

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 2, 2012

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Greg Pires, John Ramos, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Annabel Gammon, Richard Gibson, Ron Peterson
- Absent: Steve Boyd
- Staff Present: Angela Freitas, Interim Director; Rachel Wyse, Assistant Planner; Thomas E. Boze, Deputy County Counsel; 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. July 19, 2012  
Crabtree/Peterson, 6-0, **APPROVED**  
Commissioner(s) Pires and Etchebarne abstained.

V. **CORRESPONDENCE**

Interim Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST** – None.

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

Commissioner Pires informed the public there were no consent items.

**\* CONSENT ITEMS** - None

**NON-CONSENT ITEMS**

- A. **USE PERMIT APPLICATION NO. 2012-03 - ROLLING HILLS NUT** – *Continued from July 19, 2012.* Request to expand an existing almond warehousing site, on a 40.8 acre parcel in the A-2-40 (General Agriculture) zoning district, by constructing four (4) additional almond storage buildings and an office totaling 58,000 square feet, in three (3) phases. The property is located at 3443 and 3439 Montpelier Road, between Montpelier and Hickman Roads, north of E. Keyes Road, in the Hickman/Denair area. The Planning Commission will consider a CEQA Negative Declaration.  
APN: 019-030-020

Staff Report: Rachel Wyse Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** Norm Wilson, Wilson Architecture.

Public hearing closed.

Public hearing re-opened.

**FAVOR:** Bob Farinha, property owner; Norm Wilson, Wilson Architecture; Bob Farinha, property owner.

Public hearing closed.

Ramos/Peterson, 8-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING DELETION OF THE THIRD SENTENCE OF CONDITION OF APPROVAL NO. 14 AND DELETION OF CONDITION OF APPROVAL NO. 15 AS FOLLOWS:**

14. Prior to issuance of any building permit associated with this request, the developer shall submit to the Planning Department for approval a dust management plan to address the increased dust caused by this project. Implementation of the dust management plan shall be on-going and the responsibility of the facility operator and/or property owners. ~~The dust management plan shall include an agreement, signed by the property owners of the seven (7) parcels north of the project site who share the access road as recorded on Parcel Map 50-PM-4 creating the subject property, authorizing the facility operator and/or property owner to implement dust management practices as required in the plan.~~ The dust management plan shall be revised as necessary to address changing conditions and available new technologies. Any revision of the plan shall be submitted to and approved by the Planning Department. If the approved dust management plan is determined to be inadequate as a result of verified dust complaints, this permit shall be returned to the Planning Commission and new conditions may be added.

~~15. Prior to issuance of any building permit associated with this request, the facility operator and/or property owner shall submit to the Planning Department for approval a road maintenance agreement signed by the property owners of the seven (7) parcels who share the access road as recorded on Parcel Map 50-PM-4 creating the subject parcels.~~

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None.**

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

July 24, 2012: Set a Public Hearing for August 28, 2012, at 9:05 a.m. to Consider Planning Commission's Recommendation for Approval of General Plan Amendment Application No. 2009-04 - Housing Element Update

Set a Public Hearing for August 28, 2012, at 9:10 a.m. to Consider Planning Commission's Recommendation for Denial of General Plan Amendment Application No. 2012-01, Rezone Application No. 2012-01, and Vesting Tentative Subdivision Map Application No. 2012-01 - Del Rio Villas

July 31, 2012: The Board did not meet this date.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

August 16, 2012: No items scheduled at this time. Meeting may be canceled due to lack of items.

September 6, 2012: Workshop to discuss the Land Use Process and California Environmental Quality Act.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.**

**XI. ADJOURNMENT**

The meeting was adjourned at 6:47 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.)