

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 2, 2018

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

Absent: None

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Kristin Doud, Senior Planner; Jeremy Ballard, Associate Planner; Denzel Henderson, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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. July 19, 2018
Etchebarne/Zipser (7/0) **APPROVED.**
Commissioners Blom and Mott abstained.
5. **CORRESPONDENCE**
Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Borges informed the public of the consent items and procedure.

* CONSENT ITEMS

- *A. **PARCEL MAP APPLICATION NO. PLN2017-0112 – JEFF & LISA MCPHEE** – Request to subdivide a nine gross acre parcel into three parcels of three gross acres each in the Rural Residential (R-A) zoning district. The property is located at 12919 Lancaster Road, east of Stanislaus River Drive, in the Oakdale area. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project. APN: 010-012-040.
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL.**
Blom/Hicks (9/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- *B. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2006-06 - KNIGHTS FERRY OVERLOOK** - Request for a one year time extension. The approved Tentative Map subdivided a 33.70 acre parcel into eight lots ranging from 0.50 to 5 acres in size and a 12.03 acre remainder parcel in the A-2-5 (General Agricultural) and HS (Historical Site) zoning districts. The project is located at the southeast corner of Cemetery and Frymire Roads, in the Knights Ferry area. The project is considered Exempt from the California Environmental Quality Act. APNs: 002-044-003 and 002-044-004.
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.
Blom/Hicks (9/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- *C. TIME EXTENSION FOR USE PERMIT APPLICATION NO. PLN2012-0017 – AVILA AND SONS WASHINGTON ROAD WAREHOUSE** – Request for a six month time extension. The Use Permit was approved June 16, 2018, to allow construction of an 180,000 square-foot warehouse building and associated facilities for the receiving, storing, packing, and shipping of agricultural produce on 26± acre portion of a 61.7 acre property, in the A-2-40 (General Agriculture) zoning district. The property is located at 1301 North Washington Road, between Fulkerth Road and West Main Streets, in the Turlock area. An Environmental Impact Report was previously certified for this project and no new significant environmental effects were identified by responsible agencies. No subsequent environmental assessment is required per California Environmental Quality Act Guidelines Section 15162(a). APNs: 023-039-017 & 023-039-018.
Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.
Blom/Hicks (9/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORTS.**

NON-CONSENT ITEMS

- D. USE PERMIT APPLICATION NO. PLN2017-0113 – ROSSINI HULLER** - Request to permit a walnut hulling, drying, and storage facility on a 35.7± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 5261 HWY 108, between Walker Road and Mondo Lane, in the Oakdale area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 062-002-006
Staff Report: Denzel Henderson, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Norman Wilson, Wilson Architecture
Public hearing closed.
Buehner/Mott (9/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- 8. OTHER MATTERS (NOT PUBLIC HEARINGS) – None.**
- 9. REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

- July 31, 2018: Approved the decision of the Nuisance Abatement Hearing Board, regarding nuisance at the property located at 1420 Elsie Street, Modesto, CA
- Set the Public Hearing for August 21, 2018, to consider the Planning Commission's recommendation for approval of Rezone and Parcel Map Application No. PLN2018-0017 – Linde Group, LLC

MISCELLANEOUS & ON THE HORIZON

- Reminder of the 41st Annual Stanislaus County Planning Commissioners' Workshop, scheduled September 15, 2018. The topic for this year's workshop is Affordable Housing.
- Non-retail commercial cannabis permit applicants have been authorized to proceed to the land use entitlement phase. Approximately, 32 use permit and/or rezone applications are anticipated to be received by the Planning Department. Planning has contracted with the firm Michael Baker International to assist with the application processing.

Planning Commission

- August 16, 2018: No items have been scheduled.
- September 6, 2018: One Parcel Map and General Plan Amendment and Vesting Tentative Subdivision Map in the Turlock area, one Use Permit in the Westley area.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

11. ADJOURNMENT
The meeting was adjourned at 6:14 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.)