

STANISLAUS COUNTY PLANNING COMMISSION

AMENDED MINUTES

REGULAR MEETING

July 2, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Steve Boyd, Tom Orvis, Bobby Yamamoto
- Absent: Kenneth Buehner, Marc Etchebarne, Ron Peterson
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Rachel Wyse, Associate Planner, Timothy Vertino, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Patricia Hill Thompson, Assistant Chief Executive Officer, Stanislaus County Chief Executive Office, Timothy Fedorchak, Manager IV, Stanislaus County Chief Executive Office; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** - No one spoke.

IV. **APPROVAL OF MINUTES**

- A. June 18, 2015
Orvis/Borges, 4/0, **APPROVED**
Commissioner Boyd 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. Memo from the Stanislaus County Department of Planning and Community Development regarding item VII-B Use Permit Application No. PLN2015-0022 - Camp Taylor.

VI. **CONFLICT OF INTEREST**- None

VII. **PUBLIC HEARINGS (*Consent Items)**

Commissioner Gibson informed the public of the consent items and procedure.

* **CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2014-0093 – PATTERSON NUT CO. -**
Continued from May 21, 2015. Request to construct ten (10) 5,600 square foot buildings for the purpose of storing unprocessed nuts on a 4.45± acre parcel in the A-2-20 (General Agriculture) zoning district. The proposed project will serve

as an ancillary storage facility site for a nearby nut processing plant. The property is located at 112 Holly Avenue, at the intersection of Holly Avenue and Highway 33, in the Patterson area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 048-036-034

Staff Report: Timothy Vertino Recommends **APPROVAL**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Thomas Owens, 1450 Bailey, Ripon, CA, Engineer; Mark Jensen, 1514 H Street

Public hearing closed.

Orvis/Boyd, 5/0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

- B. **USE PERMIT APPLICATION NO. PLN2015-0022 – CAMP TAYLOR** - Request to reuse the former, 22.04± acre, legal non-conforming, Stanislaus County Honor Farm property to establish a recreational and educational kid's camp for children with heart disease and their families. The property is located at 8224 W. Grayson Road, just south of the intersection of Shiloh and W. Grayson Roads, west of Laird Road, east of Cox Road, in the Grayson area. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project.

APN: 017-060-002, 017-060-013, 016-026-010 (portion of)

Staff Report: Rachel Wyse Recommends **APPROVAL**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Charles Bailey, 503 Shiloh Road; Kimberlie Gamino, 827 7th Street, Ripon.

Public hearing closed.

Borges/Orvis, 5/0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING AMENDED CONDITIONS OF APPROVAL NO. 9, 11, 13, 16-18, 21, AND 22 AS FOLLOWS:**

Department of Planning and Community Development

9. Use of an amplified sound system, including but not limited to a public announcement (PA) system, between the hours 10:00 p.m. and 7:00 a.m. is prohibited. ~~Any amplified sound system use from 7 a.m. to 10 p.m. shall comply with County Code Chapter 10.46 – Noise Control standards for sensitive receptors due to the presence of waterfowl habitat south of the project site.~~ The applicant **property owner/operator** is responsible for monitoring the noise level of the amplified sound system. ~~Live and~~ **Outdoor amplified sound, except for fundraising and special events as outlined in the Applicant's Conceptual Master Plan,** shall not exceed ~~one~~ **two** hours of use in any one day, nor shall the use of **outdoor** amplified sound be used more than two days per week. **Fundraising and special events shall not exceed nine hours per day of amplified sound.**
11. **Any on-site noise generation shall comply with adopted County noise control standards. Should the County Planning Director**

determine that a noise study is needed to address noise impacts, ~~In the event the County receives any verified noise complaints regarding the use of any type of amplified sound and/or live music,~~ the applicant/operator shall be responsible for preparing and implementing a noise study and implementing any resulting mitigation measures required to reduce off-site noise to acceptable levels. A scope of work for the noise study shall be submitted the Planning Department for review and approval within 30 days, the noise study will have to be completed within 60 days, and the mitigation measures will have to begin within 90 days of the County Planning Director determining a **the** need for a noise study. The applicant/operator shall be responsible for the cost of preparing the noise study and implementation of any resulting mitigation measures. If the noise is not mitigated within 180 days, ~~the use of amplified sound or music shall no longer be permitted~~ or the Use Permit shall be brought back to the Planning Commission for review and, if necessary, amendment to the operational limits.

13. A Landscape and Irrigation Plan shall be submitted with the first building permit. The plan shall comply with the California Water Model Ordinance and all adopted drought feature requirements. Water features shall use recirculated water and shall not be utilized during drought years. **unless techniques are implemented that result in no significant increase in total water use by repurposing all captured water for other necessary uses on site (i.e. Irrigation etc.).**

Department of Public Works

16. All parking surfaces shall be approved per Stanislaus County Standards and Specifications. **Building permit site plans shall reflect existing asphalt and gravel parking areas. These existing areas are not required to be repaved or have gravel added to resurface them. If these parking areas are to be expanded, the site plan shall show if the areas to be expanded will be an asphalt or gravel parking area. The overflow parking lot for special events is not required to have an asphalt or gravel surface, but shall be shown on the site plan for informational purposes.**
17. **A proposed master traffic control plan showing overflow parking for fundraisers and special events shall be shown submitted and approved by Public Works before a building or grading permit is taken out issued for the site or the first event, whichever comes first.** The site plan shall also include how the traffic for the **fundraisers and special events** will be handled for both Grayson Road and the on and off site. **Roadway and on-site circulation shall be shown, along with any signs that may be needed for the event. This traffic control plan will be the master plan for all fundraisers/special events held at Camp Taylor. Public Works shall be notified a minimum of a week prior to an event being held at Camp Taylor. If the master plan proves to be inadequate, Public Works shall be contacted and the master plan shall be modified.**

18. ~~A traffic control plan shall be required for every special event. An encroachment permit shall be taken out every time a traffic control plan will be used on Grayson Road to direct traffic for a special event.~~
21. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted ~~within 90 days of the approval of the use permit~~ **with the first building permit for the first building to be constructed and/or prior to any earthmoving**. Public Works will review and approve the drainage calculations. The grading and drainage plan shall include the following information:
 - A. The plan shall contain enough information to verify that all runoff will be kept from going onto adjacent properties and Stanislaus County road right-of-way.
 - B. 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.
 - C. The grading, drainage, and associated work shall be accepted by Stanislaus County Public Works prior to a final inspection or occupancy, as required by the building permit.
 - D. 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.
 - E. The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.

Department of Environmental Resources (DER)

22. **Prior to issuance of building permits, the property owner/operator shall** ~~The Water System will be designed and installed as a public water system as defined by California Health and Safety Code (CA HSC) Section 116275 and Title 22 California Code of Regulations (CCR) Sections 64400.10, 64400.80, 64401.85). Prior to issuance of building permits or licenses to conduct business identified in Use Permit Application No. PLN2015-0022 — Camp Taylor, the property owner shall certify to Stanislaus County Department of Environmental Resources (Department) that: the property use does not or will not constitute a public water system, or submit a public water supply permit application [(CA HSC) 116525] to the Department accompanied by a public water system technical report [(CA HSC) 116530], financial and managerial and technical information [(CA HSC) 116540], and obtain a public water supply permit to operate the public water system [(CA HSC) Sections 116525, 116530, 116540, 116550].~~

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

June 23, 2015: The Board did not meet this week.

June 30, 2015: The Board approved the reappointment of Jeff Broumas and Richard Jorgensen to the Stanislaus County Airport Land Use Commission.

The Board approved and accepted the 2014 Stanislaus Annual Report. Director Freitas provided a PowerPoint Slide and overview of the Planning Department's 2014 statistics outlined in the Annual Report.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

July 16, 2015: Two use permits, one in the Crows Landing area and one in the Hughson area. And one general plan amendment & rezone application in the Modesto area.

August 6, 2015: Two use permits, one in the Modesto area and one in the Waterford area.

Director Freitas introduced Jennifer Akin and congratulated her on her appointment as Planning Commission Clerk.

Director Freitas thanked Danise Huey for all her assistance in serving as the Planning Commission Clerk.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:44 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.)