

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

December 19, 2013

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair John Ramos, Robert Crabtree, Marc Etchebarne, Richard Gibson, Greg Pires
- Absent: Steve Boyd, Kenneth Buehner, Ron Peterson
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Rachel Wyse, Associate Planner; Javier Camarena, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Janis Mein, Environmental Health and Code Enforcement Program Manager; 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. November 21, 2013  
Gibson/Etchebarne, 4-0, **APPROVED**  
Commissioner Ramos abstained.
- V. CORRESPONDENCE**  
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet or placed before them this evening:
- A. Farmland Working Group Newsletter – Winter 2013.
- B. Petition from La Grange residents dated December 17, 2013, in opposition to item VIII-D - Ordinance Amendment Application No. 2012-01 – Historical Site District.
- VI. CONFLICT OF INTEREST** – None.
- VII. 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 Etchebarne (Chair), Boyd (Member), and Buehner (Alternate).

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

Commissioner Ramos informed the public of the consent items and procedure.

**\* CONSENT ITEMS**

- \*A. TIME EXTENSION FOR USE PERMIT 2011-07 – VISTA TOWERS – LAKE ROAD** - Request for a one-year time extension, from October 19, 2013, to October 19, 2014, to construct a 100-foot lattice tower with 12 panel antennas, one (1) microwave dish, and associated appurtenant equipment on a 96± acre parcel in the A-2-40 (General Agriculture) zoning district. The project site is located on the north side of Lake Road (25251 Lake Road) in the La Grange area.  
APN: 008-021-023  
Staff Report: Rachel Wyse Recommends **APPROVAL**.  
Crabtree/Gibson, 5-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**
- \*B. TENTATIVE PARCEL MAP APPLICATION NO. PLN2013-0067 - GOLDKUHL** - Request to divide a 186.16 gross acre parcel into four parcels of 42.94, 49.51, 53.71, and 40.00 gross acres in size in the A-2-40 (General Agriculture) zoning district. The property is located between Orchard and Center Roads, east of Highway 33 and the California Northern Railroad Company railroad tracks, in the Vernalis area. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: 016-008-029  
Staff Report: Javier Camarena Recommends **APPROVAL**.  
Crabtree/Gibson, 5-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**
- \*C. USE PERMIT APPLICATION NO. 2007-10 – FOSTER FARMS DAIRY NO. 4 EXPANSION** - *Requesting Continuance to January 16, 2014.* – Request to expand an existing dairy by adding four free stall barns, a maternity barn, a proposed rotary barn, and nine exercise pens so that the modified dairy would house a total of 3,520 cows (an increase of 2,690 cows from existing animals). The proposed expansion is on a 38-acre portion of two parcels totaling 610± acres in the A-2-40 (General Agriculture) zoning district. The remainder of the two parcels will be used to apply manure, process water, and grow forage crops. The property is located on the northeast corner of the S. Hickman and E. Keyes Roads intersection, south of Hickman, northeast of Denair. The Planning Commission will consider Certification of a Final EIR, including final CEQA Findings and Statement of Considerations.  
APN: 019-041-032 & 033  
Staff Report: Miguel Galvez Recommends **CONTINUANCE TO JANUARY 16, 2014**.  
Crabtree/Gibson, 5-0 (Unanimous), **CONTINUED TO JANUARY 16, 2014**.

**NON-CONSENT ITEMS**

- D. ORDINANCE AMENDMENT APPLICATION NO. 2012-01 – HISTORICAL SITE DISTRICT** - Request to amend the Stanislaus County Zoning Ordinance, Chapter 21.44 - Historical Site District (HS), by modifying the division of land standards and clarifying the number of permitted single-family dwelling units per parcel. The existing Historical Site Districts include the communities of La Grange and Knight's Ferry. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: Countywide (Existing Historical Site Districts)  
Staff Report: Kristin Doud Recommends **APPROVAL**.  
Staff Report Presented By: Miguel Galvez, Senior Planner  
Public hearing opened.  
**OPPOSITION:** Sylvia Varain, La Grange; Marcia Ingalls, La Grange.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Pires/Etchebarne, 3-2 (Gibson, Crabtree) **RECOMMENDED APPROVAL OF STAFF RECOMMENDATIONS TO THE BOARD OF SUPERVISORS WITH A REQUEST TO HAVE PLANNING STAFF WORK WITH THE COMMUNITY OF LA GRANGE TO RESOLVE ISSUES ADDRESSED IN THE PETITION AND BRING A REPORT BACK TO THE COMMISSION IN THREE MONTHS (MARCH 2014).**

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

- A. Consideration of the Consistency of the Stanislaus County Preliminary Capital Improvement Plan for Fiscal Year 2013-2014 with the Stanislaus County General Plan.  
Crabtree/Gibson, 5-0 (Unanimous), **RECOMMENDED APPROVAL OF STAFF RECOMMENDATIONS TO THE BOARD OF SUPERVISORS.**

**X. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

December 3, 2013: Adopted the recommendations from the Nuisance Abatement Hearing Board's public hearing regarding Dangerous Building Case DAD2012-00010 located at 1605 Vernon Avenue, Modesto.

December 17, 2013: Adopted Ordinance C.S. 1140 amending sections 2.44.020 and 2.44.040 of the Stanislaus County Code relating to Planning Commission Appointment and Conduct of Business;

Amended the Stanislaus County Planning Commission Rules and Regulations relating to appointment and conduct of business;

Reappointed Steve Boyd to the Stanislaus County Planning Commission; and

Approved the 2014 Williamson Act Contracts.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

January 2, 2014: Meeting canceled.

January 16, 2014: One Rezone application in the Modesto area and one Use Permit application in the Denair area.

Director Freitas presented plaques to departing Commissioners Ramos and Pires and thanked them for their years of service.

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

A. Commissioner Gibson expressed his pleasure at having worked with Commissioners Ramos and Pires.

**XII. ADJOURNMENT**

The meeting was adjourned at 6:56. 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.)