

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 16, 2014

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson, Bobby Yamamoto
- Absent: Greg Pires
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Rachel Wyse, Associate Planner; Juan Gonzalez, Assistant Planner; Jeremy Ballard, Assistant Planner; Craig Baracco, Associate Planner; Timothy Vertino, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Edward R. Burroughs, Assistant County Counsel; David Leamon, Deputy Director, Public Works; Ginny Thomas, Zoning Enforcement Officer, Department of Environmental Resources; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Lt. Darin Gharat, Stanislaus County Sheriff's Department; Crystal D. Rein, Planning Commission Clerk; Nellie Hanley, Administrative Clerk III
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** – No one spoke.
- IV. APPROVAL OF MINUTES**
- A. October 2, 2014
Buehner/Yamamoto, 6-0, **APPROVED**
Commissioner Boyd 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. Email from Brett Dickerson dated October 6, 2014, regarding item VIII-A - Use Permit No. 2002-21 - Mar, Addai Church (Larsa Event Center).
- B. Revised Sheriff's report from Colleen Reed dated October 9, 2014, regarding item VIII-A - Use Permit No. 2002-21 - Mar, Addai Church (Larsa Event Center).
- C. Letter from Brad Christian dated October 10, 2014, regarding item VIII-A - Use Permit No. 2002-21 - Mar, Addai Church (Larsa Event Center).

- D. Letter from Bob and Sheri Soares dated October 13, 2014, regarding item VIII-A - Use Permit No. 2002-21 - Mar, Addai Church (Larsa Event Center).
- E. Email from Kevin Storms dated October 9, 2014, regarding item VIII-A - Use Permit No. 2002-21 - Mar, Addai Church (Larsa Event Center).
- F. Notice of Public Meetings for 2015-2020 Consolidated Plan and 2015-2023 Housing Element Update.

VI. CONFLICT OF INTEREST

- A. Commissioner Gibson will recuse himself from item VII-B - Vesting Tentative Parcel Map Application No. PLN2014-0050 – Durrer.
- B. Commissioner Peterson will recuse himself from item VII-C - Use Permit Application No. PLN2014-0028 - Machado (Couco Creek) Dairy.

VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

Commissioner Gibson left the chambers @ 6:04.

- *A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0064 – SPERRY/PERRY** - Request to divide a 165± acre parcel into four 40± acre parcels in the A-2-40 (General Agriculture) zoning district. The property is located on the north side of Warnerville Road, approximately half a mile west of the intersection of Warnerville and Tim Bell Roads, southeast of Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 011-003-027 (previously APN: 011-003-009)

Staff Report: Jeremy Ballard Recommends **APPROVAL**.

Etchebarne/Yamamoto, 6-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

- *B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0050 – DURRER** - Request to divide a 160± acre parcel into four 40± acre parcels, in the A-2-40 (General Agriculture) zoning district. The property is located at 3731 Dunn Road, on the southwest corner of Dunn and Bacon Roads, west of Salida, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 012-019-004

Staff Report: Juan Gonzalez Recommends **APPROVAL**.

Etchebarne/Yamamoto, 6-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS

Commissioner Peterson left the chambers @ 6:05.

Commissioner Gibson returned to the chambers @ 6:05.

- C. **USE PERMIT APPLICATION NO. PLN2014-0028 - MACHADO (COUCO CREEK) DAIRY** - Request to reorganize an existing dairy herd size by increasing the number of on-site milk and dry cows while completely removing bred heifers and reducing the medium heifers from the existing dairy facility located on a 422± acre site in the A-2-40 (General Agriculture) zoning district. The property is located at 3303 S. Washington Road, on the southwest corner of W. Harding and S. Washington Roads, in the Turlock area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 044-039-001, 044-039-002, 044-040-041, 044-040-042, 057-015-034
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Joe Ramos, F&R Ag Services, Turlock.
Public hearing closed.
Yamamoto/Buehner, 6-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

Commissioner Peterson returned to the chambers @ 6:11.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. **USE PERMIT NO. 2002-21 - MAR, ADDAI CHURCH (LARSA EVENT CENTER)** - Request to obtain guidance 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 the Conditions of Approval and the Stanislaus County Noise Ordinance. This request was heard on November 21, 2013, and April 17, 2014, and continued by the Planning Commission until October to determine if the church's new noise control measures were effective. 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. This item will be heard as Other Matters.
APN: 073-007-005
Members of the public spoke: Brad Christian, 3280 Amethyst Way, Turlock; Tracee Storms, 3360 Amethyst Way (provided handout to commissioners); Kevin Storms, 3360 Amethyst Way; Stephanie West, 3340 Amethyst Way.
Brett Dickerson, Attorney, Oakdale, spoke on behalf of the church.
Motion by Commissioner Buehner to bring this item back to consider revocation with a goal of three months, not to exceed six months, seconded by Commissioner Yamamoto, passed 7-0 (Unanimous)

IX. REPORT OF THE PLANNING DIRECTOR

MISCELLANEOUS & ON THE HORIZON

No Board of Supervisors actions to report.

Notice of Joint Public Workshops – Turlock/Stanislaus County Home Consortium 2015-2020 Consolidated Plan & Stanislaus County 2015-2023 Housing Element Update

Planning Commission

November 6, 2014: No items scheduled at this time. Meeting may be canceled due to lack of items.

November 20, 2014: No items scheduled at this time. Meeting may be canceled due to lack of items.

Director Freitas introduced new Planners Jeremy Ballard, Craig Baracco, and Timothy Vertino.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 7:27 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.)