

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 21, 2015

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Kenneth Buehner, Marc Etchebarne, Tom Orvis, Bobby Yamamoto

Absent: Katherine Borges, Steve Boyd, Ron Peterson

Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Javier Camarena, Associate Planner; Jeremy Ballard, Assistant Planner; Timothy Vertino, 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; Danise Huey, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** – No one spoke.
- IV. PRESENTATION**
- A. Governor's Drought Executive Order and Water Related Issues Update presented by Walter Ward, Stanislaus County's Water Resource Manager.
- V. APPROVAL OF MINUTES**
- A. May 7, 2015
Yamamoto/Etchebarne, 4-0 (Unanimous), **APPROVED**
Commissioner Buehner abstained.
- VI. CORRESPONDENCE**
Director Freitas informed the Commissioners there was no correspondence.
- VII. CONFLICT OF INTEREST**
- A. Commissioner Yamamoto - Item VIII. Use Permit Application No. PLN2013-0079 – JNM Dairy.
- B. Commissioner Etchbarne - Item VIII. Use Permit Application No. PLN2013-0079 – JNM Dairy.

VIII. PUBLIC HEARINGS (* - Consent Items)

Commissioner Gibson informed the public of the consent items and procedure.

*** CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. PLN2014-0093 – PATTERSON NUT CO. - Requesting continuance to July 2, 2015.** Request to construct ten (10) 5,600 square foot buildings for the purpose of storing unprocessed nuts on a 4.45± acre parcel in the A-2-20 (General Agriculture) zoning district. The property is located at 112 Holly Avenue, at the intersection of Holly Avenue and Highway 33, in the Patterson area. The proposed project will serve as an ancillary storage facility site for a nearby nut processing plant. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 048-036-034
Staff Report: Timothy Vertino Recommends **CONTINUANCE**.
Orvis/Buehner, 5-0 (Unanimous) **CONTINUED TO JULY 2, 2015**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2013-0079 - JNM DAIRY** - Request to re-establish and expand a dairy facility to include 1,120 milk cows, 151 dry cows, and 577 bred heifers on a 97± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 7742 Paradise Road, on the south side of Paradise Road, west of Shiloh Road, northeast of and adjacent to the Tuolumne River, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 017-027-040
CONTINUANCE TO JUNE 4, 2015 DUE TO LACK OF QUORUM

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- C. USE PERMIT APPLICATION NO. PLN2015-0008 – NUTCHER FARMS** - Request to change the use of an existing 3,500 square foot agricultural storage building into a milk bottling facility, for milk produced on-site, on a 220± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposed change in use will initially pasteurize and bottle 500 gallons of milk, once per week, with future growth anticipating a maximum of 3,000 gallons per day. The property is located at 5213 W. Grayson Road, west of Jennings Road, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 017-050-005
Staff Report: Timothy Vertino Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke
FAVOR: Rick Nutcher, applicant
Public hearing closed.
Orvis/Yamamoto, 5/0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

IX. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

X. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

May 19, 2015 Approval of the Findings that the City of Oakdale Sphere of Influence Expansion of the Crane Crossing Specific Plan and Sierra Point Specific Plan Areas is Logical and Orderly.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

June 4, 2015 A use permit application in the Hughson area and a parcel map application in the Patterson area.

Board of Supervisors received on May 18, 2015 an appeal from Rebecca Harrington regarding Planning Commission approval for Use Permit Application No. PLN2013-0078 – Central Valley Recycling. Hearing date is to be scheduled.

Appreciation expressed to Planning Commissioners for providing advanced notice when they are unable to attend a meeting.

Thanks to Commissioner Orvis for suggesting the evenings presentation by Walter Ward.

XI. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XII. ADJOURNMENT

The meeting was adjourned at 6:55 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.)