

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 2, 2014

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Richard Gibson, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Ron Peterson, Greg Pires, Bobby Yamamoto

Absent: Steve Boyd

Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** – No one spoke.
- IV. APPROVAL OF MINUTES**
- A. September 18, 2014
Pires/Etchebarne, 5/0, **APPROVED**
Commissioner Peterson abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet or placed before them this evening:
- A. Letter from Ron West & Associates dated September 25, 2014, regarding item VII-A - Use Permit Application No. 2012-07 - Cambodian Buddhist Association of Ceres.
- VI. CONFLICT OF INTEREST** – None.
- VII. PUBLIC HEARINGS (* - Consent Items)**
- * CONSENT ITEMS - None
- NON-CONSENT ITEMS

Commissioner Buehner arrived at 6:02.

- A. USE PERMIT APPLICATION NO. 2012-07 - CAMBODIAN BUDDHIST ASSOCIATION OF CERES – *Continued from September 18, 2014.* Request to expand an existing church facility with the construction of a new 10,000 square**

foot activity hall, a new 1,225 square foot ashery, a 1,150 square foot temple addition, a 1,575 square foot multi-purpose room addition, and an additional 122 parking spaces for a 142 space parking lot on a 2.9± acre parcel in the A-2-10 (General Agriculture) zoning district. The project site is located at 3761 Roeding Road, on the north side of Roeding Road, west of Faith Home Road, in the Ceres area. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project.

APN: 069-020-017

Staff Report: Miguel Galvez Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: Risse Keys, 3848 Roeding Road; Patricia Cousins, 3865 Roeding Road (provided handout to commissioners); Jamie Knox.

FAVOR: Ron West, 720 N. 3rd Street, Patterson.

Public hearing closed.

Crabtree/Etchebarne, 6/1 (Pires), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING AMENDED CONDITIONS OF APPROVAL AS FOLLOWS:**

22. A solid block wall measuring a length of 240 feet will be installed along the western property line, commencing from the back of the existing front yard fence, northward. The wall will be constructed with the first 15 feet no higher than three (3) feet tall, and the remaining length constructed from six (6) to eight (8) feet tall in collaboration with the adjacent property owner. The eight (8) foot high portion of wall shall be installed when it abuts the neighboring residence located to the west. **A building permit for the installation of the wall shall be applied for within 120 days and wall construction completed within 150 days** ~~Installation of the wall shall be completed within 120 days~~ of project approval by the Planning Commission.

26. A grading and drainage plan for the project site shall be submitted before any building permit for the site is issued. **This shall not include any building permits for walls or fences.** Public Works will review and approve the drainage calculations. The grading and drainage plan shall include the following information:
 - A. Drainage calculations shall be prepared as per the Stanislaus County Standards and Specifications that are current at the time the permit is issued.

 - B. The plans shall contain enough information to verify that all storm water runoff will be kept from going onto adjacent properties and Stanislaus County road right-of-way.

 - C. The grading drainage and erosion/sediment control plan shall comply with the current State of California National Pollutant

Discharge Elimination System (NPDES) General Construction Permit requirements.

- D. An Engineer's Estimate shall be submitted for the grading and drainage work.
 - E. The grading, drainage, and associated work shall be inspected and accepted by Stanislaus County Public Works prior to a final inspection or occupancy, as required by any building permit.
 - F. The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building and/or grading plan and inspection of the work. The Public Works Inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.
45. ~~A cast-in-place concrete irrigation pipeline is located along the north boundary of the proposed project. District rules and standards require that this pipeline be replaced with Reinforced Concrete Pipe (RCP) along with dedication of a 25 foot irrigation easement centered on the pipeline, or portion thereof. It will be necessary for~~ The developer ~~to~~ **shall** submit plans detailing the existing irrigation facilities, relative to the proposed site improvements, in order for the district to determine specific impacts and requirements. **The applicant shall implement all TID requirements.**
46. ~~The subject parcel is a member of Improvement District (ID) 1345, the Smyrna Park Pump and 1504, the Smyrna Park Pipeline. District Standards require that properties that will no longer irrigate or have direct access to water must apply for abandonment of the parcel(s) from the improvement district(s). Developed property adjoining irrigated ground must be graded so that finished grade elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation from reaching non-irrigated properties.~~

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

September 23, 2014: Adopted the Fiscal Year 2013-2014 CAPER for the CDBG and ESG programs administered by the Planning Department.

September 30, 2014: Approved a conditional agreement for purchase and sale of the Former Honor Farm at 8224 W. Grayson Road to Camp Taylor, a Non-Profit Organization. Camp Taylor offers free medically

supervised residential camp programs helping children with heart disease and their families. A condition of the purchase and sale is the need for Camp Taylor to obtain a Use Permit from the County.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

October 16, 2014: Two Parcel Map Applications, one in the Oakdale area and one in the Modesto area; one Use Permit Application in the Turlock area; and an update on a discussion regarding revocation of a Use Permit for a church, in the Turlock/Denair area.

November 6, 2014: No items scheduled at this time. Meeting may be canceled due to lack of items.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Signature on file.
Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Department.)