

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 20, 2018

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

Absent: Marc Etchebarne

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Kristin Doud, Senior Planner; Jeremy Ballard, Associate 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. December 6, 2018
Maring/Hicks (6/0) **APPROVED.**
Commissioner(s) Gibson and Zipser abstained.
5. **CORRESPONDENCE**

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

 - A. Farmland Working Group Newsletter – Winter 2018
 - B. Memo No. 2 from Stanislaus County Planning and Community Development Department dated December 20, 2018, regarding Consent item 7-C - Use Permit Application No. PLN2015-0097 – Art Silva Dairy
6. **CONFLICT OF INTEREST**
7. **PUBLIC HEARINGS (* - Consent Items)**

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

* CONSENT ITEMS

Item 7-A was removed from Consent and heard prior to Non-Consent Items.

- *A. **TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2005-06 - WENSTRAND RANCH** – This is a request for a one-year time extension of the subdivision map. The approved subdivision map subdivided one parcel totaling 12.25 acres into 45 single-family residential lots ranging in size from 8,000 to 12,000 square feet in the R-A (Rural Residential) zoning district. The extension is being requested to allow additional time to complete project requirements. The project is located at 4148 Main Street, on the north side of East Monte Vista Avenue, on the south side of Main Street, east of Lester Road, in the Community of Denair. The project is considered Exempt from CEQA. APN: 024-032-023.
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.
Public Hearing opened.
OPPOSITION: None.
FAVOR: None.
Blom/Gibson (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF MEMO.**
- *B. **REZONE APPLICATION NO. PLN2016-0071 – WELLS AVENUE RV & SELF STORAGE – Requesting indefinite continuance** – This is a request to rezone two parcels totaling 7.69± acres from expired Planned Development (P-D) 190 to a new P-D to allow the creation of 110 recreational vehicle/trailer storage spaces and the construction of five buildings containing 123,633± square feet of self-storage units and a two story 4,535± square-foot office/manager's residence. The project site is located at 418 Wells Avenue, west of McHenry Avenue, south of Pelandale Avenue, within the City of Modesto's Sphere of Influence. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project. APNs: 046-005-002 & 003.
Staff Report: Rachel Wyse, Senior Planner, Recommends **CONTINUANCE**.
Buehner/Blom (8/0) **APPROVED INDEFINITE CONTINUANCE.**
- *C. **USE PERMIT APPLICATION NO. PLN2015-0097 – ART SILVA DAIRY – Requesting indefinite continuance** - This is a request to increase the number of permitted cows from 643 mature cows to 1,100 mature cows (consisting of 920 milking cows and 180 dry cows) and from 390 support stock to 861 support stock. The project also proposes to construct four freestall barns to cover existing open pens (totaling approximately 185,900 square feet), an additional commodity barn (7,200 square feet in size), and three additional hay barns (each 9,600 square feet in size). The project is located at 5201 Milnes Road, on the north side of Milnes Road, between Dewitt and Langworth Roads, east of the City of Modesto. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 014-015-003.
Staff Report: Kristin Doud, Senior Planner, Recommends **CONTINUANCE**.
Buehner/Blom **APPROVED INDEFINITE CONTINUANCE AS REQUESTED IN PLANNING COMMISSION MEMO NO. 2 DATED, DECEMBER 20, 2018.**

NON-CONSENT ITEMS

Item 7-E was heard out of order, prior to Item 7-D.

- D. **USE PERMIT APPLICATION NO. PLN2013-0108 – MARTINS FARM, L.P. -**
This is a request to increase the number of permitted cows from 2,444 mature

cows to 3,500 mature cows (consisting of 3,050 milk cows and 450 dry cows) on an existing dairy facility. The request also includes construction of a 66,560 square foot milk cow freestall barn and a new 212,500 square-foot wastewater storage pond. The project is located at 3319 Gates Road, on the west side of Gates Road, between Bacon and Beckwith Roads, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APNs: 012-021-015 & 016.

Staff Report: Kristin Doud, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: Danny Martins, Owner, Martins Farm, L.P.

Public hearing closed.

Blom/Gibson (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- E. REZONE APPLICATION NO. PLN2018-0141 – PALM ESTATES & WENSTRAND RANCH** – This is a request to rezone a 4.03 acre and a 12.25 acre project site from R-A (Rural Residential) to P-D (Planned Development), to increase the maximum building site coverage from 40 to 50 percent on 57 single-family residential lots. The project sites are located at 2600 Lester Road, between Jerry Lane and Eastgate Drive, and at 4148 Main Street, on the north side of East Monte Vista Avenue, on the south side of Main Street, east of Lester Road, in the Community of Denair. The Planning Commission will consider adoption of a Notice of Exemption for the project. APNs: 024-050-030 to 042 & 024-032-023.
- Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.
- Public hearing opened.
- OPPOSITION:** Kim Stokes, Denair resident and Denair Municipal Advisory Council (MAC) member; Bob Steeley, Denair resident; Billy Myers, Denair MAC member; Tina Gresio, Denair resident; Mary Heller, Denair resident
- FAVOR:** None.
- Public hearing closed.
- Buehner/Gibson (8/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

December 11, 2018: Approved the proposed 2019 Williamson Act Contracts.

December 18, 2018: Approved the reappointment of Marjorie Blom to the Planning Commission.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

January 3, 2019: One General Plan Amendment & Rezone in the Hughson area; one Rezone in the Modesto area; one continued Use Permit in the Modesto area; and General Plan consistency of the Stanislaus County Capital Improvement Plan for Budget Years 2018/2019 and 2019/2020.

January 17, 2019: One Use Permit in the Turlock area; one Parcel Map in the Knights Ferry area; and three Use Permits and Development Agreements in the Modesto area.

Director Freitas thanked Commissioners Borges and Gibson for their years of service to Stanislaus County Planning Commission, presenting each with a plaque. Commissioner Borges for her years of service from 2015 to 2018, serving as Chair 2018; and Commissioner Gibson for his years of service from 2011 to 2018, serving as Chair 2015.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

11. ADJOURNMENT

The meeting was adjourned at 7:06 p.m.

Signature on file.
Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete audio recordings and videos of the meeting are available from the Planning Department or on our website: <http://www.stancounty.com/planning/agenda/index.shtm>.)