

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

June 6, 2013

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair John Ramos, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Ron Peterson, Greg Pires  
  
Absent: Steve Boyd, Robert Crabtree  
  
Staff Present: Angela Freitas, Director; Joshua Mann, 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; Janis Mein, Environmental Health and Code Enforcement Program Manager, 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. May 16, 2013  
Buehner/Pires, 5-0, **APPROVED**  
Commissioner Ramos abstained.
- V. CORRESPONDENCE**  
Director Freitas informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening:
- A. Email from Anthea Hansen with the Del Puerto Water District dated June 3, 2013, regarding Item VII-B - Use Permit Application No. 2012-04 - Recology - Grover Environmental Products
- VI. CONFLICT OF INTEREST**
- A. Commissioner Peterson will recuse himself from Item VII-A - Use Permit Application No. 2007-10 – Foster Farms Dairy No. 4 Expansion.
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Ramos informed the public of the consent items and procedure.

6:02 – Commissioner Peterson left the chambers.

**\* CONSENT ITEMS**

- \*A. USE PERMIT APPLICATION NO. 2007-10 – FOSTER FARMS DAIRY NO. 4 EXPANSION – *Continued from May 16, 2013. Requesting indefinite continuance.*** Request to expand an existing dairy by adding three (3) free stall barns and a special needs barn. The modified dairy would house 2,400 animals (an increase of 1,680 cows from existing numbers). The proposed expansion is on a 38 acre portion of two (2) parcels totaling 610± acres in the A-2-40 (General Agriculture) zoning district. The remainder of the two (2) parcels will still be used to apply manure process water & grow forage crops. The property is located on the northeast corner of the Hickman Road and E. Keyes Road intersection, south of Hickman, northeast of Denair. The Planning Commission will consider Certification of a Final EIR.  
APN: 019-041-032 & 033  
Staff Report: Joshua Mann Recommends **INDEFINITE CONTINUANCE.**  
Pires/Buehner, 5-0, **CONTINUED INDEFINITELY**

6:04 - Commissioner Peterson returned to the chambers.

**NON-CONSENT ITEMS**

- B. USE PERMIT APPLICATION NO. 2012-04 - RECOLOGY - GROVER ENVIRONMENTAL PRODUCTS** - 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: Javier Camarena Recommends **APPROVAL.**  
Staff Report Presented By: Joshua Mann  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Vince Tye, 940 Columbia Way, Modesto; Sean O'Rourke, Recology  
Public hearing closed.  
**MOTION TO APPROVE:**  
Pires/Etchebarne, 3/3, (Gibson, Ramos, Buehner)  
**MOTION TO DENY:**  
Buehner/Gibson, 3/3, (Peterson, Pires, Etchebarne),  
**DENIED DUE TO A LACK OF MAJORITY VOTE**

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

- A.** Assignment of Nuisance Abatement Hearing Board Members, presented by Janis Mein, Environmental Health and Code Enforcement Program Manager.

Appointed to Nuisance Abatement Hearing Board: Commissioners Buehner (Chair), Etchebarne (Member), Gibson (Alternate)

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS** (*items relating to Planning and Community Development Department*)

May 21, 2013: Rescinded Williamson Act Contract No. 71-0106 (Portion of) and 2006-0016, located on Swanson and Blue Gum Roads, in the Hickman area; and, approved a new contract pursuant to Minor Lot Line Adjustment 2012-19, Short Ranch/Antonio Alberto.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

June 20, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

July 4, 2013: Meeting canceled due to holiday.

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

**XI. ADJOURNMENT**

The meeting was adjourned at 6:54 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.)