

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 17, 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, Scott Hicks, Tom Orvis, Ron Peterson, Bobby Yamamoto
- Absent: None
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Rachel Wyse, Associate Planner; Javier Camarena, Associate Planner; Thomas E. Boze, Assistant County Counsel; Paul Saini, Associate Civil Engineer, Public Works; Bella Badal, Senior 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. September 3, 2015
Buehner/Yamamoto, 9-0, (Unanimous), **APPROVED**

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST**

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

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

*** CONSENT ITEMS**

- *A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2015-0001 - JAMES & BETTY LEMOS – Request continuance to October 1, 2015.**
Request to create a 40± and a 64± acre parcel and a 40± acre remainder from a 144± acre site in the A-2-40 (General Agriculture) zoning district. The property is located at 15343 Tim Bell Road, east of Dry Creek, at the northwest corner of Tim Bell and Hazeldean Roads, in the Waterford area. The project site is currently enrolled in Williamson Act Contract No. 72-0629. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 015-015-085
Staff Report: Rachel Wyse, Associate Planner, Recommends **CONTINUANCE**.
Orvis/Peterson, 9-0, (Unanimous), **APPROVED THE STAFF RECOMMENDATION TO CONTINUE TO OCTOBER 1, 2015.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2015-0035 – SUNSET FARMS** - Request to establish an almond packing and storage operation on a 21± acre parcel in the A-2-40 (General Agriculture) zoning district. The project will include construction of a 7,000 square-foot building with a 3,500 square-foot lean-to structure for the storage of almonds, and use of an existing 16,000 square-foot building and a 2,660 square-foot shade structure for packing and storage. The property is located at 519 Timmie Lane, at the northwest corner of the Timmie Lane and Canal Drive intersection, in the Waterford area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project.
APN: 080-007-049
Staff Report: Javier Camarena, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: Melony Jones, Canal Drive, Waterford, CA.
FAVOR: Grant Ecker, Jr, President, Sunset Farms.
Public hearing closed.
Yamamoto/Peterson, 9-0, (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

September 8, 2015: The Board did not meet this week.

September 15, 2015: The Board did not consider any Planning Department items.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

October 1, 2015: Belkorp AG - Rezone, in the Keyes area. Applicant is Tim Stokes, Belkorp AG. Property Owners are, Sonia Sargisi Gracer, Gaby & Odette Polous, Claudette Cruz, & Diana Porter-Sukow.

James & Betty Lemos – Tentative Parcel Map, in the Waterford area. Property owner, James R. Lemos Trust.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None

XI. ADJOURNMENT

The meeting was adjourned at 6:38 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.)