

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 5, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Tom Orvis, Bobby Yamamoto
- Absent: Steve Boyd, Marc Etchebarne, Ron Peterson
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Javier Camarena, 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; Danise Huey, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

- A. Buehner/Yamamoto, 4/0, **APPROVED AS REVISED**
Commissioner Borges abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST** – None.

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

Commissioner Gibson informed the public there were no consent items.

*** CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2013-0087 – SHOFFNER TRUCK PARKING** – *Continued from December 18, 2014.* Request to establish a truck parking facility, including 11 trucks and 18 trailers, on a 2.54± acre parcel in the A-2-10 (General Agriculture) zoning district. The project site is located at 3801 Faith Home Road, on the southwest corner of the Faith Home and Don Pedro Roads intersection, south of Roeding Road and north of E. Service Road, in the City of Ceres Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 069-024-009

Staff Report: Javier Camarena Recommends **APPROVAL**.

OPPOSITION: No one spoke.

FAVOR: Gary Shoffner, 3801 Faith Home Road, Ceres.

Public hearing closed.

Buehner/Orvis, 5/0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING AMENDED CONDITIONS OF APPROVAL NOS. 2 AND 17 AS FOLLOWS:**

2. Pursuant to ~~Section 711.4 of the California Fish and Game Code (effective January 1, 2014), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination."~~ **Prior to filing the Notice of Determination, Within within** five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for ~~\$2,238.25~~ **\$57.00**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.

~~Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.~~

17. An encroachment permit shall be taken out for the relocation of the truck driveway onto Don Pedro Road ~~within two (2) months of the approval of the use permit~~ **at such time that construction will take place on the Faith Home Road corridor. The construction that will trigger the relocation of the driveway will be the widening of the Faith Home Corridor south of the Tuolumne River and/or the initiation of the construction of the bridge crossing the Tuolumne River at Faith Home Road/Garner Road.** The driveway used by the trucks on Faith Home Road will be removed at the time of the installation of the new driveway. The new driveway location ~~and design will have to be approved by Public Works~~ **and in coordination with the City of Ceres.**

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

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

No Planning Department Actions Considered.

MISCELLANEOUS & ON THE HORIZON

- Annual Stanislaus County Planning Commissioner's Workshop – Tentative topic is Health in the Built Environment.

- 2014 Groundwater Legislation Update

Planning Commission

February 19, 2015: General Plan Amendment and Rezone application in the Modesto area; and Parcel Map application in the Oakdale area.

March 5, 2015: Use Permit in the Newman area; and a Use Permit in the Turlock area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A.** Commissioner Yamamoto asked Director Freitas why cities do not consult with the County Planning Commission. Director Freitas explained how the Sphere of Influence areas of the County affect our process. Commissioner Borges pointed out that city Planning Commissions do take comment from residents of unincorporated areas of the county and include those comments in their decision making process. Commissioner Orvis commented that LAFCO's mission is to preserve and protect agriculture within the county. Commissioner Buehner mentioned that no change occurs to a property without the owner's desire to sell.

XI. ADJOURNMENT

The meeting was adjourned at 6:29 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.)