

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 7, 2016

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Tom Orvis, Ron Peterson, Bobby Yamamoto
- Absent: None
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Timothy Vertino, Assistant Planner; Thomas E. Boze, Assistant 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. December 3, 2015
Borges/ Yamamoto (7/0) **APPROVED.**
Commissioners Boyd and Orvis abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet.
- A. 2016 Planning Commission Meeting Calendar
- B. Farmland Working Group Winter 2015 Newsletter
- C. Caltrans State Route 99/State Route 219 Kiernan Avenue Interchange Construction December 2015 Newsletter
- D. 39th Annual Stanislaus County Planning Commissioners' Workshop Flier
- VI. CONFLICT OF INTEREST**
- A. Commissioner Katherine Borges – Non-Consent item VII-B, Use Permit Application No. PLN2015-0068 – A.L. Gilbert Co.
- B. Commissioner Ron Peterson – Non-Consent item VII-B, Use Permit Application No. PLN2015-0068 – A.L. Gilbert Co.

VII. PUBLIC HEARINGS (* - Consent Items)

*** CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. PLN2015-0023 VERIZON WIRELESS – MOFFETT ROAD – *Continued from November 19, 2015.* Request to construct a new wireless communication facility that includes a 75-foot high monopole with 12 mounted antennas, 184 square-foot equipment shelter, and supporting equipment within a 1,200 square-foot leased area on a 30± acre parcel in the A-2-10 (General Agriculture) zoning district. The project site is located at 4037 Moffett Road, south of E. Service Road, within the City of Ceres' Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 041-011-012
Staff Report: Timothy Vertino, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: Joey Acquistapace, Epic Wireless, dba Verizon Wireless; Tom Westbrook, City of Ceres
Public hearing closed.
Peterson/Yamamoto (9/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN EXHIBIT A – FINDINGS AND ACTIONS REQUIRED FOR PROJECT APPROVAL, OF THE NOVEMBER 19, 2015, PLANNING COMMISSION STAFF REPORT, WITH AMENDMENT TO CONDITION OF APPROVAL NO. 22 TO READ AS FOLLOWS:****

- 22. The cell tower at 4037 Moffett Road would remain up for a minimum of 10 years. The 10 year minimum would begin 120 days after the issuance of a building permit by Stanislaus County for the construction of the cell tower/monopole. Verizon Wireless would receive a 2 year notice of possible relocation or removal based upon CEQA by the filing of a Notice of Preparation for annexation and EIR for the area. Verizon Wireless would only be obligated to remove or relocate the site monopole and all attached equipment following annexation to the City and after submittal of improvement plans to the City of Ceres for development of the property. Verizon Wireless would have 60 days from the submittal of improvement plans to remove the tower/monopole and all accessory structures of said tower. The City would make reasonable efforts to relocate the facility to a zoning designation that would support cell tower facilities.**

6:22 p.m. – Commissioners Borges and Peterson left Chambers.

- B. USE PERMIT APPLICATION NO. PLN2015-0068 A.L. GILBERT CO. – Request to construct a 37-foot high, 60,000 square-foot warehouse with a 6,240 square-foot canopy, on a 15± acre parcel in the A-2-10 (General Agriculture) zoning district. The project site is located at 4346 Jessup Road, east of Faith Home Road, west of Highway 99, in the Keyes area. The Planning Commission**

will consider adoption of a CEQA Mitigated Negative Declaration for this project.
APN: 045-045-024
Staff Report: Timothy Vertino, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: Robert Gallagher, A. L. Gilbert
Public hearing closed.

Orvis/Buehner (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

6:33 p.m. – Commissioners Borges and Peterson returned to Chambers.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

Director Freitas presented the following items out of order. Item VIII-B, was considered first to elect the new Chair and Vice Chair for the Planning Commission 2016.

A. Assignment of Nuisance Abatement Hearing Board Members

Appointed to Nuisance Abatement Hearing Board: Commissioners Borges (Chair), Orvis (Member), Peterson (Alternate)

B. Election of Chair and Vice Chair for 2016

Orvis/Boyd (9/0) elected Commissioner Peterson as Chair and Commissioner Buehner as Vice Chair for 2016.

C. Appointment of Commissioners to the General Plan Update Committee for 2016

Appointed to the General Plan Update Committee for 2016: Commissioners Hicks (Member), Gibson (Member), Peterson (Alternate)

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

December 8, 2015: Approval of the 2016 Williamson Act Contracts

December 15, 2015: Approved Ordinance Amendment Application No. PLN2015-0047 – Housing Related Code Amendments

Conducted a Public Hearing to Accept Comments and Accepted the Proposed 2015-2023 Draft Housing Element Update. The Housing Element will be returned to the Planning Commission and Board of Supervisors for adoption.

Reappointed Marc Etchebarne and Kenneth Buehner to the Planning Commission.

MISCELLANEOUS & ON THE HORIZON

- Reminder of the 39th Annual Stanislaus County Planning Commissioners' Workshop, scheduled February 27, 2016. This is a one day, three part training seminar with Michael Durkee. Topics that will be covered are; Subdivision Map Act, CEQA, and Planning & Zoning Law. The County Planning Department will pay the cost of registration for any Planning Commissioner that wishes to attend. Please RSVP to the Planning Commission Clerk by February 15, 2016.

Planning Commission

January 21, 2016: Use Permit Application No. PLN2014-0111 – 6-X Dairy, in the Waterford area. Applicant is Gary Osmundson, 6-X Dairy.

February 4, 2016: No items scheduled at this time. A workshop may be scheduled.

Director Freitas thanked Commissioner Gibson for his service as Chair for 2015.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:40 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.)