

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2021-0104  
Application Title: Kooistra Dairy  
Application Address: 5831 and 5837 Hultberg Road Turlock  
Application APN: 057-017-005

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes  No

If **no**, please sign and date below.

If **yes**, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Property Owner	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Subcontractor	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

4-24-24  
Date

  
Signature of Applicant

\_\_\_\_\_  
Print Firm Name if applicable

Sam Kooistra - Cynthia Kooistra  
Print Name of Applicant

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04-25-2024  
Date

  
Signature of Applicant

\_\_\_\_\_  
Print Firm Name if applicable

Sam Kooistra  
Print Name of Applicant

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4/25/2024

Date

Sousa Engineering

Print Firm Name if applicable



Signature of Applicant

\_\_\_\_\_  
Print Name of Applicant



May 2, 2024

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

**SUBJECT: USE PERMIT APPLICATION NO. PLN2023-0123 – GREAT VALLEY ACADEMY**

As discussed in the *Issues Section* of the May 2, 2024 Planning Commission Staff Report for the subject application, a comment letter was received on April 5, 2024, from Paul Van Konynenburg, representing Britton Konynenburg Partners who own property in the surrounding area, stating that they had concerns with the traffic the project will generate. After further discussion with Mr. Konynenberg regarding the concerns it was discovered that their property, which is located north of the project site across the Modesto Irrigation District (MID) Main Canal, utilizes an existing 30-foot wide access easement, across the eastern property line of the project site, to access Sisk Road. Great Valley Academy has paved the portion of the access easement, extending east from the end of County-maintained Sisk Road and along the length of the northern property line for use as a drop-off and pick-up loop; however, the site plans and grading plans submitted to the County for approval did not include this loop and use of the loop was not considered in the project review. Exhibit 1 was submitted by the applicant on May 2, 2024 to illustrate the intended use of the loop for drop-off and pick-up.

In light of the access easement concerns involving use of a loop that was not previously fully disclosed, staff is proposing an amendment to Condition of Approval No. 12 to clarify that the loop cannot be utilized for pick-up and drop-off unless further analysis is conducted and the circulation layout and improvements are reviewed and approved by the Department of Public Works; with input from property owners utilizing the existing 30-foot access easement. Accordingly, Condition of Approval No. 12 is proposed to be amended as follows (added text is shown in bold and underline and deleted text is shown in strikethrough):

12. A grading permit for the **new** parking lot shall be applied for within three (3) months of project approval and finalized within 12 months of project approval. The parking lot shall be paved and striped and shall have dedicated drop-off and pick-up areas. The parking lot shall also provide for a 59-foot setback from the centerline of Sisk Road and the setback area shall be landscaped. **The parking lot shall be developed as presented in Exhibit B-7 of the May 2, 2024 staff report with only two driveways and no access to the project site north of the end of County-maintained Sisk Road (located approximately 552 feet south of the project site's northern property line). A Circulation Plan shall be prepared for review and approval by the Department of Public Works prior to any modification to the parking lot layout, including driveways and/or access points.**

**The Circulation Plan shall take into account, if applicable, the 30-foot access easement which runs along the length of the northern property line and then extends along the eastern property line to the end of County-maintained Sisk Road. Use of the paved loop drive, which connects from the end of County-maintained Sisk Road to the northeast corner of the proposed parking lot, shall**

**not be permitted without approval of a Circulation Plan. Prior to use of this loop for access to the new parking lot the following shall be met: input from all property owners utilizing the existing 30-foot wide access easement shall be obtained; a Circulation Plan shall be provided to the Department of Public Works for review and approval; and a grading permit shall be obtained.**

A few additional amendments to the Conditions of Approval are also being proposed in response to a request from the applicant for clarification on the required parking lot and road frontage improvements and where and when they are required to be installed. The Modesto Irrigation District (MID) has also requested an amendment to provide flexibility in the type and placement of the fence along the MID Lower Main Canal. Conditions of Approval No. 21, 25, 27, 28, 29, and 34 are proposed to be amended as follows (added text is shown in bold and underline and deleted text is shown in strikethrough):

21. All driveway locations and widths shall be approved by the Department of Public Works. The existing south driveway shall be modified to improve sight distance for drivers exiting the site, and to improve pedestrian safety at the **Modesto Christian** driveway, **located just north of the Sun Ridge West subdivision**/~~Sisk Road intersection.~~
25. Prior to issuance of a building or grading permit, a complete set of improvement plans **for the parking lot improvements,** ~~that are~~ consistent with the Salida PD Guidelines and the Stanislaus County Standards and Specifications, shall be submitted and approved by Stanislaus County Public Works. The improvement plans shall include, but not be limited to streetlights, curb, gutter, and sidewalk, positive storm drainage (storage, percolation, and treatment), pavement, pavement markings, road signs, and accessible ramps from a point approximately 630 feet north of Sun West Drive to the north end of the project site, an approximate total length of 1,460 feet. **Prior to final of any building or grading permit, the parking lot improvements shall be completed and the street improvement plans shall be submitted and approved; street improvements shall be completed with three months of final of the grading permit for the parking lot improvements.**
27. Sisk Road is identified as an 88-foot collector in the Salida Community Plan. The required half width dedication ~~is~~**of** 44 feet ~~west~~**east** of the centerline of the roadway **along the entire frontage of the project site shall be dedicated as an Irrevocable Offer of Dedication prior to project development.** ~~The existing right of way is 44 feet for beginning at the south property line extending north approximately 805 feet. The remaining property frontage (approximately 552 feet north of said point) shall be dedicated as an Irrevocable Offer of Dedication 44 feet west of the centerline of the roadway.~~
28. An Engineer's Estimate shall be provided for the improvements **outlined in Conditions of Approval Nos. 25 and 26** so the amount of the bond/financial security can be determined. The Engineer's Estimate shall be stamped and signed by a licensed Civil Engineer.
29. The developer shall then provide a financial guarantee in the form of a deposit for the proposed improvements as outlined in ~~Public Works Conditions~~ **of Approval Nos. 25 and 26.**

34. A six-foot-tall masonry wall/fencing, as specified by MID, located outside of the 30-foot access easement running along the MID Lower Main Canal, shall be installed along the south side of ~~the MID's Lower Main Canal~~. No access shall be allowed from within MID's right-of-way. Plans shall be approved by MID prior to issuance of any building or grading permit and the wall shall be installed prior to final of any building or grading permit.

### **RECOMMENDATION**

Staff recommends the Planning Commission approve Use Permit No. PLN2023-0123 – Great Valley Academy as outlined in the May 2, 2024 Planning Commission Staff Report, with the amendments to Conditions of Approval Nos. 12, 21, 25, 27, 28, 29, and 34 as outlined in this Planning Commission Memo.

\*\*\*\*\*

Contact Person: Kristy Doud, Deputy Director  
(209) 525-6330, [planning@stancounty.com](mailto:planning@stancounty.com)

Attachments:

Exhibit 1 – Proposed Northern Drop-off Pick-Up Loop, dated May 2, 2024

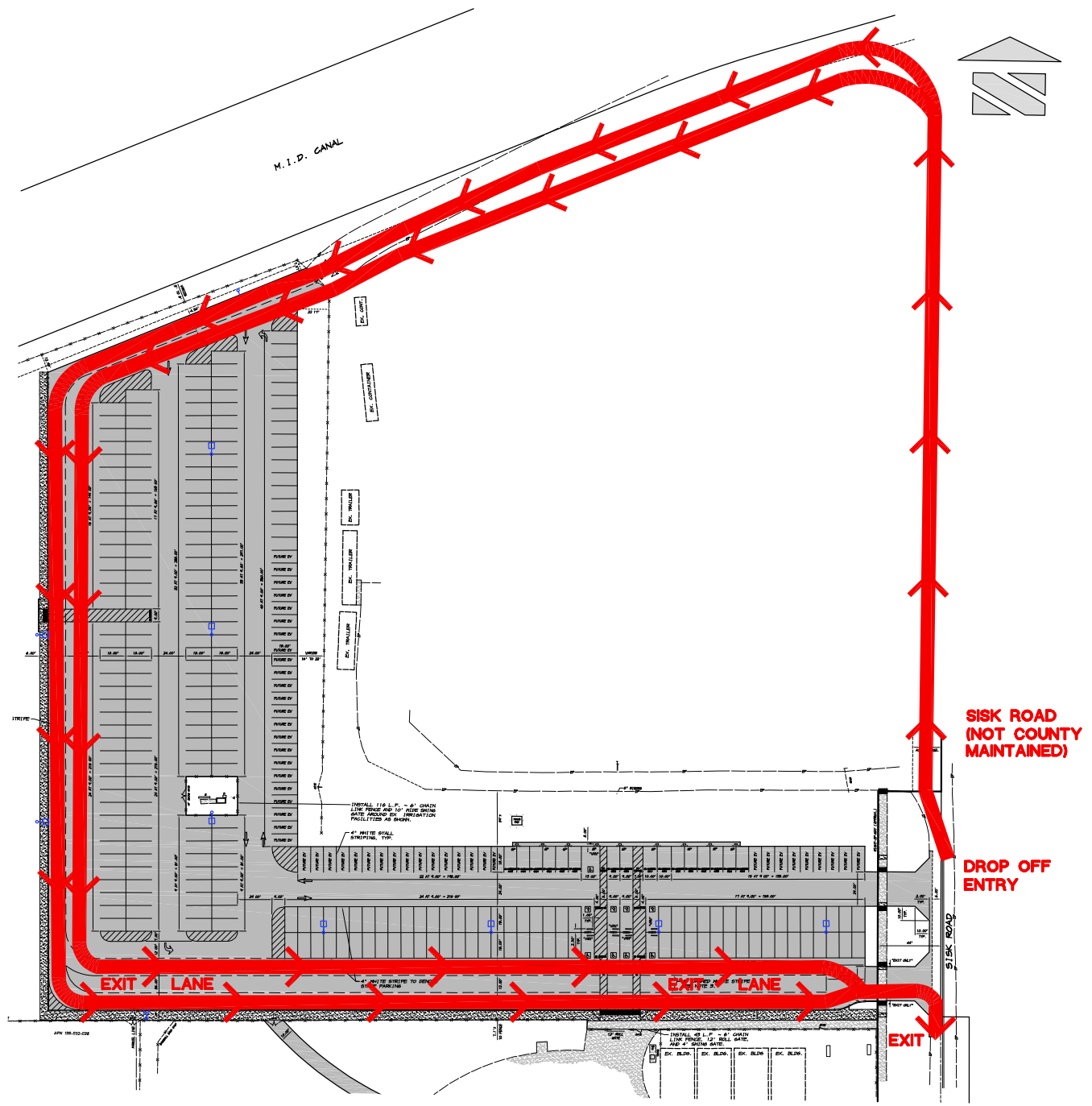


EXHIBIT 1