP:
 MECHANICAL, ELECT, PLUMBING
 STRUCTURAL
 H & H CONSULTANT ENGINEERING

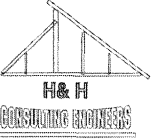
KEY PLAN

PROPOSED Project

Sheet Title
COVER SHEET

Drawn By
 Chkd By
 Issue Date
 03/ 03/ 08

Sheet
 AO



ENGINEERING / STRUCTURAL / PLANNING /
CONSTRUCTION MANAGEMENT
SACRAMENTO, CA 95823
PHONE # (916) 346-5838
E-MAIL * HASSOUNEH_H@YAHOO.COM*

FLUO E. HASSOUNEH
Engineer of Record

Professional Stamp



PROJECT MANAGER

PROPOSED

ISLAMIC CENTER OF MODESTO

Sheet Title

LANDSCAP PLAN

Drawn By

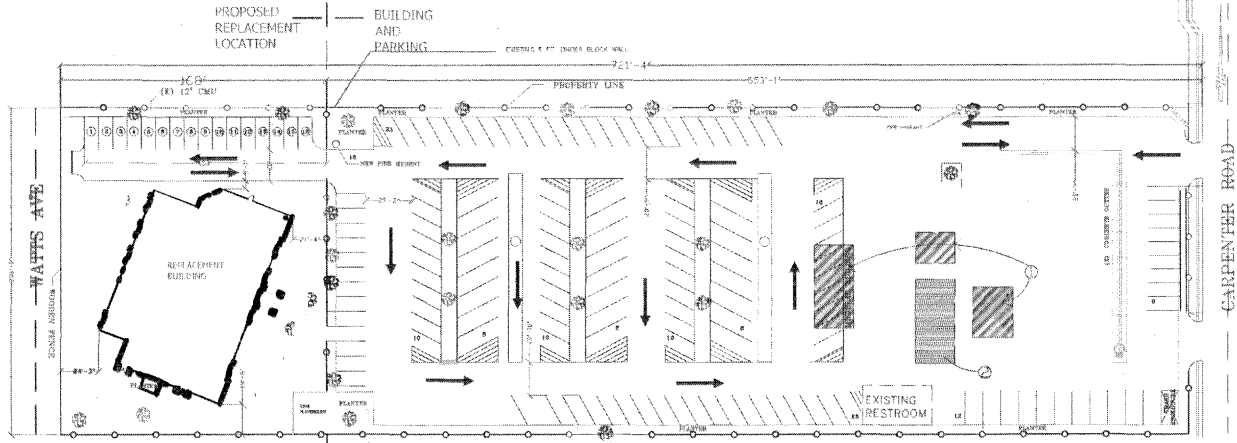
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Issue Date

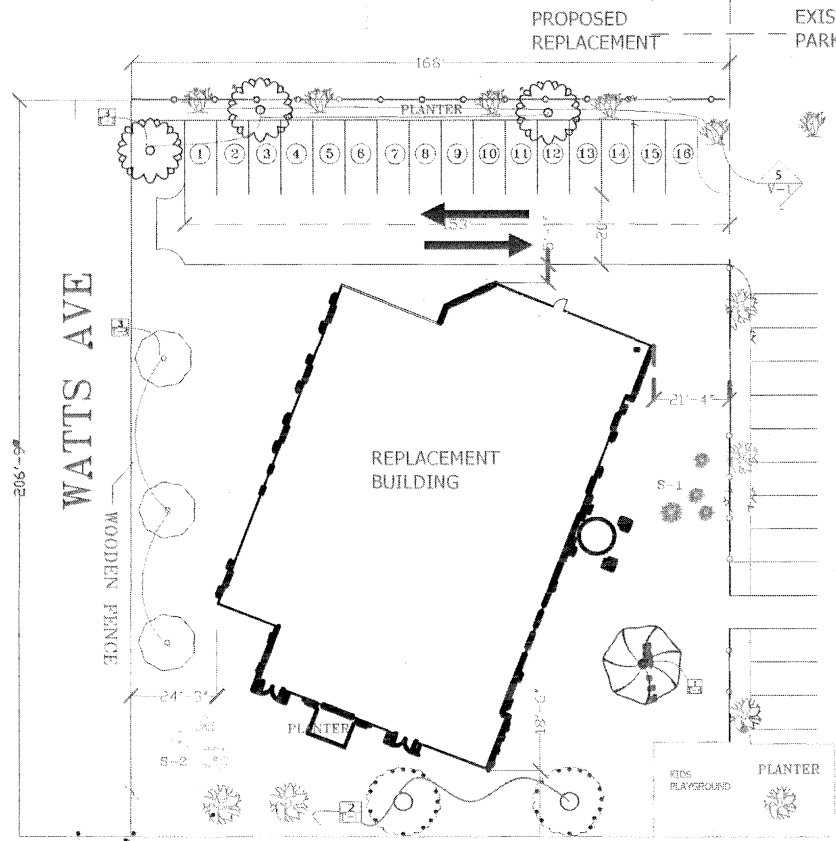
03/03/08

Sheet

L 1



SITE PLAN
SCALE 1/38" = 1'-0"



LANDSCAP PLAN
SCALE 1/16" = 1'-0"

NOTES & LEGEND

EXISTING CHINESE PISTACHIO CYPRESS

PLANTING LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
T-1	ITALIAN CYPRESS	CUPRESSUS SEMPERVERNS	15 GAL	3
T-2	CAPE MYRTLE	LAGERSTRUEMIA INDICA	15 GAL	1
T-3	MAGNOLIAG	SOUTHERN MAGNOLIAG	15 GAL	5
T-4	GELJERA PARRIFOLLA	AUSTRALIN WILLOW	15 GAL	1
SHRUBS				
S-1	RAPHIOEPIIS INDICA CLARA		5 GAL	4
S-2	XYLOSMA CONGESTUM		5 GAL	3
S-3			5 GAL	
VINES ON WALL				
V-1	PARTHENOISSUO TRICUSPIDATA (10' O.C)	BOSTON IVY	1 GAL	

30



ENGINEERING / STRUCTURAL / PLANNING /
 CONSTRUCTION MANAGEMENT
 4370 HILLPORT WAY
 SACRAMENTO, CA 95823
 PHONE # (916) 346-5838
 E-MAIL : HASSOUNEH_H@YAHOO.COM

Engineer of Record



PROPOSED

ISLAMIC CENTER OF MODESTO
 1445 N. CARPENTER DR
 MODESTO, CA 95351

SHEET TITLE

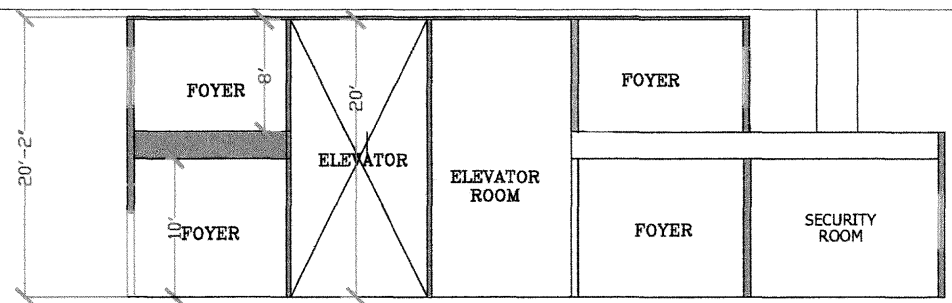
SECTION
 PLAN

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 EZZ
 Check By
 FH
 Issue Date
 12/17/07

SHEET
A-3
 SHEET
 4
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 4

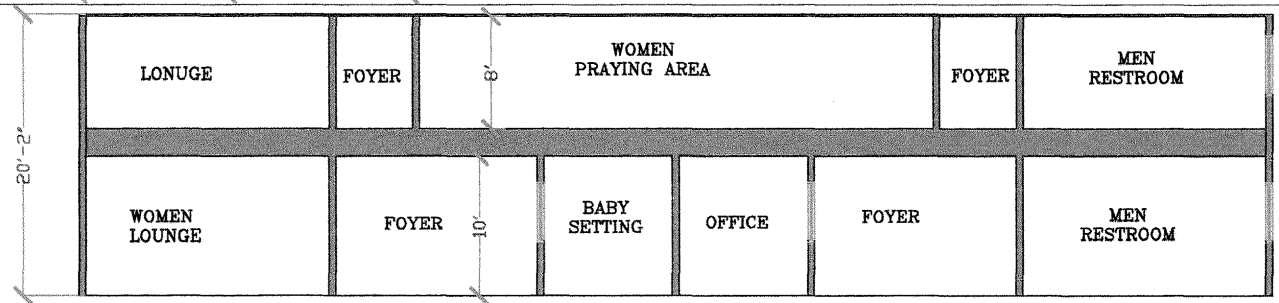
A-A

SCALE 1/4" = 1'-0"



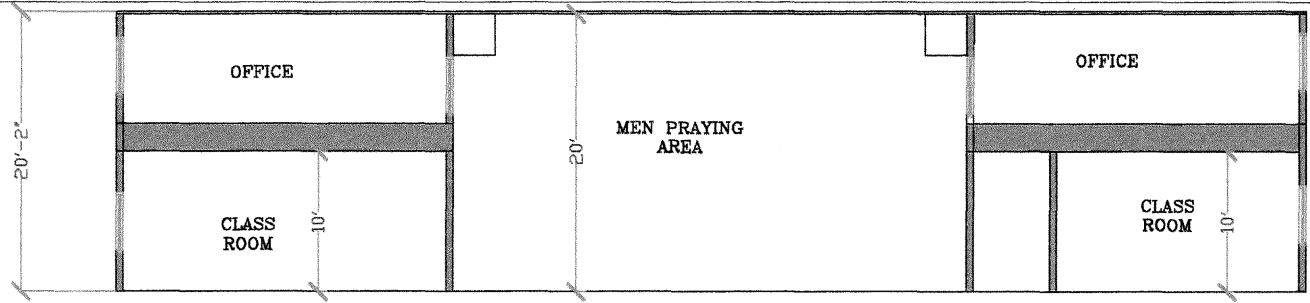
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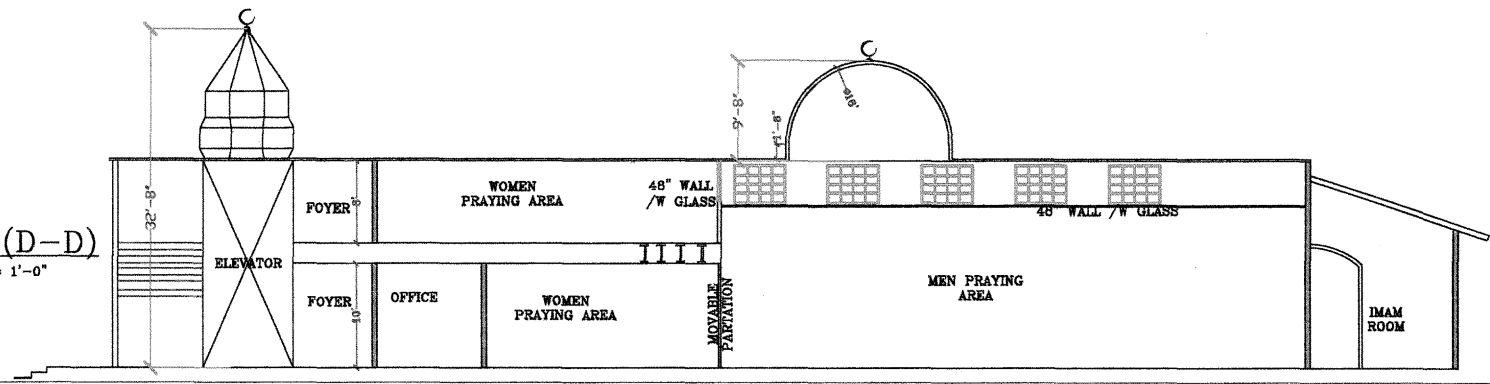
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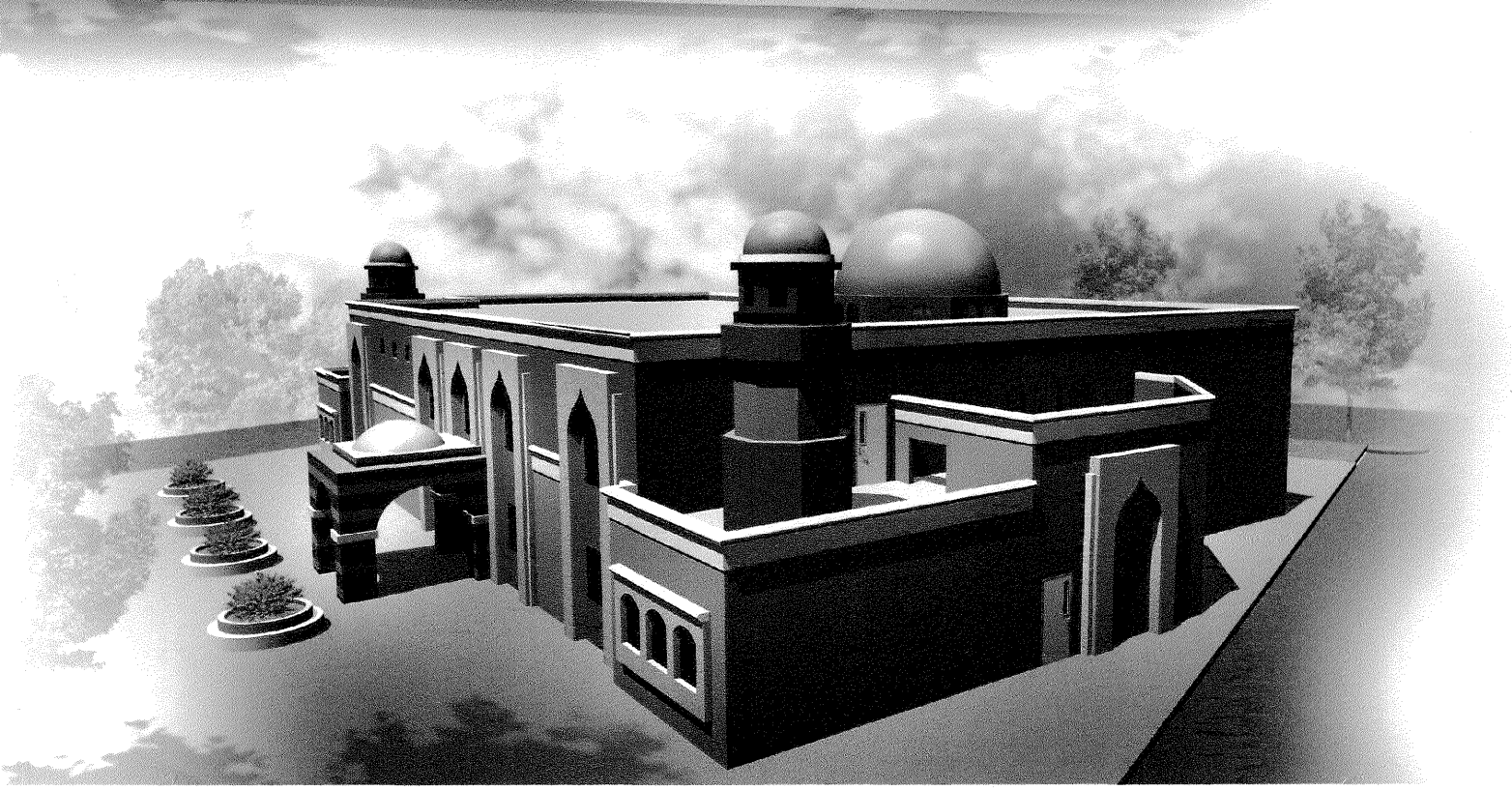
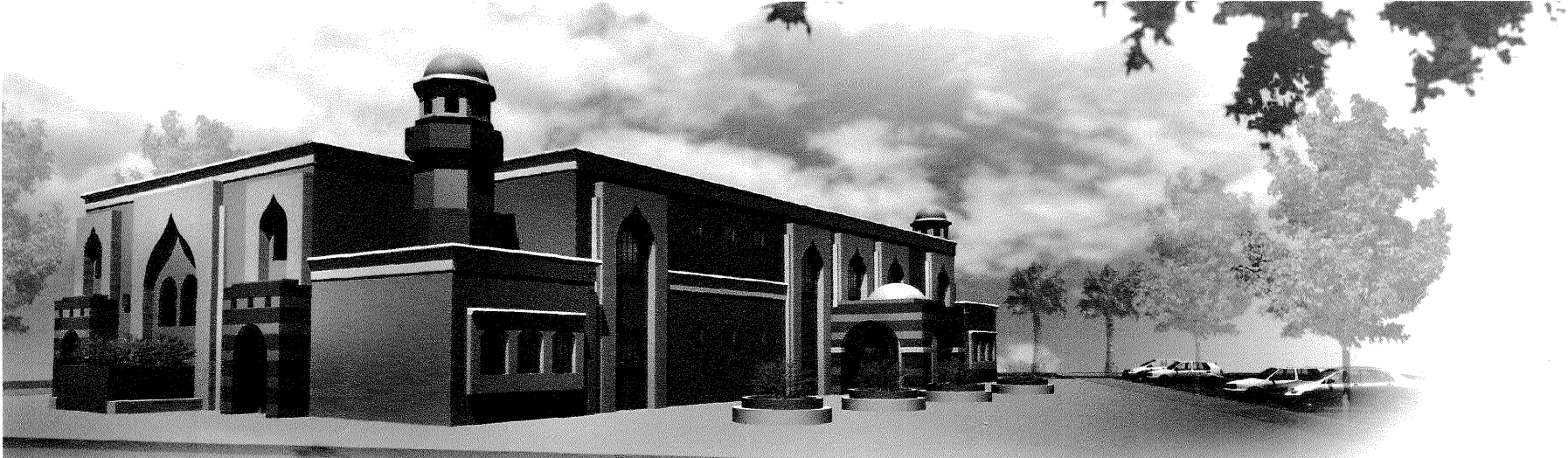


SECTION (D-D)

SCALE 3/16" = 1'-0"










31

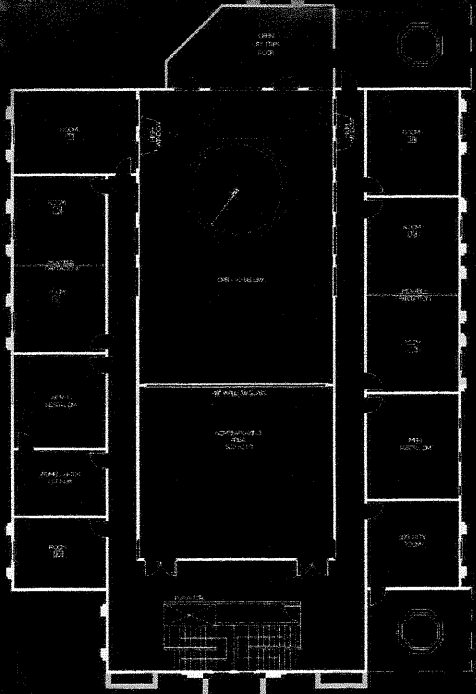


Islamic Center of Modesto

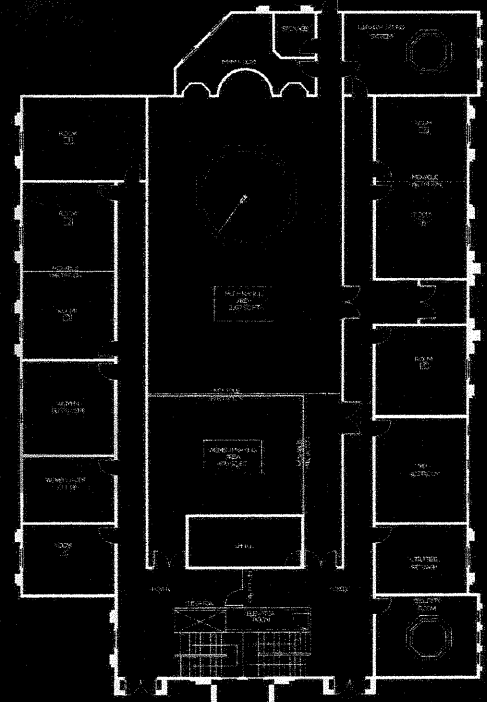


Exterior Colors

-  SW 7530 DOMES
-  SW 7523 UPPER BUILDING FIELD COLOR
-  SW 7504 ARCHED EXTRUSIONS
-  SW 7504 LOWER BUILDING FIELD COLOR
-  SW 7526 MOLDINGS
-  SW 7523 BANDING AT ENTRANCES
-  SW 7540 BANDING AT ENTRANCES

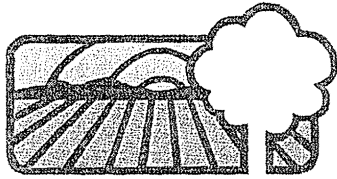


Second Floor



First Floor

Islamic Center of Modesto



CITY of MODESTO

*Public Works
Department*

*Capital
Improvement
Services
1010 Tenth Street
Suite 4600
P.O. Box 642
Modesto, CA 95353*

*Capital
Planning
209/577-5215
209/522-1780 Fax*

*Community
Facilities District
209/577-5215
209/522-1780 Fax*

*Construction
Administration
209/577-5452
209/577-4202 Fax*

*Current Facilities
Planning
209/577-5215
209/522-1780 Fax*

*Engineering
Design
209/577-5215
209/522-1780 Fax*

*Hearing and Speech
Impaired Only
TDD 1-800-735-2929*

January 11, 2008

Islamic Center of Modesto
1445 N. Carpenter Road
Modesto, CA 95358

Subject: Water and Sewer Will Serve Letter request for 1445 N. Carpenter Road.

In response to your application dated December, 2007 for Water and Sewer service request for the Islamic Center of Modesto, Located at 1445 N. Carpenter Road. The site is already being serviced by the City of Modesto for Sewer and Water. The renovation of this facility will not have an additional capacity demand on the existing sewer and water facilities at this time.

In the future, if additional connections, new building or an upsize to the existing services is requested, then an issuance of a Will Serve Letter will be needed.

If you have any questions, please contact Eva Dankha-Kelly at (209) 571-5120.

Sincerely,

Eva Dankha-Kelly
Assistant Civil Engineer
City of Modesto
C&ED Department
Development Division

cc: Stanislaus County - PW