

STANISLAUS COUNTY PLANNING COMMISSION

July 2, 2015

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2015-0022
CAMP TAYLOR
SCH #2015032033

REQUEST: TO REUSE THE FORMER, 22.04± ACRE, LEGAL NON-CONFORMING, STANISLAUS COUNTY HONOR FARM PROPERTY TO ESTABLISH A KID'S CAMP FOR CHILDREN WITH HEART DISEASE AND THEIR FAMILIES.

APPLICATION INFORMATION

Property Owner:	Stanislaus County
Applicant:	Kimberlie Gamino, Camp Taylor, Inc.
Location:	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
Section, Township, Range:	25-4-7 & 30-4-8
Supervisorial District:	Five (Supervisor DeMartini)
Assessor's Parcel:	017-060-002, 017-060-013, 016-026-010 (portion of)
Referrals:	Exhibit J Environmental Review Referrals
Area of Parcel(s):	22.04± acres
Water Supply:	Well/Public Water System
Sewage Disposal:	Private Package Treatment System/Septic tank with leach field
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	Agriculture
Sphere of Influence:	Not Applicable
Community Plan Designation:	Not Applicable
Williamson Act Contract No.:	Not Applicable
Environmental Review:	Mitigated Negative Declaration
Present Land Use:	Decommissioned Honor Farm
Surrounding Land Use:	Dairies and row crops to the north; orchards to the east; the San Joaquin River and riparian habitat to the south; row crops, a dairy, and Laird Park to the west

RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve the project, Exhibit A provides an overview of all of the findings required for project approval.

BACKGROUND AND SITE DESCRIPTION

The Stanislaus County Sheriff's Honor Farm was originally constructed on the eastern edge of Laird Park, on Assessor Parcel No. (APN) 016-026-010 shortly after the property was acquired by the County in March of 1950. The Honor Farm was expanded with the construction of housing barracks and related improvements with the acquisition of adjacent parcels, APN: 017-060-002, in January of 1966, and APN: 017-060-013, in May of 1993.

The combined parcels, totaling 110± acres, were improved over time with up to 21 permanent and temporary structures ranging from 200 to about 7,500 square feet each, plus a self-contained wastewater treatment facility, well, fire protection water storage tank, etc. with an estimated 40,000 square feet in shops, modular buildings and permanent structures. General area lighting was utilized on-site as was a public announcement (PA) system with speakers mounted within the barracks, shops, and outside, in the yard. The system was used regularly to page inmates and guards and announce meals. At its maximum, the Honor Farm maintained capacity for 350 inmates plus staff, and provided work programs in a minimum security detention facility. On June 26, 2010, a catastrophic fire destroyed the largest housing unit with 172 beds, Barracks 1 and 2. Insurance money was used to construct Sheriff's Unit Two, a 192 medium security bed and programs unit at the County's Public Safety Center site at 200 East Hackett Road, in Ceres. On October 15, 2013, the Board of Supervisors approved closure of the Honor Farm at 8224 W. Grayson Road. On July 29, 2014, the Board declared the property as surplus (GC §25520), and authorized the sale of the property and calls for bids to purchase. The County, as a part of the sale, was responsible for removing Barracks 4, a guard shack, and a paint booth and decommissioning and remediating the Honor Farm's waste treatment facility, located on the northern portion of APN: 017-060-002. The subject structures were demolished as of May 2015, and the waste treatment plant was remediated as of January 2015, and is awaiting final approval from the Regional Water Quality Control Board. Camp Taylor submitted the only bid to purchase the facility with the caveat that final purchase would be contingent on use permit approval.

The site is located 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 project site is bounded by Grayson Road and Turlock Irrigation District's Lower Lateral No. 2 (LL2) to the north, an orchard to the east, an orchard, the San Joaquin River and riparian habitat to the south, and Laird Park to the west. The remaining Honor Farm buildings are slated for demolition upon project approval. During environmental review and decommissioning of the wastewater treatment facility, the site was comprised of three Assessor Parcels totaling 110± acres with 21.06± acres identified as developable area for the Camp Taylor project. A lot line adjustment was approved on May 15, 2015, creating a 21.98± project site and a 0.06 acre well site, totaling 22.04± acres. Consequently, the well site is on a separate legal parcel within Laird Park and serves the project site via waterline, access, and maintenance easements. [See Exhibit B – *Maps (Project Site After Lot Line Adjustment – B-6)*].

PROJECT DESCRIPTION

This project is a 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 remaining Honor Farm buildings will be demolished and replaced with approximately 46,900 square feet of camp-related buildings and additional structures such as a ropes course climbing wall, shade structures, an outdoor performance stage, a swimming pool and a tree house. New buildings will include: an administration building; a main street building divided into suites and housing uses such as: a camp store, costume shop, ice cream parlor, music ship,

and arts and crafts; dining hall with a full service kitchen; infirmary/education center with a clinic and classrooms; pool house; eight duplex cabins; four fourplex cabins; grounds keeper residence; maintenance building; restrooms; and boat house. (See Exhibit D - *Applicant's Conceptual Master Plan*).

An on-site wastewater disposal system and new water system will be installed to serve the project. Site storm water run-off has historically been piped to the low lying grass land referred to as the Lower Meadow/Valley Green (passive recreation area), located on the westernmost portion of the parcel, between Turlock Irrigation District's LL2 and the San Joaquin River, where it is treated naturally and allowed to percolate into the surrounding soil. The proposed development will continue to use this area for a portion of the storm drainage. In addition, existing storm water piping will be modified as needed to collect excess run-off and pipe to a new storm drain basin at the north end of the site (Upper Meadow) adjacent to the parking area. An existing 700,000 gallon water tank will continue to be utilized for fire suppression. (See Exhibit B – *Maps*).

Camp Taylor is proposing a variety of programs and activities for the population they serve and the local community. The Applicant has provided an extensive Conceptual Master Plan including a description of proposed activities, building use and layout, and an event calendar (See Exhibit D). The administrative office will be open 5 days a week, 52 weeks a year. The office is typically staffed with 5 to 10 full-time employees for administrative and maintenance positions from 7:00 a.m. to 7:00 p.m. Volunteers will be utilized to prepare for camp sessions and/or special events. A live-in resident grounds keeper will be on-site 24 hours a day and serve as the camps security officer. Camp sessions, education sessions, and events occur year around; however, in a typical year, the camp will be in session approximately 130 days per year. Sessions range from 1 to 7 day camps with 60-150 campers on-site. Full-time camp staff ranges from 8-10 employees during camp sessions. Most activities at camp include specialty skills of 2-60 volunteers; however, on average 30 volunteers are on-site during camps and/or events to assist. The camp may offer 2-3 special day events that can bring 300-500 visitors on-site. Camps begin accepting campers at 6:00 a.m. and generally end activities at 5:00 p.m. Some special day events may extend into the evening with the camp closing around 10:00 p.m. During multi-day events, activities may start at 8:00 a.m. and end by 10:00 p.m. Fundraising events could bring between 500-1000 people to the site. The facility may be used/rented by others; however, each user will be subject to compliance with the project's approved uses and Conditions of Approval.

The applicant estimates that 120 parking spaces will be needed for camp sessions and up to 350 spaces for fund raising events which may occur twice a year. Parking for 135 vehicles is being proposed, with room for overflow parking, around the site and in the remediated area that housed the on-site waste treatment facility, north of the proposed cabin area. (See Exhibit D - *Applicant's Conceptual Master Plan*).

ISSUES

The following section is a discussion of issues identified by County staff. Staff has evaluated these issues and provides the following comments:

Outdoor Events, Noise, and Traffic Circulation – Amplified sound systems, including but not limited to a public announcement (PA) system, may be used for larger groups of campers utilizing the outdoor “Rip Rap Theater.” The outdoor theater will have a covered raised stage and will be located at the southwest end of the site within the Lower Meadow/Valley Green and will face the river. Informal seating will be incorporated into the contours of the landscape around a central fire pit. The PA system will be utilized two times a week or 18-20 times per year, while camp is in

session, for 40-60 minutes, during testimonials, skits, or announcements. In the event, that the outdoor activities generate off-site noise, a condition of approval has been added to the project to address noise complaints from surrounding neighbors. This condition requires the preparation of a noise study and implementation of any resulting noise mitigation measures needed for compliance with County Noise Standards. (See Exhibit C – *Conditions of Approval*).

Correspondence was received from Anthony Iaccarino of San Joaquin Wetland Farms. San Joaquin Wetland Farms owns 750 acres of land due west and south of the project site. This 750 acre property is enrolled in both a California wildlife conservation easement and a federal conservation easement for the protection of sensitive habitat of the San Joaquin River riparian corridor for wintering waterfowl. Mr. Iaccarino raised concerns regarding the impacts of light and noise on the habitat. (See Exhibit E - *Letter from Anthony Iaccarino, San Joaquin Wetland Farms, dated June 18, 2015*). Staff believes that these impacts have been addressed via conditions of approval limiting light spillage and noise and mitigation measures, as recommended by the California Department of Fish and Wildlife, which require pre-construction surveys and avoidance of nesting raptors. (See Exhibit C – *Conditions of Approval*).

The camp may offer two to three special day events that can bring 300-500 visitors on-site and up to four fundraising events which could bring between 500-1000 people to the site. In order to address traffic impacts the Department of Public Works has recommended Conditions of Approval on the project requiring an encroachment permit be obtained to allow for Department approval of overflow parking for special events, a circulation and traffic control plan for handling event traffic, and signage. (See Exhibit C – *Conditions of Approval*).

Outdoor Activities and Buffer from Agricultural Operations – Buffer and Setback Guidelines (Appendix A of the Agricultural Element) requires new or expanding uses approved in or adjacent to the A-2 (General Agriculture) zoning district to provide a 150 foot setback for low people intensive uses and a 300 foot wide buffer setback for people intensive outdoor activities. An alternative buffer and setback plan may be proposed by a project applicant. Alternatives are referred to the Stanislaus County Agricultural Commissioner as part of the planning review process. The Planning Commission shall consider the Agricultural Commissioner's referral response in making a determination on the proposed alternative. In order to approve a buffer alternative, the Planning Commission must find that the alternative buffer will provide equal or greater protection to surrounding agricultural uses.

Since the proposed use is replacing the previous Honor Farm use, Camp Taylor is subject to Buffer and Setback Design Standards for Expanding Uses. Essentially, where existing development on a project site will not allow a buffer as required for new uses, the expansion may be permitted only if it does not intensify on-site activities or an alternative buffer and setback design standard is approved for the expansion. Camp Taylor will not intensify the use and is able to meet the 150-foot setback from agricultural uses to the north; however, an alternative Agricultural Buffer with a 60-80 foot setback, consisting of deciduous and evergreen trees and shrubbery was proposed along the eastern and southern property line and is supported by the Agricultural Commissioner. (See Exhibit F – *Agricultural Buffer Alternative*).

GENERAL PLAN CONSISTENCY

The site is currently designated "Agriculture" in the Stanislaus County General Plan and this designation is consistent with the A-2-40 (General Agriculture) zoning district. Goal Three of the Land Use Element of the General Plan is to "foster stable economic growth through appropriate land use policies" by accommodating the siting of industries with unique requirements. Such policies

include recognizing nonconforming uses as an integral part of the County's economy and allowing those uses to continue by maintaining current Zoning Ordinance provisions (Chapter 21.80- Nonconforming uses) which permit replacement or expansion of nonconforming uses. Allowing Camp Taylor to apply for a use permit to change the non-conforming use of the Honor Farm to a camp for children with heart disease and their families meets Goal Three, and the associated policies and implementation measures, of the Land Use Element of the General Plan.

ZONING ORDINANCE CONSISTENCY

The site is currently zoned A-2-40 (General Agriculture). County Code §21.80.070, upon project approval, authorizes a change to a different use of equal or lesser intensity than the legal nonconforming use, on the same parcel as the existing use, if it finds that the enlargement, expansion, restoration, or changes:

1. 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
2. Will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of persons residing or working in the neighborhood or to the general welfare of the county, and
3. Is logically and reasonably related to the existing use and that the size or intensity of the enlargement, expansion, restoration or changes is not such that it would be more appropriately moved to a zoning district in which it is permitted.

Notably, had the project site not contained a legal non-conforming use, recreational camps without housing for permanent residents may be established in the A-2 zoning district provided the findings are made allowing Planning Commission approval of a Tier Three Use Permit. Tier Three Use Permit findings require that the use as proposed will not be detrimental to or in conflict with agricultural use of nearby properties, and that the parcel is not considered to be in a "most productive agricultural area" or could reasonably be returned to an agricultural use.

The project was advertised in the Modesto Bee and Landowner Notices were sent to all property owners within a quarter mile of the project site and two parcels in every direction. Staff received the aforementioned letter from Mr. Iaccarino requesting sensitivity to the conservation easement and waterfowl on his property; however, no communication expressing opposition has been submitted to the County. (See Exhibit E - *Letter from Anthony Iaccarino, San Joaquin Wetland Farms, dated June 18, 2015*). All findings, including the aforementioned non-conforming findings, required for approval of the proposed use permit are outlined in Exhibit A of this report. Staff believes that all of the findings necessary for approval of this request can be made. A review and comparison of the Honor Farm and Camp Taylor populations, on site activities, and traffic counts, revealed that the size and intensity of the Camp Taylor use is less intensive than the Honor Farm use; and that all potential impacts associated with the proposed use are or have been mitigated to less than significant, with the incorporation of conditions of approval and mitigation measures.

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 and no significant issues were raised. (See Exhibit J - *Environmental Review Referrals*.) Potential impacts associated with

the project were identified by the California Department of Fish and Wildlife (CDFW) and the Central Valley Flood Protection Board (CVFPB). The CDFW provided three mitigation measures designed to provide protection via preconstruction surveys, buffers, monitoring, and avoidance measures for Swainson's Hawk and other species under the aegis of the Migratory Bird Treaty Act and relevant Fish and Game Codes. The CVFPB provided two mitigation measures designed to protect the San Joaquin River floodway by requiring: 1) an encroachment permit prior to any work and/or construction activity in the floodway, and 2) approval of a vegetation planting and management plan in order to avoid accumulation and establishment of woody vegetation along the project site within the floodway. These mitigation measures were incorporated into the Mitigation Monitoring Plan which was signed by the applicant. (See Exhibit H - *Mitigated Monitoring Plan*.) A Mitigated Negative Declaration is being proposed. (See Exhibit I - *Mitigated Negative Declaration*.) Conditions of approval and mitigation measures reflecting referral responses have been placed on the project. (See Exhibit C - *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 **\$2,267.00** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person: Rachel Wyse, Associate Planner, (209) 525-6330

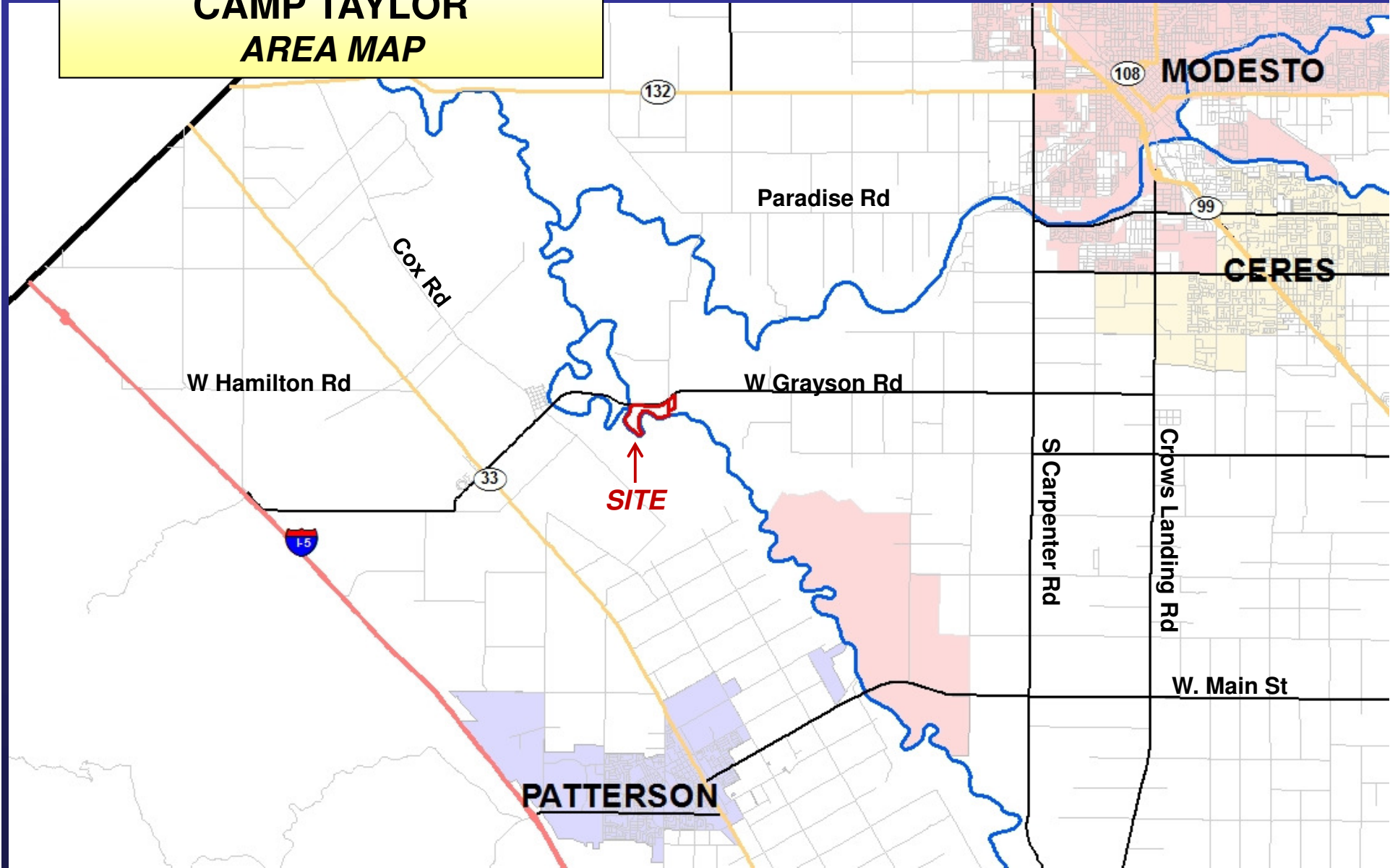
Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps
- Exhibit C - Conditions of Approval
- Exhibit D - Applicant's Conceptual Master Plan
- Exhibit E - Letter from Anthony Iaccarino, San Joaquin Wetland Farms, dated June 18, 2015
- Exhibit F - Agricultural Buffer Alternative
- Exhibit G - Initial Study
- Exhibit H - Mitigation Monitoring Plan
- Exhibit I - Mitigated Negative Declaration
- Exhibit J - Environmental Review Referrals

Exhibit A
Findings and Actions Required for Project Approval

1. Adopt the Mitigated 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 Mitigated Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that the change in use:
 - (a) 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
 - (b) Will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of persons residing or working in the neighborhood or to the general welfare of the county, and
 - (c) Is logically and reasonably related to the existing use and that the size or intensity of the enlargement, expansion, restoration or changes is not such that it would be more appropriately moved to a zoning district in which it is permitted.
 - (d) The proposed alternative agricultural buffer provides equal or greater protection to surrounding agricultural uses.
4. Approve Use Permit Application No. PLN2015-0022 – Camp Taylor, subject to the attached conditions of approval and mitigation measures.

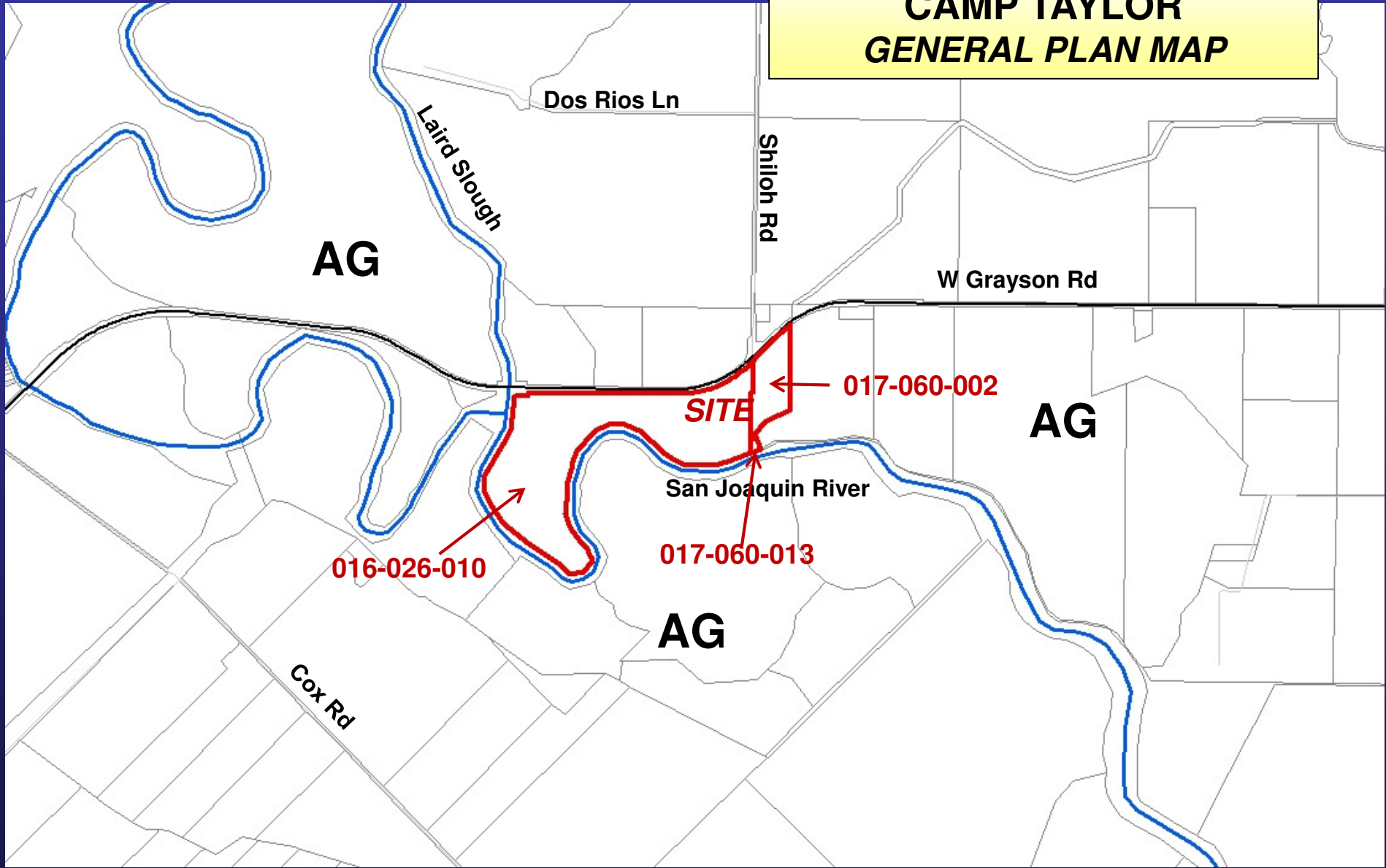
**UP PLN2015-0022
CAMP TAYLOR
AREA MAP**



8

EXHIBIT B

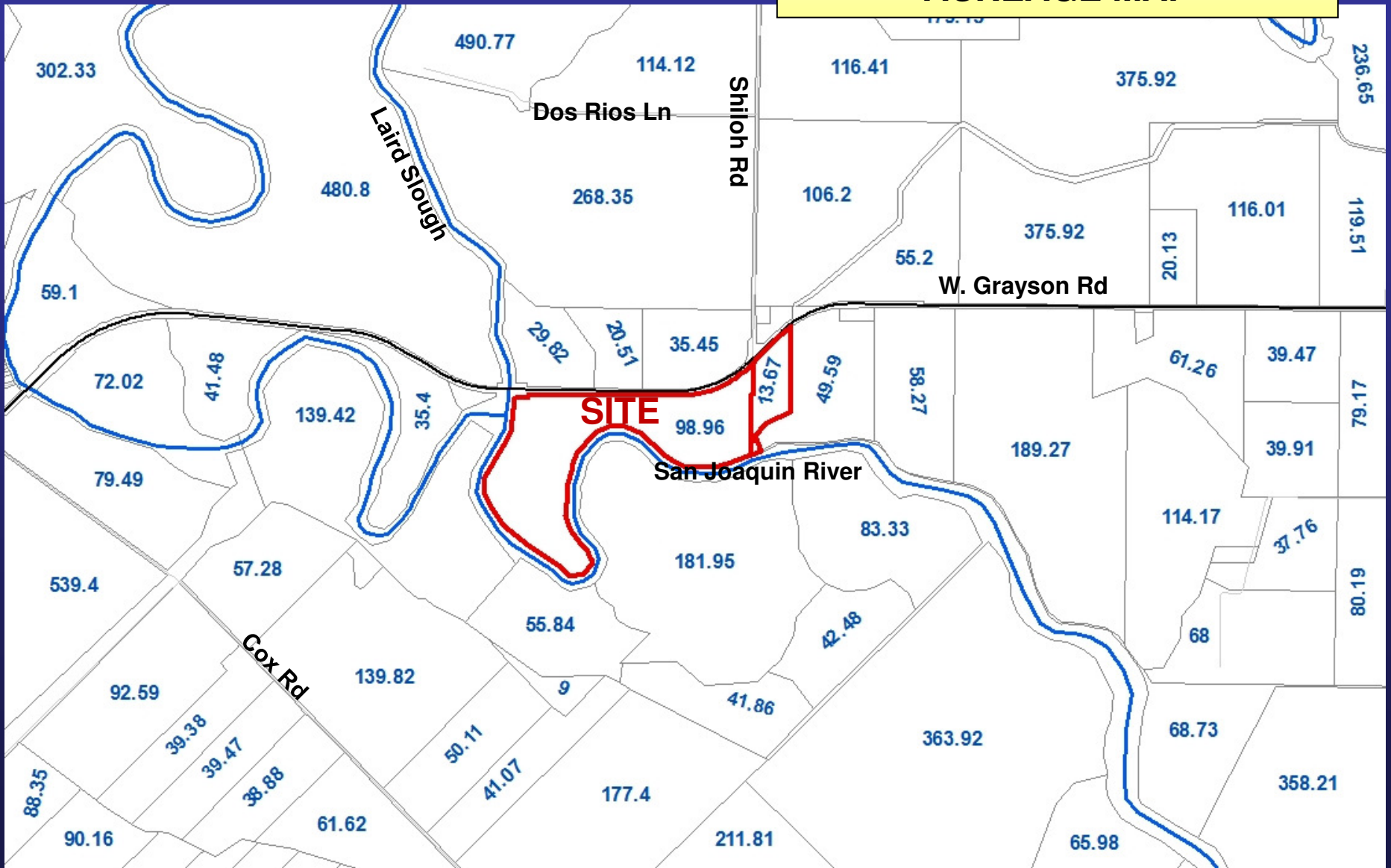
**UP PLN2015-0022
CAMP TAYLOR
GENERAL PLAN MAP**



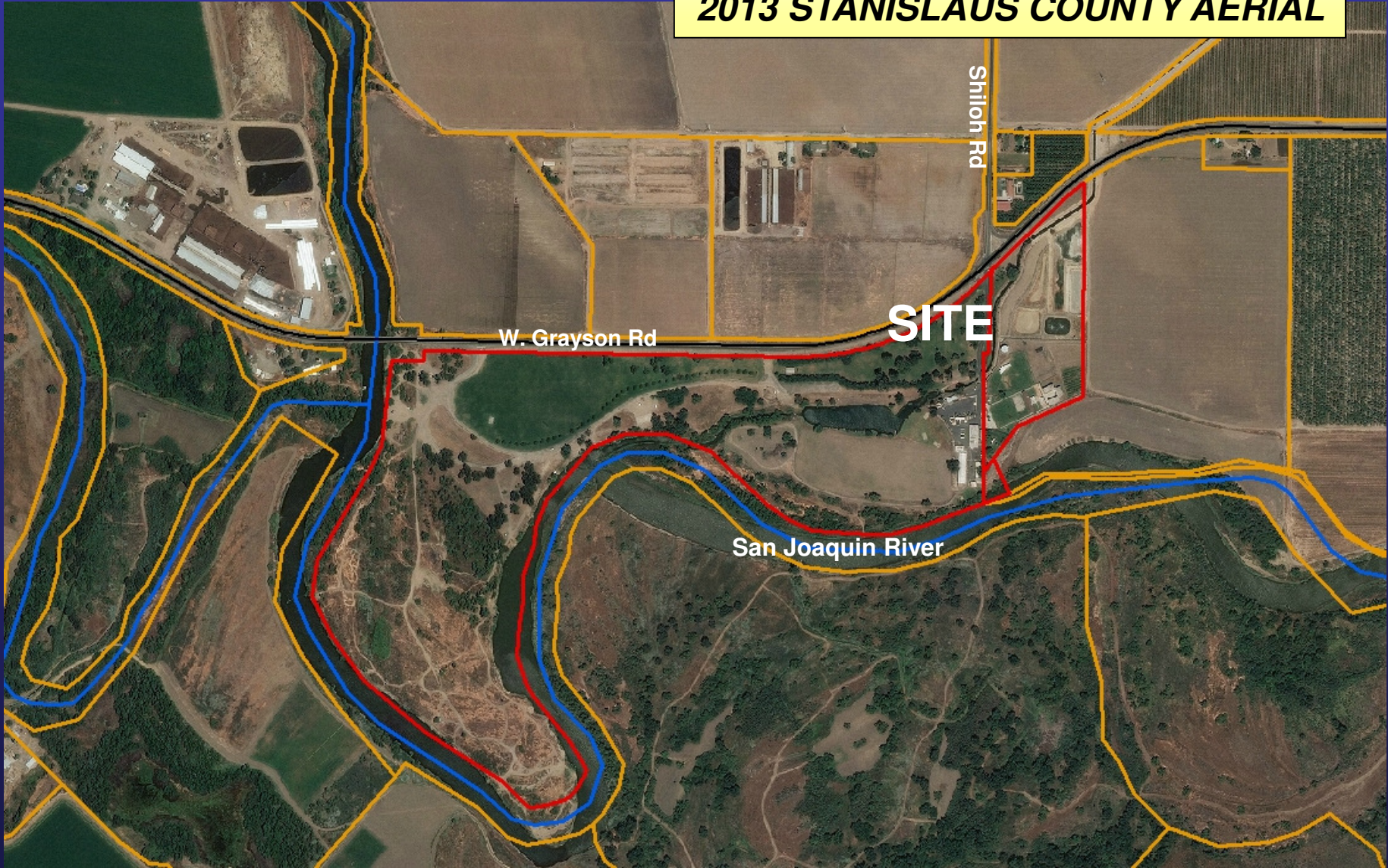
**UP PLN2015-0022
CAMP TAYLOR
ZONING DESIGNATION MAP**



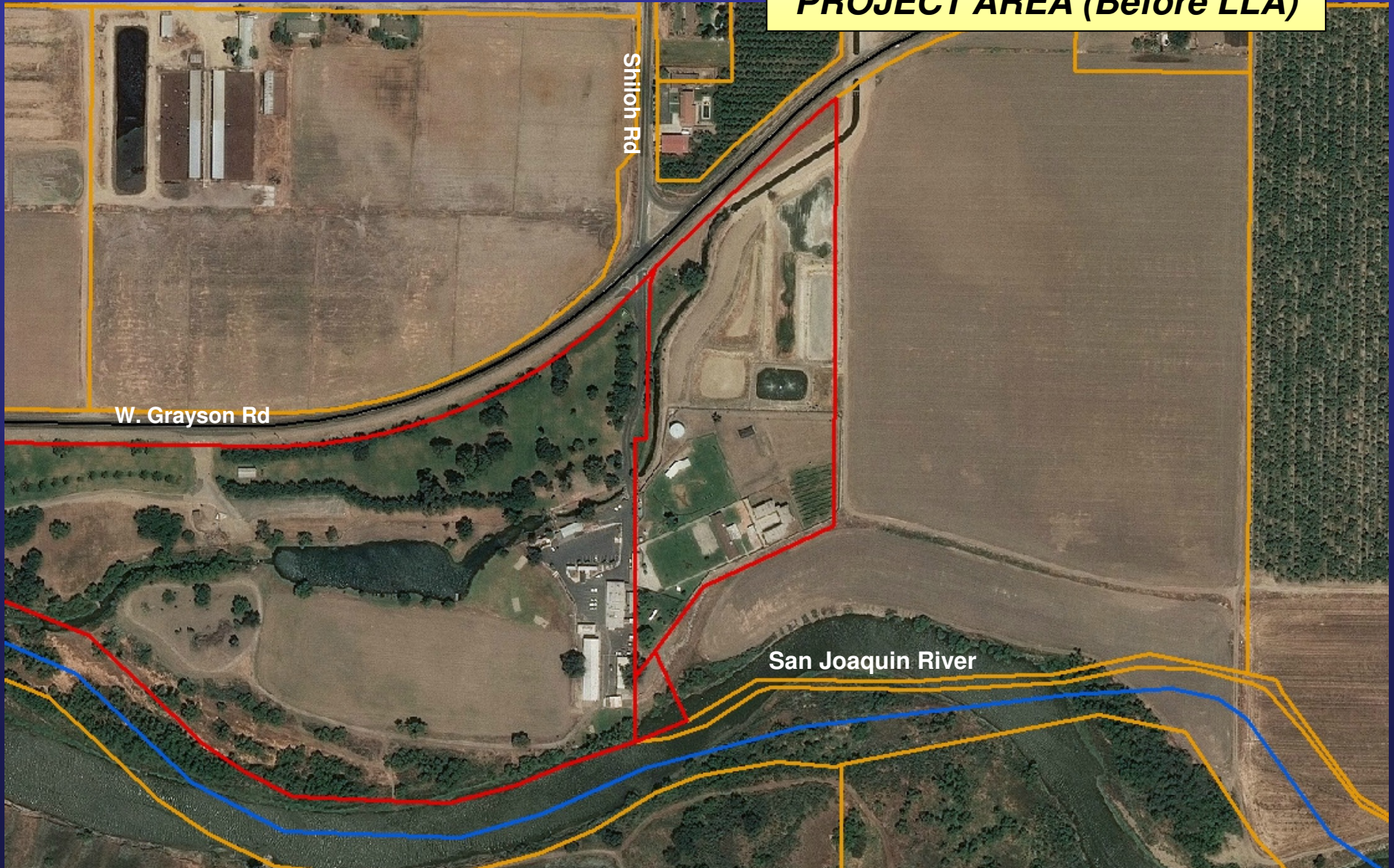
**UP PLN2015-0022
CAMP TAYLOR
ACREAGE MAP**



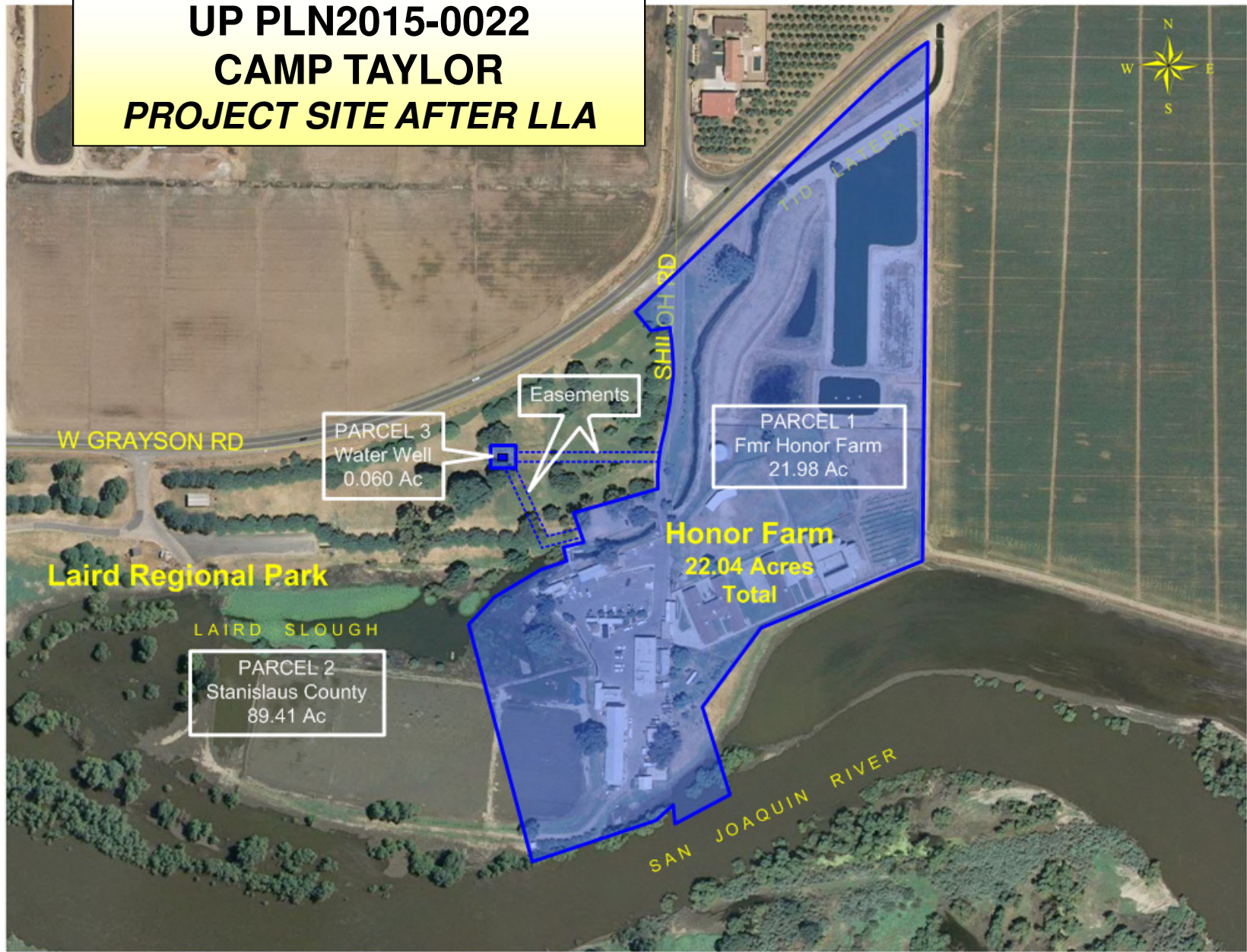
**UP PLN2015-0022
CAMP TAYLOR
2013 STANISLAUS COUNTY AERIAL**



**UP PLN2015-0022
CAMP TAYLOR
PROJECT AREA (Before LLA)**



**UP PLN2015-0022
CAMP TAYLOR
PROJECT SITE AFTER LLA**



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. PLN2015-0022 CAMP TAYLOR SCH #2015032033

Department of Planning and Community Development

1. Use(s) 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. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2015), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing 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 **\$2,267.00**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife 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.
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 of a 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. The owner/operator 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 project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
5. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties).

6. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation.
7. 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.
8. 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. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
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 is responsible for monitoring the noise level of the amplified sound system. Live and outdoor amplified sound shall not exceed one hour of use in any one day, nor shall the use of amplified sound be used more than two days per week.
10. The applicant will maintain and broadcast a Camp contact name and telephone number to property owners and neighbors residing within two parcels, in all directions, of the project site.
11. 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 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.
12. Property owner/operator shall be responsible for monitoring all on-site activities, including patron activity within the parking lot, to ensure no unnecessary or unusual noise occurs which could disturb the peace and quiet of the surrounding area or cause any discomfort or annoyance to any reasonable person of normal sensitivity residing in the area.
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.

Department of Public Works

14. No additional driveways from the site onto Grayson Road will be allowed.
15. No parking, loading, or unloading of vehicles shall be permitted within the Grayson Road right-of-way. The property owner/operator will be required to install or pay for the installation of all required signs and/or markings, if necessary.
16. All parking surfaces shall be approved per Stanislaus County Standards and Specifications.
17. Overflow parking for special events shall be shown and approved by Public Works before a building or grading permit is taken out for the site. The site plan shall also include how the traffic for the special events will be handled for both Grayson Road and the site.
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.
19. Please note that dust control/abatement shall be used for event parking. Tracking of mud and dust on and off the public right of way shall be enforced.
20. The eastern driveway shall be used for Emergency Vehicle Access only and be gated appropriately.
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. 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. 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].

23. On-site wastewater disposal system (OSWDS) shall be designed according to type and/or maximum occupancy of the proposed structure to estimated waste/sewage design flow rate and in accordance to number of plumbing fixture units proposed within the building. The dispersal field shall be designed and sized using field data collected from soil profile and percolations tests performed at the locations proposed for dispersal field and the 100% future reserved.

The OSWDS designed system shall provide 100% of the original system for the “future expansion area.”

Onsite wastewater disposal system shall be installed as per engineer design. All setbacks required by this DER are to be met at time of installation of the system.

24. Applicant must submit 3 sets of construction plans and specifications for the proposed food facility to DER for review and approval for compliance with the California Retail Food Code Section 114380. The submitted food facility construction plans are to be complete, easily readable and drawn to scale and specification.

25. Applicants proposing to construct a public swimming pool shall submit accurate plans and specifications to DER for review and written approval prior to commencing the work and in advance of any building, plumbing, or electrical permit (Title 22 CHSC).

Building Permits Division

26. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

Turlock Irrigation District (TID)

27. Development occurring within TID’s boundary that impacts irrigation and electric facilities shall meet TID requirements.

28. The proposed vehicular and pedestrian crossings over the Lower Lateral 2 (LL2) spill channel and other site improvements, shall not adversely affect the operation and flow capacity of the spill channel.

29. Any potential use of the TID's LL2 canal right of way, along the northern property line, is subject to TID review and approval.
30. The developer shall submit plans detailing the existing irrigation facilities, relative to the proposed site improvements, in order for TID to determine specific impacts and requirements. TID shall review and approve all maps and plans of the project prior to earthmoving or issuance of a grading and/or building permit.
31. Any improvements to this property which impact irrigation facilities shall be subject to TID's approval and meet all TID standards and specifications.
32. Developed property adjoin irrigated ground must be graded so that finished grading elevations are at least six inches higher than irrigated ground. A protective berm must be installed to prevent water from reaching non-irrigated properties.
33. The developer must provide load requirements when applying for electric service. The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.

Regional Water Quality Control Board (RWQCB)

34. Construction Storm Water Permit – Discharges whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common Plan of a development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009 DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).
35. If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment the applicant is advised to contact the Department of Fish and Wildlife for information on Streamed Alteration Permit requirements.
36. If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water quality Certifications.
37. If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will

require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State including all wetlands and other waters of the State including, but not limited to isolated wetlands, are subject to State regulation.

38. If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharged Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for Dewatering and Other Low Threat Discharges to Surface Waters (Low Threat General Order) or the General Order for Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

39. The proposed project may be subject to District Rules and Regulations, including:
- Regulation VIII (Fugitive PM10 Prohibitions)
 - Rule 4002 (National Emission Standards for Hazardous Air Pollutants)
 - Rule 4102 (Nuisance)
 - Rule 4601 (Architectural Coatings)
 - Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations)
 - Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD)

The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office.

Central Valley Flood Protection Board (CVFPB)

40. Pursuant to 23 California Code of Regulations (CCR), a CVFPB permit is required prior to working in the CVFPB's jurisdiction for the following:
- A. Placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee (23 CCR Section 6); and
 - B. Existing structures that predate permitting, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the encroachment has not been clearly established or ownership and use have been revised (23 CCR Section 6), and
 - C. Vegetation plantings require submission of detailed design drawings; identification of vegetation type; plant and tree names (both common and scientific); quantities of

each type of plant ;and tree; spacing and irrigation method; a vegetative management plan for maintenance to prevent the interference with flood control operations, levee maintenance, inspection, and flood fight procedures (23 CCR Section 131.

MITIGATION MEASURES

(Pursuant to California Public Resources Code 15074.1: Prior to deleting and substituting for a mitigation measure, the lead agency shall do both of the following:

***1) Hold a public hearing to consider the project; and
2) Adopt a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment.)***

41. CDFW encourages Project activities to occur during the non-nesting bird season; however, if ground-disturbing activities must occur during the breeding season (February through mid-September), the Project applicant is responsible for ensuring that the implementation of the Project does not result in any violation of the Migratory Bird Treaty Act or relevant Fish and Game Codes. Prior to work commencing, CDFW recommends surveys for active nests be conducted by a qualified wildlife biologist no more than 10 days prior to the start of the Project and that the surveys be conducted in a sufficient area around the work site to identify any nests that are present and to determine their status. A sufficient area means any nest within an area that could potentially be affected by the Project. In addition to direct impacts, such as nest destruction, nests might be affected by noise vibration, odors and movement of works or equipment. CDFW recommends identified nests are continuously surveyed for the first 24 hours prior to any construction related activities to establish a behavioral baseline. Once work commences, continuously monitoring all nests to detect any behavioral changes is advised. If behavioral changes are observed, the work causing the change may cease and CDFW consulted for additional avoidance and minimization measures.

If continuous monitoring of identified nests by a qualified wildlife biologist is not feasible, CDFW recommends a minimum no-disturbance buffer of 250-feet around active nests of non-listed species and a 500-foot no-disturbance buffer around the nests of unlisted raptors until the breeding season has ended, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Variance from these no disturbance buffers may be implemented when there is compelling biological or ecological reason to do so, such as when the Project area would be concealed from a nest site by topography. Any variance from these buffers is advised to be supported by a qualified wildlife biologist and it is recommended CDFW be notified in advance of implementation of a no disturbance buffer variance.

42. The State threatened Swainson's hawk (*Buteo swainsoni*) is known to occur near the Project site. To evaluate potential Project-related impacts, CDFW recommends that a qualified wildlife biologist conduct surveys for nesting raptors following the survey methodology developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000) prior to any ground disturbance.

43. If ground-disturbing Project activities are to take place during the normal bird breeding season (February 1 through September 15), CDFW recommends that additional pre-construction surveys for active nests be conducted by a qualified biologist no more than 10 days prior to the start of construction. A minimum no-disturbance buffer of 0.5 miles is advised to be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. If such a buffer cannot feasibly be implemented, and work will occur during the avian nesting season, consultation with CDFW is advised to occur well in advance of ground-disturbing activities to determine if take of SWHA can be avoided. If take cannot be avoided, then acquisition of an ITP pursuant to Fish and Game Code Section 2081(b) is warranted to comply with CESA.
44. The developer will obtain an encroachment permit from the Central Valley Flood Protection Board (CVFPB) prior to any earthmoving, demolition, construction, or plantings within the San Joaquin floodway.
45. Prior to planting any vegetation within the San Joaquin River floodway, the developer will obtain CVFPB approval of a vegetation planting plan and vegetation management plan to avoid the accumulation and establishment of woody vegetation along the project site located within the San Joaquin River floodway. The vegetation management plan will avoid the accumulation and establishment of woody vegetation and avoid negative impacts on channel capacity and avoid the potential for levee over-topping or flooding.

*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~~.*