

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

November 21, 2013

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Steve Boyd, Robert Crabtree, Marc Etchebarne, Richard Gibson, Greg Pires

Absent: John Ramos, Kenneth Buehner, Ron Peterson

Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Rachel Wyse, Associate Planner; Kristin Doud, Associate Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Lt. Mike Radford, Stanislaus County Sheriff's Department; Crystal D. Rein, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

- A. October 17, 2013  
Crabtree/Pires, 5-0 (Unanimous), **APPROVED**

V. **CORRESPONDENCE**

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

- A. 2014 Planning Commission Meeting Calendar

VI. **CONFLICT OF INTEREST** - None

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

Commissioner Boyd informed the public there were no consent items.

**\* CONSENT ITEMS** – None

**NON-CONSENT ITEMS**

- A. **USE PERMIT APPLICATION NO. PLN2013-0040 - WEST STANISLAUS IRRIGATION DISTRICT** - Request to construct an operations and maintenance facility for the West Stanislaus Irrigation District adjacent to the District's Main Canal System and first pumping station. The project site is situated on seven (7) acres of the northwestern portion of a 69± acre parcel in the A-2-40 (General

Agriculture) zoning district at 6930 River Road, on the southeast corner of West Stanislaus and River Roads, west of the San Joaquin River, north of the community of Westley. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 016-025-014

Staff Report: Kristin Doud Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** Bobby Pierce, General Manager, West Stanislaus Irrigation District.

Public hearing closed.

Gibson/Crabtree, 5-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

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

- A. USE PERMIT (UP) NO. 2002-21 - MAR, ADDAI CHURCH (LARSA EVENT CENTER)** - Request to obtain direction from the Planning Commission on whether or not to set a public hearing to begin revocation proceedings for UP 2002-21 – Mar, Addai Church (Larsa Event Center), for failure to comply with Conditions of Approval and the Stanislaus County Noise Ordinance. UP 2002-21 was approved on January 16, 2003, allowing the construction of a church, multi-purpose building, and single-family dwelling on a 9.63 acre site in the A-2-10 (General Agriculture) zoning district. The site is located at 2107 E. Monte Vista Avenue, between Amethyst Way and N. Quincy Road, in the Turlock area.  
APN: 073-007-005  
Members of the public spoke: Brad Christian, Amethyst Way; Pam Toomes, Amethyst Way; Michael McGee, 3240 Amethyst Way; Kevin Storms, 3360 Amethyst Way; Gary Toomes, 3320 Amethyst Way; Dave Vandenberg; Katie Quintero, Associate Planner, City of Turlock.  
Brett Dickerson, Attorney, Oakdale, John Viseiro, and Romina Kiryakous spoke on behalf of the church.  
Motion by Commissioner Gibson to bring this item back to consider revocation in five to six months (April or May of 2014), seconded by Commissioner Crabtree, passed 5-0 (Unanimous)
- B.** Ordinance Amendment to Title 2, Chapter 2.44 - Planning Commission, of the Stanislaus County Code and amendment to the Stanislaus County Planning Commission Rules and Regulations, relating to Planning Commission appointment and conduct of business.  
Gibson/Pires, 5-0 (Unanimous), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS**

#### **IX. REPORT OF THE DIRECTOR**

##### **BOARD OF SUPERVISORS ACTIONS**

October 29, 2013: Approved the County's Recommended Proposed Capital Improvement Plan Project List for FY 2013-2014 and directed staff to submit the Proposed Capital Improvement Plan Project List to

the County's Planning Commission for findings of General Plan consistency.

November 5, 2013: Adopted an Ordinance Amending Title 16 of the Stanislaus County Code to Adopt by Reference the 2013 Edition of the California Building Standards.

Approved an Ordinance Regulating the Mining and Export of Groundwater; included in the approval is the hiring a Water Resource Manager.

### **MISCELLANEOUS & ON THE HORIZON**

#### Lower Stanislaus River Tour

November 18, 2013: County Planning Director participated in this joint effort by the cities of Oakdale, Riverbank, and Ripon to bring together public agency partners in an effort to explore opportunities for enhancing public use and stewardship of the river as well as advancing other important environmental, economic, and social goals. Other participating agencies included the U.S. Army Corps of Engineers and California Fish and Wildlife. The tour was from the Knights Ferry Recreation Area to Caswell Memorial State Park.

#### Planning Commission

December 5, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

December 19, 2013: One Use Permit application for a dairy, in the Denair area; one Parcel Map application in the Vernalis area; one Ordinance Amendment application for Historical Site Districts in Stanislaus County; one Time Extension application for a Use Permit in the La Grange area; the Capital Improvement Plan General Plan consistency; and the assignment of Nuisance Abatement Hearing Board Members.

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

### **XI. ADJOURNMENT**

The meeting was adjourned at 7:28 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.)