

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

May 17, 2018

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Katherine Borges, Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Thomas Maring, Wayne Mott, Wayne Zipser  
  
Absent: Richard Gibson  
  
Staff Present: Angela Freitas, Director; Rachel Wyse, Senior Planner; Kristin Doud, Senior 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
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
  - A. April 19, 2018  
Blom/Hicks (6/0) **APPROVED.**  
Commissioner(s) Buehner and Zipser abstained.
5. **CORRESPONDENCE**

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

  - A. Memo dated May 17, 2018, from Stanislaus County Planning Department regarding Consent Item 7-A – Parcel Map Application No. PLN2017-0111 – Mario Plascencia.
6. **CONFLICT OF INTEREST**
7. **PUBLIC HEARINGS (\* - Consent Items)**

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

### \* CONSENT ITEMS

- \*A. **PARCEL MAP APPLICATION NO. PLN2017-0111 – MARIO PLASCENCIA -**  
Request to create a 0.83 ± acre and 1.91± acre parcel from a 2.77± acre parcel

in the Rural Residential (R-A) zoning district. The property is located at 131 A Street, east of the city of Modesto, west of Church Street, in the community of Empire. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 133-001-008.

Staff Report: Denzel Henderson, Assistant Planner, Recommends **APPROVAL**. Blom/Etchebarne (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING MODIFICATION TO CONDITION OF APPROVAL NO. 14, AS OUTLINED IN THE MEMO DATED MAY 17, 2018, TO READ AS FOLLOWS:**

14. Prior to recording the parcel map "A" Street shall be dedicated or offered on the map to Stanislaus County. ~~through an Irrevocable Offer of Dedication.~~ The right-of-way found on the east side of the centerline for "A" Street is 37 feet wide from the Town of Empire Map. The right-of-way along the Glick Middle School frontage is 29 feet west of the centerline on "A" Street. For consistency, the right-of-way will be 29 feet west of the centerline along "A" Street. This means that the 29 feet west of the centerline of the roadway will be required to be dedicated as a Road Easement.

#### **NON-CONSENT ITEMS**

- B. **USE PERMIT APPLICATION NO. PLN2017-0131 – WEST STANISLAUS IRRIGATION DISTRICT** - Request to construct an operations and maintenance facility for the West Stanislaus Irrigation District, which is adjacent to the District's Main Canal System and first pumping station, on a 7.67 acre parcel. The property is located in the A-2-40 (General Agriculture) zoning district at the east corner of East Stanislaus and River Roads, west of the San Joaquin River, north of the Community of Westley. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 016-025-042.  
Staff Report: Kristin Doud, Senior Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** Don Phillips, Teter Architects & Engineers  
Public hearing closed.  
Buehner/Hicks (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
  
- C. **USE PERMIT APPLICATION NO. PLN2017-0133 – HUDELSON NUT COMPANY** – Request to expand an existing almond storage facility, which stores and packages raw almonds, with the construction of five additional warehouse buildings and one fumigation building, totaling 167,000 square-feet, to be constructed in phases. The property is located in the A-2-40 (General Agriculture) zoning district at 10665 E. Whitmore Avenue, northeast corner of Sperry Road and E. Whitmore Avenue, in the Hughson area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 019-018-050 & 019-018-049.  
Staff Report: Kristin Doud, Senior Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None.

**FAVOR:** Ben Hudelson, owner/applicant  
Public hearing closed.  
Etchebarne/Zipser (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

**8. OTHER MATTERS (NOT PUBLIC HEARINGS)**

A. Assignment of Nuisance Abatement Hearing Board Members

Assigned Commissioner Gibson (Chair), Commissioner Zipser (member), and Commissioner Blom (alternate).

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

May 15, 2018: Approved a Professional Services Agreement with Michael Baker International, Inc. to provide on-call Planning services for various Planning and Community Development projects through June 30, 2022.

Approved an Ordinance to amend existing fees for Planning Services – New Fees Effective June 22, 2018.

Director Freitas provided information to the Commissioners regarding the Joint Chambers upgrade that is scheduled to begin July 2018, continuing through the month of August 2018. During the upgrade, Planning Commission meetings are to be relocated to the Basement Training Room at 1010 10<sup>th</sup> Street, Basement Level, Modesto, CA.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

June 7, 2018: One Use Permit Application in the Modesto area.

June 21, 2018: One Vesting Tentative Subdivision Map in the Keyes area.

**10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.**

**11. ADJOURNMENT**

The meeting was adjourned at 6:25 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.)