

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 18, 2018

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

Absent: Katherine Borges and Kenneth Buehner

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Kristin Doud, Senior Planner; Jeremy Ballard, Associate Planner; Kristen Anaya, 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. October 4, 2018
Etchebarne/Maring (5/0) **APPROVED.**
Commissioner(s) Blom and Gibson abstained.
5. **CORRESPONDENCE**
Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Hicks informed the public of the consent items and procedure.

* CONSENT ITEMS

- *A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2017-0103 – MOUNTAIN VIEW FIELDS, LLC – W. FULKERTH ROAD** – Request to subdivide an 80± acre parcel into two 40± acre parcels in the A-2-40 (General Agriculture) zoning district. The project site is located at 2790 W. Fulkerth Road, on the south side of W. Fulkerth Road, north of W. Main Street between Vivian Road and S. Carpenter Road, southwest of the City of Ceres. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 022-004-005.

Staff Report: Kristen Anaya, Assistant Planner, Recommends **APPROVAL**.
Blom/Etchebarne (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- ***B. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0101 - KEYES 19 NORTH** - Request for a one-year time extension for VTSM Application No. PLN2015-0101 - Keyes 19 North. The approved VTSM subdivided four parcels totaling 13.2+/- acres into 64 single-family residential lots of at least 5,000 square feet in the Low-Density Residential Urban Services (R-1 US) zoning district. The extension is being requested to allow additional time to complete project requirements. The project is located at 4707, 4713, and 4805 Norma Way, between Lucinda Avenue and Norma Way, in the Community of Keyes. The project is considered Exempt from the California Environmental Quality Act. APNs: 045-021-008, 045-021-024, 045-021-023, 045-021-003.

Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.
Blom/Etchebarne (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- ***C. TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0102 - KEYES 19 SOUTH** - Request for a one-year time extension for VTSM Application No. PLN2015-0102 - Keyes 19 South. The approved VTSM subdivided a 6.7+/- acre parcel into 27 single-family residential lots of at least 5,000 square feet in the Low-Density Residential Urban Services (R-1 US) zoning district. The extension is being requested to allow additional time to complete project requirements. The project is located at 5819 Washington Road, between Norma Way and Nunes Road, in the Community of Keyes. The project is considered Exempt from the California Environmental Quality Act. APN: 045-071-005.

Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.
Blom/Etchebarne (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS – None.

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)** - None
9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

October 9, 2018: No Planning items considered.

MISCELLANEOUS & ON THE HORIZON

Airport Land Use Commission

November 1, 2018: Consideration of an update to the Airport Land Use Compatibility Plan relating to the Crows Landing Airport.

Planning Commission

November 15, 2018: One General Plan Amendment and Rezone in the Patterson area.

December 6, 2018: One Rezone in the City of Modesto's Sphere of Influence and one Parcel Map in the Knights Ferry area.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

11. ADJOURNMENT OF THE REGULAR PLANNING COMMISSION MEETING

The meeting was adjourned at 6:04 p.m.

12. RECONVENE FOR THE PLANNING COMMISSION WORKSHOP

The workshop called to order at 6:10 p.m.

A. Presentation by the Stanislaus County Planning Department on California and Stanislaus County Cannabis Regulations and an update on the County's application process.

13. ADJOURNMENT OF THE PLANNING COMMISSION WORKSHOP

The workshop 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.)