

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 3, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Ron Peterson, Bobby Yamamoto
- Absent: Steve Boyd, Tom Orvis
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; John Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

A. Memo dated December 3, 2015, from the Stanislaus County Department of Planning and Community Development regarding item VII-B Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates.

Director Freitas corrected an error in the Agenda to item VII-B – Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates it was incorrectly titled a Parcel Map in the Agenda; however, the Staff Report and other publications reflect the correct project description of Subdivision Map.

VI. **CONFLICT OF INTEREST** - None

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

* CONSENT ITEMS – None

NON-CONSENT ITEMS

- A. **TIME EXTENSION FOR GENERAL PLAN AMENDMENT NO. 2007-03 AND REZONE NO. 2007-03 - FRUIT YARD** – Request for a time extension to the Fruit Yard project development schedule, extending the development time frame from 2015 to 2030. The Fruit Yard project was approved as Planned Development (317) through General Plan Amendment Application No. 2007-03 and Rezone Application No 2007-03. The project site is located at the southwest corner of Albers Road and Yosemite Boulevard (APN: 009-027-004). The request is considered Exempt from CEQA.

Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

Etchebarne/Buehner (6/0, Commissioner Borges abstained.) **APPROVED THE TIME EXTENSION REQUEST ALLOWING ONLY SEVEN YEARS (TO AUGUST 19, 2022) FOR COMPLETION OF THE THREE PROJECT PHASES WITH USES ALLOWED TO MOVE FROM ONE PHASE TO ANOTHER TO REACT TO MARKET CONDITIONS.**

- B. **VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2014-0074 – FAIRWAY 7 ESTATES** – This is a request to subdivide an 8± acre parcel into 13 lots measuring in size from 20,000 square feet to 27, 466 square feet, in the R-A (Rural Residential zoning district). The property is generally located at the northeast corner of State HWY 108/120 and North Stearns Road, in the Oakdale area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 064-016-004

Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: William Kull, Engineer, Giuliani & Kull
Public hearing closed.

Peterson/Yamamoto (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH AMENDED CONDITIONS OF APPROVAL NOS. 16, 17, 25, 31, 39, AND 64 AS OUTLINED IN THE MEMO DATED DECEMBER 3, 2015, FROM STANISLAUS COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, TO READ AS FOLLOWS:**

16. The recorded ~~tentative~~ **final** map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
17. All structures not shown on the tentative map shall be removed prior to the ~~parcel~~ **final** map being recorded.
25. Prior to final inspection or occupancy of any structure, ~~street improvements~~ **curb, gutter and matching pavement** shall be installed, ~~that are~~ consistent with the City of Oakdale standards for Stearns Road

~~up to Caltrans right-of-way for SR 108/120 and Caltrans standards for SR 108/120.~~ This includes acceptance of the public road right-of-way by the Stanislaus County Board of Supervisors. This shall include the extension of Plaza Del Oro Drive as shown on the vesting tentative **subdivision** ~~parcel~~ map. The improvements shall include but not limited to street lights, curb, gutter, and sidewalk, storm drainage, driveways, matching pavement and handicap ramps. Improvement plans shall be submitted to Public Works Department for review and approval.

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39. Prior to the ~~final map being recorded~~ **issuance of any building permit**, the lot grades shall conform to the approved grading plan, including the use of engineered retained walls. Written certification by a civil engineer or geotechnical engineer is required by the Department of Public Works.
64. Emergency access via Stearns Road shall provide Knox box access and PUCK System to be provided to Stanislaus Consolidated Fire District prior to the ~~recording of the final map~~ **issuance of any building permit**.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

November 24, 2015: Set a Public Hearing for December 15, 2015, to Consider Planning Commission's Recommendations Regarding the Housing Element Ordinance Amendments and Housing Element Update.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

December 17, 2015: Due to lack of scheduled items, the Planning Commission Meeting has been canceled.

January 7, 2016: Use Permit – A. L. Gilbert in the Ceres area. Owner/Applicant – A.L. Gilbert Company.

Continued Item from November 19, 2015 Planning Commission Meeting - Use Permit – Verizon Wireless in the Ceres area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Signature on File. _____
Angela Freitas, Secretary

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- B. **VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2014-0074 – FAIRWAY 7 ESTATES** – This is a request to subdivide an 8± acre parcel into 13 lots measuring in size from 20,000 square feet to 27, 466 square feet, in the R-A (Rural Residential zoning district). The property is generally located at the northeast corner of State HWY 108/120 and North Stearns Road, in the Oakdale area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 064-016-004

Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: William Kull, Engineer, Giuliani & Kull
Public hearing closed.

Peterson/Yamamoto (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH AMENDED CONDITIONS OF APPROVAL NOS. 16, 17, 25, 31, 39, AND 64 AS OUTLINED IN THE MEMO DATED DECEMBER 3, 2015, FROM STANISLAUS COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, TO READ AS FOLLOWS:**

16. The recorded ~~tentative~~ **final** map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
17. All structures not shown on the tentative map shall be removed prior to the ~~parcel~~ **final** map being recorded.
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~~up to Caltrans right-of-way for SR 108/120 and Caltrans standards for SR 108/120.~~ This includes acceptance of the public road right-of-way by the Stanislaus County Board of Supervisors. This shall include the extension of Plaza Del Oro Drive as shown on the vesting tentative **subdivision** ~~parcel~~ map. The improvements shall include but not limited to street lights, curb, gutter, and sidewalk, storm drainage, driveways, matching pavement and handicap ramps. Improvement plans shall be submitted to Public Works Department for review and approval.

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39. Prior to the ~~final map being recorded~~ **issuance of any building permit**, the lot grades shall conform to the approved grading plan, including the use of engineered retained walls. Written certification by a civil engineer or geotechnical engineer is required by the Department of Public Works.
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VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

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BOARD OF SUPERVISORS ACTIONS

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X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 7:35 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.)

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 3, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Ron Peterson, Bobby Yamamoto
- Absent: Steve Boyd, Tom Orvis
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; John Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

A. Memo dated December 3, 2015, from the Stanislaus County Department of Planning and Community Development regarding item VII-B Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates.

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VI. **CONFLICT OF INTEREST** - None

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

* CONSENT ITEMS – None

NON-CONSENT ITEMS

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Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

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II. **PLEDGE OF ALLEGIANCE**

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

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A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

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Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

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MINUTES

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II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

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* CONSENT ITEMS – None

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Public hearing opened.

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IX. REPORT OF THE PLANNING DIRECTOR

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November 24, 2015: Set a Public Hearing for December 15, 2015, to Consider Planning Commission's Recommendations Regarding the Housing Element Ordinance Amendments and Housing Element Update.

MISCELLANEOUS & ON THE HORIZON

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X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 7:35 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.)

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 3, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Ron Peterson, Bobby Yamamoto
- Absent: Steve Boyd, Tom Orvis
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; John Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

A. Memo dated December 3, 2015, from the Stanislaus County Department of Planning and Community Development regarding item VII-B Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates.

Director Freitas corrected an error in the Agenda to item VII-B – Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates it was incorrectly titled a Parcel Map in the Agenda; however, the Staff Report and other publications reflect the correct project description of Subdivision Map.

VI. **CONFLICT OF INTEREST** - None

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

* CONSENT ITEMS – None

NON-CONSENT ITEMS

- A. **TIME EXTENSION FOR GENERAL PLAN AMENDMENT NO. 2007-03 AND REZONE NO. 2007-03 - FRUIT YARD** – Request for a time extension to the Fruit Yard project development schedule, extending the development time frame from 2015 to 2030. The Fruit Yard project was approved as Planned Development (317) through General Plan Amendment Application No. 2007-03 and Rezone Application No 2007-03. The project site is located at the southwest corner of Albers Road and Yosemite Boulevard (APN: 009-027-004). The request is considered Exempt from CEQA.

Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

Etchebarne/Buehner (6/0, Commissioner Borges abstained.) **APPROVED THE TIME EXTENSION REQUEST ALLOWING ONLY SEVEN YEARS (TO AUGUST 19, 2022) FOR COMPLETION OF THE THREE PROJECT PHASES WITH USES ALLOWED TO MOVE FROM ONE PHASE TO ANOTHER TO REACT TO MARKET CONDITIONS.**

- B. **VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2014-0074 – FAIRWAY 7 ESTATES** – This is a request to subdivide an 8± acre parcel into 13 lots measuring in size from 20,000 square feet to 27, 466 square feet, in the R-A (Rural Residential zoning district). The property is generally located at the northeast corner of State HWY 108/120 and North Stearns Road, in the Oakdale area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 064-016-004

Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: William Kull, Engineer, Giuliani & Kull
Public hearing closed.

Peterson/Yamamoto (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH AMENDED CONDITIONS OF APPROVAL NOS. 16, 17, 25, 31, 39, AND 64 AS OUTLINED IN THE MEMO DATED DECEMBER 3, 2015, FROM STANISLAUS COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, TO READ AS FOLLOWS:**

16. The recorded ~~tentative~~ **final** map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
17. All structures not shown on the tentative map shall be removed prior to the ~~parcel~~ **final** map being recorded.
25. Prior to final inspection or occupancy of any structure, ~~street improvements~~ **curb, gutter and matching pavement** shall be installed, ~~that are~~ consistent with the City of Oakdale standards for Stearns Road

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II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

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Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

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VI. **CONFLICT OF INTEREST** - None

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* CONSENT ITEMS – None

NON-CONSENT ITEMS

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Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

Etchebarne/Buehner (6/0, Commissioner Borges abstained.) **APPROVED THE TIME EXTENSION REQUEST ALLOWING ONLY SEVEN YEARS (TO AUGUST 19, 2022) FOR COMPLETION OF THE THREE PROJECT PHASES WITH USES ALLOWED TO MOVE FROM ONE PHASE TO ANOTHER TO REACT TO MARKET CONDITIONS.**

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Public hearing opened.

OPPOSITION: No one spoke.

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II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

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VI. **CONFLICT OF INTEREST** - None

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* CONSENT ITEMS – None

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Public hearing opened.

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FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
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II. **PLEDGE OF ALLEGIANCE**

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

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- A. **TIME EXTENSION FOR GENERAL PLAN AMENDMENT NO. 2007-03 AND REZONE NO. 2007-03 - FRUIT YARD** – Request for a time extension to the Fruit Yard project development schedule, extending the development time frame from 2015 to 2030. The Fruit Yard project was approved as Planned Development (317) through General Plan Amendment Application No. 2007-03 and Rezone Application No 2007-03. The project site is located at the southwest corner of Albers Road and Yosemite Boulevard (APN: 009-027-004). The request is considered Exempt from CEQA.

Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

Etchebarne/Buehner (6/0, Commissioner Borges abstained.) **APPROVED THE TIME EXTENSION REQUEST ALLOWING ONLY SEVEN YEARS (TO AUGUST 19, 2022) FOR COMPLETION OF THE THREE PROJECT PHASES WITH USES ALLOWED TO MOVE FROM ONE PHASE TO ANOTHER TO REACT TO MARKET CONDITIONS.**

- B. **VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2014-0074 – FAIRWAY 7 ESTATES** – This is a request to subdivide an 8± acre parcel into 13 lots measuring in size from 20,000 square feet to 27, 466 square feet, in the R-A (Rural Residential zoning district). The property is generally located at the northeast corner of State HWY 108/120 and North Stearns Road, in the Oakdale area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 064-016-004

Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: William Kull, Engineer, Giuliani & Kull
Public hearing closed.

Peterson/Yamamoto (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH AMENDED CONDITIONS OF APPROVAL NOS. 16, 17, 25, 31, 39, AND 64 AS OUTLINED IN THE MEMO DATED DECEMBER 3, 2015, FROM STANISLAUS COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, TO READ AS FOLLOWS:**

16. The recorded ~~tentative~~ **final** map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
17. All structures not shown on the tentative map shall be removed prior to the ~~parcel~~ **final** map being recorded.
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VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

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X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 7:35 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.)

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 3, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Ron Peterson, Bobby Yamamoto
- Absent: Steve Boyd, Tom Orvis
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; John Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

A. Memo dated December 3, 2015, from the Stanislaus County Department of Planning and Community Development regarding item VII-B Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates.

Director Freitas corrected an error in the Agenda to item VII-B – Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates it was incorrectly titled a Parcel Map in the Agenda; however, the Staff Report and other publications reflect the correct project description of Subdivision Map.

VI. **CONFLICT OF INTEREST** - None

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

* CONSENT ITEMS – None

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Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

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OPPOSITION: No one spoke.

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XI. ADJOURNMENT

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II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

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VI. **CONFLICT OF INTEREST** - None

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*** CONSENT ITEMS** – None

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Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

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Public hearing closed.

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STANISLAUS COUNTY PLANNING COMMISSION

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II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

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Public hearing opened.

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39. Prior to the ~~final map being recorded~~ **issuance of any building permit**, the lot grades shall conform to the approved grading plan, including the use of engineered retained walls. Written certification by a civil engineer or geotechnical engineer is required by the Department of Public Works.
64. Emergency access via Stearns Road shall provide Knox box access and PUCK System to be provided to Stanislaus Consolidated Fire District prior to the ~~recording of the final map~~ **issuance of any building permit**.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

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MISCELLANEOUS & ON THE HORIZON

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X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 7:35 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.)

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 3, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Ron Peterson, Bobby Yamamoto
- Absent: Steve Boyd, Tom Orvis
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; John Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

A. Memo dated December 3, 2015, from the Stanislaus County Department of Planning and Community Development regarding item VII-B Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates.

Director Freitas corrected an error in the Agenda to item VII-B – Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates it was incorrectly titled a Parcel Map in the Agenda; however, the Staff Report and other publications reflect the correct project description of Subdivision Map.

VI. **CONFLICT OF INTEREST** - None

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

* CONSENT ITEMS – None

NON-CONSENT ITEMS

- A. **TIME EXTENSION FOR GENERAL PLAN AMENDMENT NO. 2007-03 AND REZONE NO. 2007-03 - FRUIT YARD** – Request for a time extension to the Fruit Yard project development schedule, extending the development time frame from 2015 to 2030. The Fruit Yard project was approved as Planned Development (317) through General Plan Amendment Application No. 2007-03 and Rezone Application No 2007-03. The project site is located at the southwest corner of Albers Road and Yosemite Boulevard (APN: 009-027-004). The request is considered Exempt from CEQA.

Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

Etchebarne/Buehner (6/0, Commissioner Borges abstained.) **APPROVED THE TIME EXTENSION REQUEST ALLOWING ONLY SEVEN YEARS (TO AUGUST 19, 2022) FOR COMPLETION OF THE THREE PROJECT PHASES WITH USES ALLOWED TO MOVE FROM ONE PHASE TO ANOTHER TO REACT TO MARKET CONDITIONS.**

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APN: 064-016-004

Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: William Kull, Engineer, Giuliani & Kull
Public hearing closed.

Peterson/Yamamoto (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH AMENDED CONDITIONS OF APPROVAL NOS. 16, 17, 25, 31, 39, AND 64 AS OUTLINED IN THE MEMO DATED DECEMBER 3, 2015, FROM STANISLAUS COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, TO READ AS FOLLOWS:**

16. The recorded ~~tentative~~ **final** map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
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XI. ADJOURNMENT

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II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

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* CONSENT ITEMS – None

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Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

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Etchebarne/Buehner (6/0, Commissioner Borges abstained.) **APPROVED THE TIME EXTENSION REQUEST ALLOWING ONLY SEVEN YEARS (TO AUGUST 19, 2022) FOR COMPLETION OF THE THREE PROJECT PHASES WITH USES ALLOWED TO MOVE FROM ONE PHASE TO ANOTHER TO REACT TO MARKET CONDITIONS.**

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OPPOSITION: No one spoke.

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MINUTES

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II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

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* CONSENT ITEMS – None

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Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
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II. **PLEDGE OF ALLEGIANCE**

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IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

A. Memo dated December 3, 2015, from the Stanislaus County Department of Planning and Community Development regarding item VII-B Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates.

Director Freitas corrected an error in the Agenda to item VII-B – Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates it was incorrectly titled a Parcel Map in the Agenda; however, the Staff Report and other publications reflect the correct project description of Subdivision Map.

VI. **CONFLICT OF INTEREST** - None

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

* CONSENT ITEMS – None

NON-CONSENT ITEMS

- A. **TIME EXTENSION FOR GENERAL PLAN AMENDMENT NO. 2007-03 AND REZONE NO. 2007-03 - FRUIT YARD** – Request for a time extension to the Fruit Yard project development schedule, extending the development time frame from 2015 to 2030. The Fruit Yard project was approved as Planned Development (317) through General Plan Amendment Application No. 2007-03 and Rezone Application No 2007-03. The project site is located at the southwest corner of Albers Road and Yosemite Boulevard (APN: 009-027-004). The request is considered Exempt from CEQA.

Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

Etchebarne/Buehner (6/0, Commissioner Borges abstained.) **APPROVED THE TIME EXTENSION REQUEST ALLOWING ONLY SEVEN YEARS (TO AUGUST 19, 2022) FOR COMPLETION OF THE THREE PROJECT PHASES WITH USES ALLOWED TO MOVE FROM ONE PHASE TO ANOTHER TO REACT TO MARKET CONDITIONS.**

- B. **VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2014-0074 – FAIRWAY 7 ESTATES** – This is a request to subdivide an 8± acre parcel into 13 lots measuring in size from 20,000 square feet to 27, 466 square feet, in the R-A (Rural Residential zoning district). The property is generally located at the northeast corner of State HWY 108/120 and North Stearns Road, in the Oakdale area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 064-016-004

Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: William Kull, Engineer, Giuliani & Kull
Public hearing closed.

Peterson/Yamamoto (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH AMENDED CONDITIONS OF APPROVAL NOS. 16, 17, 25, 31, 39, AND 64 AS OUTLINED IN THE MEMO DATED DECEMBER 3, 2015, FROM STANISLAUS COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, TO READ AS FOLLOWS:**

16. The recorded ~~tentative~~ **final** map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
17. All structures not shown on the tentative map shall be removed prior to the ~~parcel~~ **final** map being recorded.
25. Prior to final inspection or occupancy of any structure, ~~street improvements~~ **curb, gutter and matching pavement** shall be installed, ~~that are~~ consistent with the City of Oakdale standards for Stearns Road

~~up to Caltrans right-of-way for SR 108/120 and Caltrans standards for SR 108/120.~~ This includes acceptance of the public road right-of-way by the Stanislaus County Board of Supervisors. This shall include the extension of Plaza Del Oro Drive as shown on the vesting tentative **subdivision** ~~parcel~~ map. The improvements shall include but not limited to street lights, curb, gutter, and sidewalk, storm drainage, driveways, matching pavement and handicap ramps. Improvement plans shall be submitted to Public Works Department for review and approval.

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VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

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BOARD OF SUPERVISORS ACTIONS

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MISCELLANEOUS & ON THE HORIZON

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Continued Item from November 19, 2015 Planning Commission Meeting - Use Permit – Verizon Wireless in the Ceres area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 7:35 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.)

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 3, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Ron Peterson, Bobby Yamamoto
- Absent: Steve Boyd, Tom Orvis
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; John Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

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* CONSENT ITEMS – None

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Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

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OPPOSITION: No one spoke.

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XI. ADJOURNMENT

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MINUTES

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December 3, 2015

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- Absent: Steve Boyd, Tom Orvis
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; John Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

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VI. **CONFLICT OF INTEREST** - None

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* CONSENT ITEMS – None

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Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

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Public hearing closed.

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II. **PLEDGE OF ALLEGIANCE**

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

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Public hearing opened.

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16. The recorded ~~tentative~~ **final** map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
17. All structures not shown on the tentative map shall be removed prior to the ~~parcel~~ **final** map being recorded.
25. Prior to final inspection or occupancy of any structure, ~~street improvements~~ **curb, gutter and matching pavement** shall be installed, ~~that are~~ consistent with the City of Oakdale standards for Stearns Road

~~up to Caltrans right-of-way for SR 108/120 and Caltrans standards for SR 108/120.~~ This includes acceptance of the public road right-of-way by the Stanislaus County Board of Supervisors. This shall include the extension of Plaza Del Oro Drive as shown on the vesting tentative **subdivision** ~~parcel~~ map. The improvements shall include but not limited to street lights, curb, gutter, and sidewalk, storm drainage, driveways, matching pavement and handicap ramps. Improvement plans shall be submitted to Public Works Department for review and approval.

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39. Prior to the ~~final map being recorded~~ **issuance of any building permit**, the lot grades shall conform to the approved grading plan, including the use of engineered retained walls. Written certification by a civil engineer or geotechnical engineer is required by the Department of Public Works.
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VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

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X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 7:35 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.)

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 3, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Ron Peterson, Bobby Yamamoto
- Absent: Steve Boyd, Tom Orvis
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; John Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

A. Memo dated December 3, 2015, from the Stanislaus County Department of Planning and Community Development regarding item VII-B Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates.

Director Freitas corrected an error in the Agenda to item VII-B – Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates it was incorrectly titled a Parcel Map in the Agenda; however, the Staff Report and other publications reflect the correct project description of Subdivision Map.

VI. **CONFLICT OF INTEREST** - None

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

*** CONSENT ITEMS** – None

NON-CONSENT ITEMS

- A. **TIME EXTENSION FOR GENERAL PLAN AMENDMENT NO. 2007-03 AND REZONE NO. 2007-03 - FRUIT YARD** – Request for a time extension to the Fruit Yard project development schedule, extending the development time frame from 2015 to 2030. The Fruit Yard project was approved as Planned Development (317) through General Plan Amendment Application No. 2007-03 and Rezone Application No 2007-03. The project site is located at the southwest corner of Albers Road and Yosemite Boulevard (APN: 009-027-004). The request is considered Exempt from CEQA.

Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

Etchebarne/Buehner (6/0, Commissioner Borges abstained.) **APPROVED THE TIME EXTENSION REQUEST ALLOWING ONLY SEVEN YEARS (TO AUGUST 19, 2022) FOR COMPLETION OF THE THREE PROJECT PHASES WITH USES ALLOWED TO MOVE FROM ONE PHASE TO ANOTHER TO REACT TO MARKET CONDITIONS.**

- B. **VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2014-0074 – FAIRWAY 7 ESTATES** – This is a request to subdivide an 8± acre parcel into 13 lots measuring in size from 20,000 square feet to 27, 466 square feet, in the R-A (Rural Residential zoning district). The property is generally located at the northeast corner of State HWY 108/120 and North Stearns Road, in the Oakdale area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 064-016-004

Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: William Kull, Engineer, Giuliani & Kull
Public hearing closed.

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XI. ADJOURNMENT

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II. **PLEDGE OF ALLEGIANCE**

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

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Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

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VI. **CONFLICT OF INTEREST** - None

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* CONSENT ITEMS – None

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Public hearing opened.

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II. **PLEDGE OF ALLEGIANCE**

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

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A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

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Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

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REGULAR MEETING

December 3, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Ron Peterson, Bobby Yamamoto
- Absent: Steve Boyd, Tom Orvis
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Jeremy Ballard, Assistant Planner; John Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

A. November 19, 2015

Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

A. Memo dated December 3, 2015, from the Stanislaus County Department of Planning and Community Development regarding item VII-B Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates.

Director Freitas corrected an error in the Agenda to item VII-B – Vesting Tentative Subdivision Map Application No. PLN2014-0074 – Fairway 7 Estates it was incorrectly titled a Parcel Map in the Agenda; however, the Staff Report and other publications reflect the correct project description of Subdivision Map.

VI. **CONFLICT OF INTEREST** - None

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

* CONSENT ITEMS – None

NON-CONSENT ITEMS

- A. **TIME EXTENSION FOR GENERAL PLAN AMENDMENT NO. 2007-03 AND REZONE NO. 2007-03 - FRUIT YARD** – Request for a time extension to the Fruit Yard project development schedule, extending the development time frame from 2015 to 2030. The Fruit Yard project was approved as Planned Development (317) through General Plan Amendment Application No. 2007-03 and Rezone Application No 2007-03. The project site is located at the southwest corner of Albers Road and Yosemite Boulevard (APN: 009-027-004). The request is considered Exempt from CEQA.

Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

Etchebarne/Buehner (6/0, Commissioner Borges abstained.) **APPROVED THE TIME EXTENSION REQUEST ALLOWING ONLY SEVEN YEARS (TO AUGUST 19, 2022) FOR COMPLETION OF THE THREE PROJECT PHASES WITH USES ALLOWED TO MOVE FROM ONE PHASE TO ANOTHER TO REACT TO MARKET CONDITIONS.**

- B. **VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2014-0074 – FAIRWAY 7 ESTATES** – This is a request to subdivide an 8± acre parcel into 13 lots measuring in size from 20,000 square feet to 27, 466 square feet, in the R-A (Rural Residential zoning district). The property is generally located at the northeast corner of State HWY 108/120 and North Stearns Road, in the Oakdale area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 064-016-004

Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: William Kull, Engineer, Giuliani & Kull
Public hearing closed.

Peterson/Yamamoto (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH AMENDED CONDITIONS OF APPROVAL NOS. 16, 17, 25, 31, 39, AND 64 AS OUTLINED IN THE MEMO DATED DECEMBER 3, 2015, FROM STANISLAUS COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, TO READ AS FOLLOWS:**

16. The recorded ~~tentative~~ **final** map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
17. All structures not shown on the tentative map shall be removed prior to the ~~parcel~~ **final** map being recorded.
25. Prior to final inspection or occupancy of any structure, ~~street improvements~~ **curb, gutter and matching pavement** shall be installed, ~~that are~~ consistent with the City of Oakdale standards for Stearns Road

up to Caltrans right-of-way for SR 108/120 and Caltrans standards for SR 108/120. This includes acceptance of the public road right-of-way by the Stanislaus County Board of Supervisors. This shall include the extension of Plaza Del Oro Drive as shown on the vesting tentative **subdivision** parcel map. The improvements shall include but not limited to street lights, curb, gutter, and sidewalk, storm drainage, driveways, matching pavement and handicap ramps. Improvement plans shall be submitted to Public Works Department for review and approval.

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39. Prior to the ~~final map being recorded~~ **issuance of any building permit**, the lot grades shall conform to the approved grading plan, including the use of engineered retained walls. Written certification by a civil engineer or geotechnical engineer is required by the Department of Public Works.
64. Emergency access via Stearns Road shall provide Knox box access and PUCK System to be provided to Stanislaus Consolidated Fire District prior to the ~~recording of the final map~~ **issuance of any building permit**.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

November 24, 2015: Set a Public Hearing for December 15, 2015, to Consider Planning Commission's Recommendations Regarding the Housing Element Ordinance Amendments and Housing Element Update.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

December 17, 2015: Due to lack of scheduled items, the Planning Commission Meeting has been canceled.

January 7, 2016: Use Permit – A. L. Gilbert in the Ceres area. Owner/Applicant – A.L. Gilbert Company.

Continued Item from November 19, 2015 Planning Commission Meeting - Use Permit – Verizon Wireless in the Ceres area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 7:35 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.)

STANISLAUS COUNTY PLANNING COMMISSION

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II. **PLEDGE OF ALLEGIANCE**

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

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Yamamoto/Peterson (5/0) **APPROVED.**
Commissioners Buehner and Gibson abstained.

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* CONSENT ITEMS – None

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Staff Report: Miguel Galvez, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

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Public hearing opened.

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XI. ADJOURNMENT

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II. **PLEDGE OF ALLEGIANCE**

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

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Yamamoto/Peterson (5/0) **APPROVED.**
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* CONSENT ITEMS – None

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Public hearing opened.

OPPOSITION: Tom Douglas, Hopper Road; Barbara Heckendorf, 679 Weyer Road; Michelle Bell, 501 Weyer Road; Robert Boulet, 501 Weyer Road

FAVOR: Dave Romano, Engineer, Newman-Romano, LLC
Public hearing closed.

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