

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 1, 2018

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

Absent: Kenneth Buehner, Richard Gibson, and Scott Hicks

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Kristin Doud, Senior Planner; Jeremy Ballard, Associate Planner; Teresa McDonald, 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 18, 2018
Etchebarne/Mott (5/0) **APPROVED.**
Commissioner Borges abstained.
5. **CORRESPONDENCE**

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

 - A. 2019 Planning Commission Meeting Calendar
 - B. Memo from Stanislaus County Planning dated November 1, 2018, regarding Consent Item 7-B, Parcel Map Application No. PLN2017-0039 – Philip & Carmen Frymire
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. PLN2018-0058 – MARIO PLASCENCIA -**
Request to create two parcels of 5,500± and 5,288± square-feet from a 10,788±

square-foot parcel in the R-1 (Single-Family Residential) zoning district. The property is located at 400 Imperial Avenue, at the southwest corner of Imperial Avenue and Seattle Street, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 056-047-054.

Staff Report: Teresa McDonald, Assistant Planner, Recommends **APPROVAL**. Blom/Etchebarne (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- *B. **PARCEL MAP APPLICATION NO PLN2017-0039 – PHILIP & CARMEN FRYMIRE** – Request to subdivide an existing 29.77 acre parcel into two 14.88 acre parcels. The project site is located at 17272 and 17268 Frymire Road, abutting the Stanislaus River, west of the Community of Knights Ferry. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 002-044-006.
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**. Blom/Etchebarne (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND MEMO DATED NOVEMBER 1, 2018, TO INCLUDE AMENDED CONDITION OF APPROVAL NO. 13 TO READ AS FOLLOWS:**

13. ~~Each parcel shall have an approved independent water supply.~~ **A new well shall be constructed on Proposed Parcel 1 prior to the issuance of a building permit for replacement of the existing dwelling or any new structures containing plumbing** ~~Prior to the recording of the parcel map, each parcel shall have its own well.~~ A drilling permit shall be obtained from Department of Environmental Resources.

NON-CONSENT ITEMS - None

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

BOARD OF SUPERVISORS ACTIONS

October 30, 2018: Adopted the Recommendation of the Nuisance Abatement Hearing Board regarding the cost accounting to abate the nuisance at 216 I Street, Turlock, CA.

Approved the annexation of Keyes 19 North and South to County Service Area No. 26 – Keyes for maintenance of storm drainage, park facilities, and landscape areas.

Set Public Hearings on November 6, 2018, to consider the Planning Commission's recommendation for approval of General Plan Amendment and Rezone Application No. PLN2018-0087 – Empire Migrant Center Housing Project and General Plan Amendment and Vesting Tentative Subdivision Map Application No. PLN2017-0013 – Gold Star Investments, LLC.

Certified the Environmental Impact Report for the Crows Landing Industrial Business Park Project.

MISCELLANEOUS & ON THE HORIZON

Airport Land Use Commission

November 15, 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 (the Crows Landing Industrial Business Park Project).

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

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

11. ADJOURNMENT

The meeting was adjourned at 6:08 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.)