

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

December 6, 2012

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Greg Pires, John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Annabel Gammon, Richard Gibson, Ron Peterson

Absent: None

Staff Present: Angela Freitas, Director; Bill Carlson, Senior Planner; Joshua Mann, Associate Planner; Kristin Doud, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Janis Mein, Environmental Health and Code Enforcement Program Manager, 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. November 1, 2012  
Boyd/Crabtree, 7-0, **APPROVED**  
Commissioner(s) Buehner and Ramos abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening:

- A. Email from David Froba dated December 5, 2012, regarding item VII-A - Vesting Tentative Parcel Map Application No. 2006-44 – Willms Ranch, LLC.
- B. Memo from Stanislaus County Planning and Community Development dated December 6, 2012, regarding item VII-B - Time Extension For Rezone Application No. 2007-01 - Santa Fe Crossing.

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. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-44 – WILLMS RANCH, LLC** - Request to divide two (2) existing parcels totaling 2,383.83± acres, currently enrolled in Williamson Act Contract No. 71-0438, to create 42 parcels ranging in size from 40.0 to 69.9 acres, with a 277.7± acre remainder, in the A-2-40 (General Agriculture) zoning district. The property is located on the west side of Willms Road, south of Highway 108/120, in the Knight's Ferry area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.  
APN: 011-013-001; 006; 009; & 011  
Staff Report: Kristin Doud Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** Salvatore Salerno, President of the Stanislaus Audubon Society, 1824 Fallon Lane, Modesto; David Froba, Treasurer of the Stanislaus Audubon Society, 4428 Bluff Creek Drive, Modesto; Brad Barker, Chairman of the Yokuts Group of the Sierra Club, Modesto; Salvatore Salerno, President of the Stanislaus Audubon Society, 1824 Fallon Lane, Modesto; David Froba, Treasurer of the Stanislaus Audubon Society, 4428 Bluff Creek Drive, Modesto  
**FAVOR:** Barbara Savery, 1130 12<sup>th</sup> Street, Modesto  
Public hearing closed.  
Ramos/Peterson, 9-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**
- B. TIME EXTENSION FOR REZONE APPLICATION NO. 2007-01 - SANTA FE CROSSING** - Request to amend the Development Schedule for P-D (313) to allow development of the 11.44± acre site to be extended until January 8, 2018. The previously approved development schedule (expiring January 8, 2013) allowed a commercial project to be developed in three (3) phases. The development plan consisted of a 19,250 square foot commercial building, 435 mini storage units, 52 RV storage spaces, a gas station with a 5,065 square foot mini market, and a drive through coffee shop. The project is located at 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson.  
APN: 045-007-031  
Staff Report: Joshua Mann Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** Bryan Whitemyer, City Manager, Hughson  
**FAVOR:** George Petrulakis, 1130 12<sup>th</sup> Street, Modesto  
Public hearing closed.  
Gammon/Boyd, 9-0 (Unanimous), **APPROVED RECOMMENDATIONS AS OUTLINED IN STAFF'S MEMO TO THE PLANNING COMMISSION**

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A.** Assignment of Nuisance Abatement Hearing Board Members, presented by Janis Mein, Environmental Health and Code Enforcement Program Manager.  
  
Appointed to Nuisance Abatement Hearing Board: Commissioners Gibson (Chair), Buehner (Member), and Peterson (Alternate)

- B.** Consideration Of The Consistency Of The Stanislaus County Preliminary Capital Improvement Plan For Fiscal Year 2012-2013 With The Stanislaus County General Plan  
Ramos/Gammon, 9-0 (Unanimous) **RECOMMENDED APPROVAL OF STAFF RECOMMENDATIONS TO THE BOARD OF SUPERVISORS.**

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS** (*items relating to Planning and Community Development Department*)

November 6, 2012: Found that the Property Located at 1301/1113 Washington Road and 4800 Fulkerth Road, Near Turlock is a Nuisance.

Approved the implementation of AB1265 (Formerly SB 863).

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

December 20, 2012: No items scheduled at this time. Meeting may be canceled due to lack of items.

January 3, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

Director Freitas thanked Commissioner Gammon for her years of service and wished all a happy holiday.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

- A.** Chair Pires thanked Commissioner Gammon for her years of service.
- B.** Commissioner Gammon said she will miss the commission and it has been a pleasure to serve. She also thanked Director Freitas and staff.
- C.** Commissioner Ramos thanked Commissioner Gammon for her time on the commission.

**XI. ADJOURNMENT**

The meeting was adjourned at 7:39 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.)