

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 6, 2015

- I. ROLL CALL:** Meeting called to order at 6:01 p.m.
- Present: Chair Richard Gibson, Katherine Borges, Kenneth Buehner, Marc Etchebarne, Ron Peterson
- Absent: Tom Orvis, Bobby Yamamoto, Steve Boyd
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Javier Camarena, Associate Planner; Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Wallace Low, Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM-** No one spoke.
- IV. APPROVAL OF MINUTES**
- A. July 2, 2015 (Continued from July 16, 2015) - Continued to Special Meeting August 13, 2015, due to lack of quorum.
- B. July 16, 2015  
Peterson/Etchebarne 5-0(Unanimous) **APPROVED**
- V. CORRESPONDENCE - None**  
Director Freitas informed the Commissioners that there was no correspondence.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Ron Peterson – Non-Consent item VII-A, Use Permit Application No. PLN2014-0065 – K & R Blount Dairy
- B. Commissioner Marc Etchebarne – Non-Consent item VII-A, Use Permit Application No. PLN2014-0065 – K & R Blount Dairy
- VII. PUBLIC HEARINGS (\* - Consent Items)**  
Commissioner Gibson informed the public of the consent items and procedure.

**\* CONSENT ITEMS**

- \*A. USE PERMIT APPLICATION NO. PLN2014-0111 - 6-X DAIRY – *Requesting continuance to September 3, 2015*** - Request to add 1,015 milk/dry cows to an existing herd count of 1,265 for a total of 2,280 mature cows on an existing 397± acre dairy facility. The property is located at 9848 Milnes Road, east of Albers Road, west of Oakdale-Waterford Highway, north of Dusty Lane, in the Waterford area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 014-036-003, 014-047-008, & 015-003-016  
Staff Report: Javier Camarena, Associate Planner, Recommends **CONTINUANCE**.  
Buehner/Borges 5-0 (Unanimous) **APPROVED CONTINTUED TO SEPTEMBER 3, 2015**.
- \*B. VESTING TENTATIVE PARCEL MAP APPLICATION PLN2014-0030 - CHRISTIANSEN TRUST- *Requesting indefinite continuance.*** - Request to divide a 68,825+/- square foot parcel into a 22,000 square foot parcel and a 46,825+/- square foot remainder in the R-A (Rural Residential) zoning district. The property is generally located on the east side of Grimes Avenue, north of Paradise Road at 1825 Moesher Avenue, in the Modesto area. This project is considered Exempt from the California Environmental Quality Act. APN: 017-030-029  
Staff Report: Miguel Galvez, Senior Planner, Recommends **INDEFINITE CONTINUANCE**.  
Buehner/Borges 5-0 (Unanimous) **APPROVED INDEFINITE CONTINUANCE**.

**NON-CONSENT ITEMS**

- A. USE PERMIT APPLICATION NO. PLN2015-0017 – BL FARMS** - Request to construct and operate an almond storage and packing facility. The shelled almonds will be received, sized and stored in the proposed 16,800 square foot steel building until orders are placed. At that time, the almonds will be sorted, packed, and shipped by truck offsite. The 17.8± acre parcel is located in the A-2-40 (General Agriculture) zoning district at 3242 North Avenue, east of Dakota Avenue and north of Shoemaker Avenue, in the Modesto area. APN: 005-036-061 (formerly 005-036-008)  
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Terry Boone; Owner/Applicant; 3242 North Ave, Modesto, CA  
Public hearing closed.  
Buehner/Borges, 5-0 (Unanimous) **APPROVED THE STAFF COMMENDATIONS AS OUTLINED IN THE STAFF REPORT**.
- B. USE PERMIT APPLICATION NO. PLN2014-0065 - K&R BLOUNT DAIRY – *Continuance to Special Meeting, August 13, 2015*** - Request to increase the milk/dry cows by 540 head for a total of 1,240 milk cows, 200 dry cows, and 500 large heifers. The proposed project requires the construction of a 28,000 square foot free-stall barn within an existing corral and a 35,000 square foot free-stall barn northeast of the current footprint. The 60± acre parcel is located in the A-2-40

(General Agriculture) zoning district at 724 Ruble Road, north of W. Linwood Avenue, west of Crows Landing Road in the Crows Landing area. APN: 058-005-014

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

**IX. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

July 28, 2015: Set a Public Hearing for August 18, 2015 to consider the Planning Commission's Recommendation for Approval of GPA & Rez Application No. PLN2015-0021, Gallo Glass – Tenaya Drive, in the Modesto area.

Proclaimed the Existence of a Local Emergency in Stanislaus County Due to a Multi-year Drought in California; Approved of the Updated Water Contingency Plan; and Approved of a Memorandum of Understanding with Self-Help Enterprises to Administer a Temporary Water Assistance Program – Office of Emergency Services

- Applications are available on the County's website: [www.stancounty.com](http://www.stancounty.com)

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

Aug. 13, 2015: K&R Blount Dairy Use Permit continued from July 16, 2015 and August 6, 2015 due to a lack of quorum to consider the request.

Aug. 20, 2015: Westside Hulling Association Use Permit, request to expand an existing almond and walnut hulling operation located at 206 Frank Cox Road, in the Patterson area. Applicant is Louie Durrer, Manager. Property Owner is Westside Hulling Association.

Housing Programs Ordinance Amendment, Housing Element Update related Zoning Ordinance amendments applicable Countywide. Applicant is Stanislaus County Planning Department.

Sept. 3, 2015: Two Use Permit Applications, both in the Modesto area. One Parcel Map Application in the Oakdale area and Annual Performance Review of Housing Element Implementation.

Director Freitas explained to the Planning Commission that going forward, detailed project descriptions will be provided in advance to help Commissioners determine early if they may have a conflict of interest and if their absence may affect the formation of a Planning Commission quorum.

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

**XI. ADJOURNMENT**

The meeting was adjourned at 6:17 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.