

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 4, 2012

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Greg Pires, John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Annabel Gammon, Richard Gibson

Absent: Ron Peterson

Staff Present: Angela Freitas, Director; Carole Maben, Associate Planner; Rachel Wyse, Assistant Planner; Edward R. Burroughs, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Planning Commission Clerk
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM** – No one spoke.
- IV. **APPROVAL OF MINUTES**
- A. July 19, 2012, Amended
Boyd/Crabtree, 6-0, **APPROVED**
Commissioners Pires and Etchebarne abstained.
- B. August 2, 2012
Ramos/Buehner, 7-0, **APPROVED**
Commissioner Boyd abstained.
- C. September 6, 2012, Workshop
Gammon/Crabtree, 7-0, **APPROVED**
Commissioner Pires abstained.
- V. **CORRESPONDENCE**
Director Freitas informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening:
- A. Farmland Working Group Newsletter – Fall 2012
- B. Memo from the Stanislaus County Department of Planning & Community Development dated October 4, 2012, regarding item VII-B - Use Permit Application No. 2012-02 - EO Truck & Trailer.
- VI. **CONFLICT OF INTEREST** - None

VII. PUBLIC HEARINGS (* - Consent Items)

Commissioner Pires informed the public there were no consent items.

*** CONSENT ITEMS** - None

NON-CONSENT ITEMS

A. USE PERMIT APPLICATION NO. 2011-14 - VERIZON WIRELESS - DEL DON

- Request to construct a 92-foot monopole within a 50' x 50' fenced area on a 164-acre site in the A-2-40 (General Agriculture) zoning district. The property is located at 21702 Davis Road, south of Fink Road and west of Bell Road, in the Crows Landing area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 027-017-065

Staff Report: Carole Maben Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None

FAVOR: Steven Smith, 2009 B Street, Sacramento, CA 95818

Public hearing closed.

Ramos/Buehner, 8-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

B. USE PERMIT APPLICATION NO. 2012-02 - EO TRUCK & TRAILER

- Request to legalize an existing agricultural service business which rebuilds and customizes large trucks, silage boxes, and other agricultural equipment. A small parts warehouse, that sells new and used parts, is being requested as an accessory use on a 16.2 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 7831 Crows Landing Road, south of Taylor Road and north of E. Monte Vista Avenue, in the Ceres area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 022-008-026

Staff Report: Rachel Wyse

Public hearing opened.

OPPOSITION: None

FAVOR: Dave Romano, Ernest Ott

Public hearing closed.

Ramos/Gammon, 8-0 (Unanimous) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING AMENDED CONDITION OF APPROVAL NO. 2 AS FOLLOWS:**

- ~~Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2012), the applicant is required to pay a Department of Fish and Game filing fee at the time of recording a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,158.50**, made payable to **Stanislaus County**, for the payment of Fish and Game, and Clerk Recorder filing fees.~~

~~Pursuant to Section 711.4 (e)(3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.~~

Prior to filing the Notice of Determination, within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for \$57.00 made payable to Stanislaus County, for the payment of Clerk Recorder filing fees.

- C. USE PERMIT APPLICATION NO. 2012-05 - VISTA TOWERS - LA GRANGE ROAD** - Request to install a 130 foot telecommunication facility and appurtenant structures on a 176.69 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located west of La Grange Road, south of Yosemite Boulevard, in the La Grange area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 008-041-001
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: Misako Hill, Vista Towers
Public hearing closed.
Buehner/Etchebarne, 8-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING THE DETERMINATION THAT A MONOPOLE STYLE TOWER SHALL BE UTILIZED**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS

September 11, 2012: Approved Rezone Application No. 2011-02, Randy Thomas (Public Hearing Continued from August 21, 2012)

September 18, 2012: Rescinded a Williamson Act Contract, located in the Hickman Area, as part of a Minor Lot Line Adjustment, and Authorized Execution of a New Contract

Adopted the Fiscal Year 2011-2012 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and the Emergency Solutions Grant (ESG) Programs and Substantial Amendments (SA) to Prior Year Annual Plans for the Neighborhood Stabilization Programs (NSP)

September 25, 2012: Rescinded a Portion of a Williamson Act Contract, Located in the Denair Area, as part of a Minor Lot Line Adjustment, and Authorized Execution of a New Contract.

October 2, 2012: Adopted Plans and Specifications for the Airport and Parklawn Neighborhood Sewer Improvement Projects and Authorized a bid opening date for the Parklawn Neighborhood Sewer Improvement Project and Directed Staff to Proceed with the Preparation of the Empire Storm Drain Project Phase 1B Plans and Specifications.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

October 18, 2012: No items scheduled at this time. Meeting may be canceled due to lack of items

November 1, 2012: The Planning Commission will sit as the Airport Land Use Commission for a discussion regarding a request to build and operate a private airport in the Patterson area.

Commissioner Gammon congratulated Angela Freitas on her appointment to Director.

Discussion regarding continuance and approval of Rezone Application No. 2011-02 - Randy Thomas by the Board of Supervisors.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None

XI. ADJOURNMENT

The meeting was adjourned at 7:05 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.)