

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 4, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Richard Gibson, Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Tom Orvis, Bobby Yamamoto
- Absent: Ron Peterson
- Staff Present: Angela Freitas, Director; Javier Camarena, Associate Planner; Jeremy Ballard, Assistant Planner; Timothy Vertino, Assistant Planner; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Danise Huey, Planning Commission Clerk

At the request of Commissioner Gibson, Commissioner Buehner presided over the meeting.

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** – No one spoke.

IV. **APPROVAL OF MINUTES**

- A. May 21, 2015
Gibson/Yamamoto, 5/0, **APPROVED**
Commissioners Borges and Boyd abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST**

- A. Commissioner Yamamoto will recuse himself from Item VIII. Use Permit Application No. PLN2013-0079 – JNM Dairy.
- B. Commissioner Etchbarne will recuse himself from Item VIII. Use Permit Application No. PLN2013-0079 – JNM Dairy.

VII. **PUBLIC HEARINGS (* - Consent Items)**

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

*** CONSENT ITEMS**

- *A. **TENTATIVE PARCEL MAP APPLICATION NO. PLN2015-0005 - BASRAI** - Request to divide a 117± acre parcel into two parcels of 58± and 59± acres in the

A-2-40 (General Agriculture) zoning district. The property is located at 1837 Welty Road, south of W. Blewett Road, in the Vernalis area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 016-004-015

Staff Report: Timothy Vertino, Recommends **APPROVAL**.

Boyd/Etchebarne, 7/0, (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS

B. USE PERMIT APPLICATION NO. PLN2015-0003 – VERIZON WIRELESS – GRIFFIN ROAD

– Request to install a new wireless communication facility consisting of a 100' high monopole with nine (9) mounted antennas, two (2) GPS microwave antennas, equipment shelter, and supporting equipment within a 1,200 square foot lease area on a 19.7± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 4343 Griffin Road, on the west side of Griffin Road, between E. Service and E. Grayson Roads, south of the City of Hughson. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

APN: 045-007-010

Staff Report: Jeremy Ballard, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Gibson/Yamamoto, 7/0, (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

6:11 p.m. - Commissioners Etchbarne and Yamamoto left the chambers.

C. USE PERMIT APPLICATION NO. PLN2013-0079 - JNM DAIRY – Continued from May 21, 2015.

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

Staff Report: Javier Camarena, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Johnny Morris, 7742 Paradise Road, Modesto

Public hearing closed.

Borges/Boyd, 5/0, (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

6:25 p.m. - Commissioners Etchbarne and Yamamoto returned to the chambers.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

May 26, 2015 No Meeting

June 2, 2015 Approved Setting a Public Hearing on June 16, 2015 at 6:40 p.m.,
to Consider an Appeal of the Planning Commission's Approval of
Use Permit Application No. PLN2013-0078 - Central Valley
Recycling, Inc.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

June 18, 2015 One parcel map and variance (a request for continuance)

July 2, 2015 Two use permits, one in the Patterson area and one in the Modesto
area.

July 16, 2015 One use permits and one parcel map. All in the Modesto area.

Director Freitas thanked Commissioner Buehner for presiding over the meeting.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

XI. ADJOURNMENT

The meeting was adjourned at 6:28 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.)