

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

February 20, 2014

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Steve Boyd, Robert Crabtree, Richard Gibson, Ron Peterson, Bobby Yamamoto
- Absent: Kenneth Buehner, Marc Etchebarne, Greg Pires
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Rachel Wyse, Associate Planner; Thomas E. Boze, Deputy 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. January 16, 2014  
Crabtree/Gibson, 5-0 (Unanimous), **APPROVED**
- B. February 6, 2014, Workshop - Revised  
Gibson/Peterson, 4-0, **APPROVED**  
Commissioner Boyd abstained.
- V. CORRESPONDENCE**  
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet or placed before them this evening:
- A. 37<sup>th</sup> Annual Stanislaus County Planning Commissioners Workshop Flier
- VI. CONFLICT OF INTEREST** – None.
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Boyd informed the public there were no consent items.
- \* CONSENT ITEMS** – None.

**NON-CONSENT ITEMS**

**A. USE PERMIT APPLICATION NO. PLN2013-0062 - ALPINE PACIFIC NUT CO.**

- Request to expand an existing walnut huller/sheller, packaging, grading, and storage operation by constructing six (6) new warehouse/storage buildings totaling 138,582 square feet, 13,996 square feet of canopy, a 7,000 square foot office, and a truck dock on a 19.55 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 6413 E. Keyes Road, between Mountain View and Tully Roads, in the Hughson area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 045-037-010

Staff Report: Rachel Wyse Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** Norm Wilson, 609 15<sup>th</sup> Street, Modesto.

Public hearing closed.

Gibson/Peterson, 5-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

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

**IX. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

January 28, 2014: Set a public hearing on 02/11/2014, at 9:05 a.m., to consider Planning Commission's recommendation for approval of Ordinance Amendment Application No. 2012-01, Historical Site District.

February 11, 2014: Approved Ordinance Amendment Application No. 2012-01, Historical Site District.

Set a public hearing on 02/25/2014, at 9:05 a.m., to consider Planning Commission's recommendation for approval of Rezone Application No. PLN2013-0092 – E & J Gallo Winery.

**MISCELLANEOUS & ON THE HORIZON**

**Planning Commission**

March 6, 2014: No items scheduled at this time. Meeting may be canceled due to lack of items.

March 20, 2014: One Use Permit application in the Modesto area.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.**

**XI. ADJOURNMENT**

The meeting was adjourned at 6:11 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.)