

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 7, 2017

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Kenneth Buehner, Scott Hicks, Tom Orvis, Bobby Yamamoto

Absent: Steve Boyd and Richard Gibson

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Jeremy Ballard, Assistant Planner; Denzel Henderson, 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. July 20, 2017
Hicks/Orvis (6/0) **APPROVED**
Commissioner Yamamoto abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:
- A. Memo dated September 7, 2017, from Stanislaus County Planning and Community Development regarding Consent Item VII-A – Use Permit Application No. PLN2017-0015 – Verizon Wireless – Orchard Road
- VI. CONFLICT OF INTEREST** - None
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Etchebarne informed the public that there were no consent items.
- * CONSENT ITEMS** – None

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. PLN2017-0015 – VERIZON WIRELESS – ORCHARD ROAD** - Request to install an 84-foot tall monopole and wireless communication equipment within a 900 square foot lease area on a 31.92+/- acre parcel in the A-2-40 zoning district. The site is located at 8408 Orchard Road, north of State Route 108, south of the Stanislaus River, in the Oakdale area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 062-004-023.
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: Matthew Moore, Project manager, Verizon Wireless
Public hearing closed.
Orvis/Borges (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND INCLUDING AMENDED CONDITION OF APPROVAL NO. 20 AS OUTLINED IN THE SEPTEMBER 7, 2017 MEMO, TO READ AS FOLLOWS:**
20. Prior to the building permit being finalized and an electrical connection **being** is granted from ~~Oakdale Irrigation District~~, Public Works shall inspect and certify the installed utilities do not encroach **into** the ultimate right-of-way of Brady Road. The applicant shall have all necessary measurements displayed prior to inspection. At no point shall any communication facility equipment be constructed within the ultimate right-of-way.
- B. ORDINANCE AMENDMENT NO. PLN2017-0055 – SMALL LIVESTOCK FARMING** – Request to amend Chapters 21.12 – Definitions, 21.24 - R-A (Rural Residential) Zoning District, and 21.80 – Nonconforming Uses of the Stanislaus County Title 21 Zoning Ordinance to: clarify the definition of Small Livestock Farming; delete the exclusion of turkeys; add new yard requirements and setbacks for the keeping of livestock and poultry; and limit the keeping of animals in quantities greater than permitted as a nonconforming use. This project is being deemed exempt from the California Environmental Quality Act APN: Countywide.
Staff Report: Denzel Henderson, Assistant Planner, Recommends **APPROVAL**
Public hearing opened.
OPPOSITION: John Harless, Mark Wright, Brian Hodges, Dave Duran
FAVOR: Connie Goesch, Michelle Peterson, Janie Ramirez, Dave Goesch
Public hearing closed.
Etchebarne/Blom (7/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

Planning Commission

September 21, 2017: Use Permit Application No. PLN2016-0029 – Grewal Truck Parking in the Turlock area. Applicant/property owner is Jasvir Grewal.

Use Permit Application No. PLN2017-0059 – Ag – Air, Inc. in the Oakdale area. Applicant/property owners are Brent T. & Raeann Alger

October 5, 2017: Planning Commission Workshop

Director Freitas acknowledged Commissioner Katherine Borges announcement of her retirement from Salida MAC effective December 2017, the end of her current term. Commissioner Borges was appointed to the Salida MAC in 2012 and has served as Chair since 2014. Director Freitas, on behalf of the Planning Department staff recognized her hard work and thanked her for her dedication to the community of Salida and Stanislaus County.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:57 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.)