

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 19, 2014

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson, Greg Pires, Bobby Yamamoto

Absent: Steve Boyd

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; David Leamon, Deputy Director, 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. June 5, 2014
Buehner/Yamamoto, 6-0, **APPROVED**
Commissioner Pires 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. Revised/updated elevations, submitted by Embree Asset Group, Inc., for item VII-C - Rezone Application No. PLN2013-0103 - Dollar General.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Yamamoto will recuse himself from item VII-B - Reconsideration of Use Permit Application No. 2012-04 - Recology - Grover Environmental Products.
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Gibson informed the public of the consent items and procedure.

*** CONSENT ITEMS**

- *A. TIME EXTENSION FOR USE PERMIT NO. 2012-05 - VISTA TOWERS - LA GRANGE RD** - This is a request for a one-year time extension, from April 4, 2014, to April 4, 2015, to install a 130 foot monopole 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. This project is considered exempt from CEQA.
APN: 008-041-001
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Crabtree/Buehner, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

6:02 Commissioner Yamamoto left the chambers.

- *B. RECONSIDERATION OF USE PERMIT APPLICATION NO. 2012-04 - RECOLOGY - GROVER ENVIRONMENTAL PRODUCTS – Requesting indefinite continuance.** – Request to expand an existing 112± acre composting business to an adjacent 42.87± acre parcel in the A-2-40 (General Agriculture) zoning district. This use permit proposes to add street sweepings and urban organics to the feedstocks processed and composted on both parcels. The project site is located at 3401 Gaffery Road, east of Koster Road and west of Welty Road, in the Vernalis area. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the Project.
APN: 016-003-010 & 014 (a portion of the project site is located on APN: 265-010-021 in San Joaquin County)
Staff Report: Miguel Galvez Recommends **INDEFINITE CONTINUANCE**.
Pires/Etchebarne, 6-0, **CONTINUED INDEFINITELY**

6:03 Commissioner Yamamoto returned to the chambers.

NON-CONSENT ITEMS

- C. REZONE APPLICATION NO. PLN2013-0103 - DOLLAR GENERAL** - Request to rezone a 1.75 acre parcel from expired P-D (314) to a new P-D to construct a 9,100 square foot Dollar General retail store, parking lot, and road frontage improvements. The new P-D zoning will permit uses consistent with the H-1 zoning district. The property was previously rezoned from H-1 (Highway Frontage) to permit a lumber yard that was never developed. The project site is located along the southwest side of Fresno Avenue, south of Main Street, north of Village Avenue, in the Denair area. The Planning Commission will consider a CEQA Negative Declaration.
APN: 024-032-017
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: Dennis Findley, Denair Municipal Advisory Council Chairman; Dr. Harinder Grewal; Cabal Singh; Dennis Findley, Denair Municipal Advisory Council Chairman.

FAVOR: Denise Valenta and Aaron Ramirez, Embree Asset Group, Inc.; Jerry Powell.

Public hearing closed.

Crabtree/Yamamoto, 6-1 (Gibson), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS**

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

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

June 10, 2014: Board accepted the recommendation of the Stanislaus County Water Advisory Committee in the form of a Countywide Groundwater Management Action Plan. The Plan calls for cities and the county to adopt General Plan changes to protect groundwater recharge areas and to manage or mitigate land use that has an impact on groundwater use and quality. The County Planning Department will be working with the county's water manager to coordinate these efforts.

MISCELLANEOUS & ON THE HORIZON

City of Turlock: May 27, 2014, the City Council found the expansion of R.A.M. Farms ice rink, parking area, and operation period to be consistent with the City's General Plan. The County Planning Commission approved the use August 15, 2013; located on Daubenberger Road, west of N. Verduga Road. The operator submitted a request for expansion of the use in April of 2014 and city staff had concerns with the impact of the use on the surrounding neighborhood. As part of the May action, the City has requested conditions addressing noise (annual acoustical analysis), trash/end of season clean-up (final inspection), and parking (parking management plan and marked spaces).

Planning Commission

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

July 17, 2014: One Parcel Map application for property located approximately five miles east of the City of Modesto and one General Plan Amendment and Rezone application in the Riverbank area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

XI. ADJOURNMENT

The meeting was adjourned at 7:01 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.)