

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

March 20, 2014

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Steve Boyd, Kenneth Buehner, Robert Crabtree, Richard Gibson, Ron Peterson, Bobby Yamamoto
- Absent: Marc Etchebarne, Greg Pires
- Staff Present: Angela Freitas, Director; Javier Camarena, Assistant 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. February 20, 2014  
Gibson/Yamamoto, 5-0, **APPROVED**  
Commissioner Buehner 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. 37th Annual 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**

**NON-CONSENT ITEMS**

- A. **USE PERMIT APPLICATION NO. PLN2013-0070 – RIO VISTA RANCH** - Request to expand an existing walnut huller and dryer operation with newer, more energy efficient, hulling and drying equipment on a 95.7± acre parcel in the A-2-40 (General Agriculture) zoning district. The overall capacity of the new equipment will increase walnut production for the operation which utilizes an

existing 12,000 square foot metal building. The project site is located at 606 Fairland Avenue, north of the Tuolumne River, east of Leek Road, south of Yosemite Boulevard (Highway 132), and west of Davison Road, in the Empire area.

APN: 009-025-011

Staff Report: Javier Camarena Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** Michael Gerber, Applicant.

Public hearing closed.

Gibson/Yamamoto, 6-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

### VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. Report on La Grange Historical Site Zoning Issues (*Verbal Report*)

### IX. REPORT OF THE PLANNING DIRECTOR

#### **BOARD OF SUPERVISORS ACTIONS**

February 25, 2014: Approved Rezone Application No. PLN2013-0092 – E & J Gallo Winery.

Adopted the County's recommended Final Capital Improvement Plan (CIP) for FY 2013 – 2014 and authorized staff to prepare future updates to the CIP on a two-year review schedule.

Adopted the recommendations from the Nuisance Abatement Hearing Board regarding Dangerous Building Cases DNB2012-0012 located at 1740 Las Vegas Avenue, Modesto and DNB2013-0002 located at 1713 John Street, Modesto.

Approved a request to construct a permanent gateway monument sign and historical marker announcing the entrance to historic La Grange, California at the request of the La Grange Improvement Association on State Highway right of way at the northeast corner of Yosemite Boulevard (State Route 132) and La Grange Road (J-59).

March 4, 2014: Opened a 30-day public comment period and set a public hearing on April 8, 2014, at 9:05 a.m. to consider approval of the Fiscal Year 2014-2015 Annual Action Plan (AAP).

#### **MISCELLANEOUS & ON THE HORIZON**

##### Planning Commission

April 3, 2014: No items scheduled at this time. Meeting may be canceled due to lack of items.

April 17, 2014: One Parcel Map application in the Modesto area and an update on a discussion regarding revocation of a Use Permit for a church, in the Turlock/Denair area.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

A. Chair Boyd questioned the date of the next Nuisance Abatement Hearing Board meeting. Director Freitas informed him it will be held Thursday, March 27, 2014.

**XI. ADJOURNMENT**

The meeting was adjourned at 6:20 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.)