

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

September 5, 2013

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair John Ramos, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson, Greg Pires
- Absent: Steve Boyd
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Joshua Mann, Associate 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. August 15, 2013  
Gibson/Buehner, 6-0, **APPROVED**  
Commissioner Pires abstained.
- V. CORRESPONDENCE**  
Director Freitas informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening.
- A. Valley Vision Stanislaus Workshop Packet
- VI. CONFLICT OF INTEREST**
- A. Commissioner Peterson will recuse himself from item VII-B - Use Permit Application No. 2012-06 - GJ Silva Dairy.
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Ramos informed the public of the consent items and procedure.

### \* CONSENT ITEMS

- \*A. INTERIM MANAGEMENT PLAN FOR USE PERMIT (UP) NO. 88-12 - GEORGE REED, INC. - WATERFORD PIT** - This is a request to allow an Interim Management Plan to remain in effect for up to five (5) years, beginning on

September 5, 2013, and ending on September 5, 2018. UP 88-12 was approved to allow sand and gravel excavation on 170± acres of three (3) adjacent parcels totaling 312± acres in the A-2-40 (General Agriculture) zoning district. The project site is adjacent to the Tuolumne River, north of Lampley Road, east of Arlberg Road, in the Hickman/Waterford area. This project is CEQA Exempt.

APN: 080-014-008, 008-005-014, 008-009-010

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

Pires/Crabtree, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

6:03 - Commissioner Peterson left the chambers.

### **NON-CONSENT ITEMS**

**B. USE PERMIT APPLICATION NO. 2012-06 - GJ SILVA DAIRY** - Request to expand an existing dairy facility by increasing the overall number of cows from 3,152 to 3,993. All housing, milking, waste storage structures, and utilities are in place. The site is located within the A-2-40 (General Agriculture) zoning district, situated on two assessor parcels of 39.50± and 72.65± acres for a total of 112.15± acres, at 3107 S. Prairie Flower Road, on the west side of S. Prairie Flower Road, north of W. Harding Road, south of the Union Pacific Railroad tracks, in the Turlock area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 058-015-004 & 058-015-010

Staff Report: Joshua Mann Recommends **APPROVAL.**

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** Joe Ramos, F & O Ag Services

Public hearing closed.

Etchebarne/Pires, 6-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

6:17 - Commissioner Peterson returned to the chambers.

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

**IX. REPORT OF THE DIRECTOR**

### **BOARD OF SUPERVISORS ACTIONS**

August 20, 2013: Continued to the 09/10/2013 Board meeting, the agenda item to Consider the Recommended Decision of the Nuisance Abatement Hearing Board Regarding Central Valley Recycling CE No. 12-0224 at 0 Bystrum Road, Modesto, California.

August 27, 2013: Authorized the release of the Fiscal Year 2012-2013 Draft Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) Programs for Public Review to

End on September 17, 2013, and Set a Public Hearing for  
September 17, 2013.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

September 19, 2012: No items scheduled at this time. Meeting may be canceled due to lack of items.

October 3, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

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

**XI. ADJOURNMENT**

The meeting was adjourned at 6:18 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.)