

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 15, 2018

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Scott Hicks. Thomas Maring, Wayne Mott, Wayne Zipser

Absent: Katherine Borges

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Kristin Doud, Senior 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
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
 - A. February 15, 2018
Zipser/Buehner (6/0) **APPROVED.**
Commissioner(s) Etchebarne and Gibson abstained.
5. **CORRESPONDENCE**

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

 - A. Revised March 15, 2018, Stanislaus County Planning Commission Agenda
 - B. Memo from Stanislaus County Planning and Community Development Department dated March 15, 2018, regarding item 7-A – Use Permit Application No. PLN2016-0132 – Robert Gioletti & Sons Dairy, Inc.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

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

* CONSENT ITEMS

- *A. USE PERMIT APPLICATION NO. PLN2016-0132 – ROBERT GIOLETTI & SONS DAIRY, INC. – *Request continuance to April 5, 2018*, Request to

expand an existing dairy operation, located on three parcels (56.2, 28.16, and 28.62 acres in size), currently permitted through the Central Valley Regional Water Quality Control Board to house a maximum of 2,760 mature cows and 250 support stock, to a maximum of 3,800 mature cows and 890 support stock. This request includes the addition of corrals, two freestall barns (94,500 square feet, and 60,000 square feet in size), two 9,000 square foot special needs barns, a 2,880 square foot addition to an existing special needs barn, and a calf hutch with flush lanes. The property is located in the A-2-40 (General Agriculture) zoning district on the northeast corner of West Main Street and N. Blaker Road (9769 & 10213 West Main Street, 118, 132, & 136 N. Blaker Road), west of the City of Turlock. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 022-041-006, 022-041-012, & 022-041-013.

Staff Report: Kristin Doud, Senior Planner, Recommends **CONTINUANCE**. Blom/Mott (8/0) **APPROVED CONTINUANCE TO APRIL 19, 2018, AS REFLECTED IN THE MARCH 15, 2018, PLANNING COMMISSION MEMO RECEIVED AS CORRESPONDENCE THE EVENING OF THE MEETING.**

NON-CONSENT ITEMS

B. TIME EXTENSION AND MODIFICATION TO CONDITIONS OF APPROVAL FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2014-0074 – FAIRWAY 7 ESTATES

– Request for a one year time extension and modification to Conditions of Approval No. 12, 56, and 63 addressing site and storm drain basin screening and a multi-modal pathway. The project was approved on December 5, 2015, to allow for the subdivision of an 8± acre parcel into 13 lots for in the R-A (Rural Residential) zoning district. The project site is located at the northeast corner of State Route 108/120 and North Stearns Road, in the Oakdale area. This request is considered Exempt from the California Environmental Quality Act. APN: 064-016-004.

Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Lester Jenkins, Oakdale resident; Crystal Smith, Oakdale resident; RJ Corwin, President, Stanislaus County Bicyclist Club

FAVOR: Rich Deponte, developer/applicant; Tom Orvis, Oakdale resident
Public hearing closed.

Etchebarne/Buehner (6/2) (Blom/Gibson) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE PLANNING COMMISSION MEMO DATED MARCH 15, 2018, INCLUDING THE MODIFICATIONS TO CONDITIONS OF APPROVAL NO. 12, 56, 60, AND 63, AND WITH THE ADDITION OF CONDITION OF APPROVAL NO. 66 TO READ AS FOLLOWS:**

12. The block wall along State Route 108/120 shall be ~~10 feet tall without landscaping or~~ 8 feet tall **and constructed, except where the grade differential makes the intent of the sound wall ineffective. There shall be with** landscaping incorporated into the design **where the grade is level or below the State Route roadway. The proposed storm drain basin shall be screened completely by a 6-foot-tall chain-link fence with landscaping grown onto it. In any case where a planting location is found to potentially interfere with existing electrical facilities, a more suitable species shall be selected and approved by**

the director of the County Parks Department or staff. The final design shall be approved by the Director of Planning and Community Development or his/her designee prior to the recording of the final map.

56. A multi-modal access passage shall be provided to allow access for pedestrians and bicyclists traveling through the subdivision onto **North Stearns Road**. A minimum 5-foot wide multi-modal access shall be installed that may run contiguous to the 20-foot wide fire access lane to Stearns Road. The design and improvements are to be approved by the Public Works director and/or designee. **The passage shall be gated and locked until future pedestrian improvements to North Stearns Road are completed or unlocking/removal of the gate are approved by both the City of Oakdale and Stanislaus County Public Works directors, and/or their appointed designee determine it is appropriate to open the pathway.**
60. All conditions of the Will Serve Letter dated May 6, 2014, shall be completed prior to the ~~recording of the final map~~ **acceptance of the domestic water system by the Oakdale Irrigation District.**
63. A **six-foot-tall** split-faced block wall on property lines adjacent to **North Stearns Road** shall be required, **except where the grade differential makes the intent of the sound wall ineffective. A six-foot-tall chain-link fence shall be installed where the grade is below the roadway. The chain-link fence shall include landscaping, subject to final approval by Oakdale Irrigation District, County Planning and City Planning staff or their designees prior to installation.** ~~The block wall~~ **All improvements** shall be accepted into the formed County Service Area (CSA).
66. **If the storm drain basin is to be landscaped with grass and served with an irrigation system, then the fence along the north and east parts of the basin lot are not to be installed to keep the basin as open space. The driveway into the basin shall have removable bollards installed for access to the basin by Public Works and Parks staff. If the basin is to be completely fenced, then the basin shall not be irrigated or planted in grass.**

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)** – None.

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

February 27, 2018: Approved a Substantial Amendment to the Neighborhood Stabilization Program (NSP) Action Plans to fund a 56-unit affordable housing project proposal, Oak Leaf Meadows, in the City of Oakdale and reallocate NSP funds.

MISCELLANEOUS & ON THE HORIZON

- An Ethics Training workshop is scheduled for Thursday, March, 29, 2018 from 6:30 p.m. to 8:30 p.m., at 1010 Tenth Street, Basement Chambers. Please contact, Jennifer Akin, Planning Commission Clerk, should you wish to attend. You will receive a Certificate of Completion for Planning's records as proof of attendance.

Planning Commission

April 5, 2018: Appeal of the Staff Decision for Lot Line Adjustment PLN2017-0104 – Ott

April 19, 2018: Continued item from tonight's Agenda – Use Permit Application No. PLN2016-0132 – Robert Gioletti & Sons Dairy, Inc.

Director Freitas acknowledged and thanked former Commissioner Tom Orvis, presenting him with a plaque for his service to the Stanislaus County Planning Commission from December 2014 to December 2017.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

11. ADJOURNMENT

The meeting was adjourned at 7:12 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.)