

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 15, 2016

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Kenneth Buehner, Marjorie Blom, Steve Boyd, Katherine Borges, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis
- Absent: Bobby Yamamoto
- Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director, Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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. November 17, 2016
Orvis/Etchebarne (4/0) **APPROVED.**
Commissioner(s) Borges, Boyd, Buehner and Gibson abstained.
- B. December 1, 2016
Hicks/Etchebarne (7/0) **APPROVED.**
Commissioner Boyd abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence placed before them this evening:
- A. Farmland Working Group Newsletter – Winter 2016
- B. Letter dated December 14, 2016, from the West Stanislaus Resource Conservation District regarding Non-Consent item VII-B, Use Permit Application No. PLN2016-0055 – Recology Blossom Valley Organics – North
- C. Letter dated December 15, 2016, from David Thoming regarding Non-Consent item VII-B, Use Permit Application No. PLN2016-0055 – Recology Blossom Valley Organics – North

VI. CONFLICT OF INTEREST – None

Item heard out of order – VI - CONFLICT OF INTEREST – was heard prior to item VII-B USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH

VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Orvis/Boyd (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH** – Request to amend previously approved Use Permit 2006-0037, to allow for a reorganized operations plan and on-site improvements for an existing composting facility on a 112.45 acre parcel and to establish a maintenance and truck washing station on a 38.47 acre parcel. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project. APNs: 016-003-010 & 016-016-023
Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

7:37 p.m. – Recessed

7:43 p.m. – Reconvened

Public hearing closed.

Borges/Etchebarne (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

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MISCELLANEOUS & ON THE HORIZON

Planning Commission

- January 5, 2017: Due to the lack of scheduled items, this meeting will be cancelled.
- January 19, 2017: No items scheduled at this time.

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X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Commissioners Steve Boyd and Tom Orvis addressed the Commission regarding upcoming State Water Board hearings. The Modesto hearing will take place On Tuesday, December 20, 2016, at the Modesto Centre Plaza.

XI. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

Signature on file.
Angela Freitas, Secretary

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Planning Commission

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X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Commissioners Steve Boyd and Tom Orvis addressed the Commission regarding upcoming State Water Board hearings. The Modesto hearing will take place On Tuesday, December 20, 2016, at the Modesto Centre Plaza.

XI. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

Signature on file.
Angela Freitas, Secretary

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STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 15, 2016

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Kenneth Buehner, Marjorie Blom, Steve Boyd, Katherine Borges, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis

Absent: Bobby Yamamoto

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director, Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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. November 17, 2016
Orvis/Etchebarne (4/0) **APPROVED.**
Commissioner(s) Borges, Boyd, Buehner and Gibson abstained.
- B. December 1, 2016
Hicks/Etchebarne (7/0) **APPROVED.**
Commissioner Boyd abstained.
- V. **CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence placed before them this evening:
- A. Farmland Working Group Newsletter – Winter 2016
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VI. CONFLICT OF INTEREST – None

Item heard out of order – VI - CONFLICT OF INTEREST – was heard prior to item VII-B USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH

VII. PUBLIC HEARINGS (* - Consent Items)

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*** CONSENT ITEMS**

- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Orvis/Boyd (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

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Public hearing opened.
OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

7:37 p.m. – Recessed

7:43 p.m. – Reconvened

Public hearing closed.

Borges/Etchebarne (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

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VII. PUBLIC HEARINGS (* - Consent Items)

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*** CONSENT ITEMS**

- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
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OPPOSITION: None.
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MINUTES

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NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH** – Request to amend previously approved Use Permit 2006-0037, to allow for a reorganized operations plan and on-site improvements for an existing composting facility on a 112.45 acre parcel and to establish a maintenance and truck washing station on a 38.47 acre parcel. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project. APNs: 016-003-010 & 016-016-023
Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

7:37 p.m. – Recessed

7:43 p.m. – Reconvened

Public hearing closed.

Borges/Etchebarne (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

- November 22, 2016: Accepted the Annual Progress Report for the Stanislaus County Housing Element for the calendar year 2015.
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MISCELLANEOUS & ON THE HORIZON

Planning Commission

- January 5, 2017: Due to the lack of scheduled items, this meeting will be cancelled.
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X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Commissioners Steve Boyd and Tom Orvis addressed the Commission regarding upcoming State Water Board hearings. The Modesto hearing will take place On Tuesday, December 20, 2016, at the Modesto Centre Plaza.

XI. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

Signature on file.
Angela Freitas, Secretary

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STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 15, 2016

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Kenneth Buehner, Marjorie Blom, Steve Boyd, Katherine Borges, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis

Absent: Bobby Yamamoto

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director, Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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. November 17, 2016
Orvis/Etchebarne (4/0) **APPROVED.**
Commissioner(s) Borges, Boyd, Buehner and Gibson abstained.
 - B. December 1, 2016
Hicks/Etchebarne (7/0) **APPROVED.**
Commissioner Boyd abstained.
- V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of various items of correspondence placed before them this evening:

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VI. CONFLICT OF INTEREST – None

Item heard out of order – VI - CONFLICT OF INTEREST – was heard prior to item VII-B USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH

VII. PUBLIC HEARINGS (* - Consent Items)

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*** CONSENT ITEMS**

- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Orvis/Boyd (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

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Public hearing opened.
OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

7:37 p.m. – Recessed

7:43 p.m. – Reconvened

Public hearing closed.

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- Absent: Bobby Yamamoto
- Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director, Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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**
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Orvis/Etchebarne (4/0) **APPROVED.**
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VI. CONFLICT OF INTEREST – None

Item heard out of order – VI - CONFLICT OF INTEREST – was heard prior to item VII-B USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH

VII. PUBLIC HEARINGS (* - Consent Items)

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*** CONSENT ITEMS**

- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
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NON-CONSENT ITEMS

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OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

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MINUTES

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VII. PUBLIC HEARINGS (* - Consent Items)

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MINUTES

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 - B. Letter dated December 14, 2016, from the West Stanislaus Resource Conservation District regarding Non-Consent item VII-B, Use Permit Application No. PLN2016-0055 – Recology Blossom Valley Organics – North
 - C. Letter dated December 15, 2016, from David Thoming regarding Non-Consent item VII-B, Use Permit Application No. PLN2016-0055 – Recology Blossom Valley Organics – North

VI. CONFLICT OF INTEREST – None

Item heard out of order – VI - CONFLICT OF INTEREST – was heard prior to item VII-B USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH

VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Orvis/Boyd (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH** – Request to amend previously approved Use Permit 2006-0037, to allow for a reorganized operations plan and on-site improvements for an existing composting facility on a 112.45 acre parcel and to establish a maintenance and truck washing station on a 38.47 acre parcel. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project. APNs: 016-003-010 & 016-016-023
Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

7:37 p.m. – Recessed

7:43 p.m. – Reconvened

Public hearing closed.

Borges/Etchebarne (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None

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BOARD OF SUPERVISORS ACTIONS

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MISCELLANEOUS & ON THE HORIZON

Planning Commission

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- A. Commissioners Steve Boyd and Tom Orvis addressed the Commission regarding upcoming State Water Board hearings. The Modesto hearing will take place On Tuesday, December 20, 2016, at the Modesto Centre Plaza.

XI. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

Signature on file.
Angela Freitas, Secretary

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STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 15, 2016

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Present: Chair Kenneth Buehner, Marjorie Blom, Steve Boyd, Katherine Borges, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis

Absent: Bobby Yamamoto

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director, Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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. November 17, 2016
Orvis/Etchebarne (4/0) **APPROVED.**
Commissioner(s) Borges, Boyd, Buehner and Gibson abstained.
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VI. CONFLICT OF INTEREST – None

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VII. PUBLIC HEARINGS (* - Consent Items)

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- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
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OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

7:37 p.m. – Recessed

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MINUTES

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Absent: Bobby Yamamoto

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director, Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk
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VII. PUBLIC HEARINGS (* - Consent Items)

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MINUTES

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MINUTES

REGULAR MEETING

December 15, 2016

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Kenneth Buehner, Marjorie Blom, Steve Boyd, Katherine Borges, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis

Absent: Bobby Yamamoto

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director, Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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. November 17, 2016
Orvis/Etchebarne (4/0) **APPROVED.**
Commissioner(s) Borges, Boyd, Buehner and Gibson abstained.
- B. December 1, 2016
Hicks/Etchebarne (7/0) **APPROVED.**
Commissioner Boyd abstained.
- V. **CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence placed before them this evening:
- A. Farmland Working Group Newsletter – Winter 2016
- B. Letter dated December 14, 2016, from the West Stanislaus Resource Conservation District regarding Non-Consent item VII-B, Use Permit Application No. PLN2016-0055 – Recology Blossom Valley Organics – North
- C. Letter dated December 15, 2016, from David Thoming regarding Non-Consent item VII-B, Use Permit Application No. PLN2016-0055 – Recology Blossom Valley Organics – North

VI. CONFLICT OF INTEREST – None

Item heard out of order – VI - CONFLICT OF INTEREST – was heard prior to item VII-B USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH

VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Orvis/Boyd (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH** – Request to amend previously approved Use Permit 2006-0037, to allow for a reorganized operations plan and on-site improvements for an existing composting facility on a 112.45 acre parcel and to establish a maintenance and truck washing station on a 38.47 acre parcel. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project. APNs: 016-003-010 & 016-016-023
Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

7:37 p.m. – Recessed

7:43 p.m. – Reconvened

Public hearing closed.

Borges/Etchebarne (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

- November 22, 2016: Accepted the Annual Progress Report for the Stanislaus County Housing Element for the calendar year 2015.
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MISCELLANEOUS & ON THE HORIZON

Planning Commission

- January 5, 2017: Due to the lack of scheduled items, this meeting will be cancelled.
- January 19, 2017: No items scheduled at this time.

Director Freitas congratulated Commissioner Hicks on the completion of his first term on the Planning Commission and recognized that Commissioner Hicks will remain on the Commission at the pleasure of the Board of Supervisors until he is either reappointed or a respective successor is appointed to his District One seat.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Commissioners Steve Boyd and Tom Orvis addressed the Commission regarding upcoming State Water Board hearings. The Modesto hearing will take place On Tuesday, December 20, 2016, at the Modesto Centre Plaza.

XI. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

Signature on file.
Angela Freitas, Secretary

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VI. CONFLICT OF INTEREST – None

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VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Orvis/Boyd (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

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OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

7:37 p.m. – Recessed

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VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None

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Planning Commission

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XI. ADJOURNMENT

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Signature on file.
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MINUTES

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VII. PUBLIC HEARINGS (* - Consent Items)

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MISCELLANEOUS & ON THE HORIZON

Planning Commission

- January 5, 2017: Due to the lack of scheduled items, this meeting will be cancelled.
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X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Commissioners Steve Boyd and Tom Orvis addressed the Commission regarding upcoming State Water Board hearings. The Modesto hearing will take place On Tuesday, December 20, 2016, at the Modesto Centre Plaza.

XI. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

Signature on file.
Angela Freitas, Secretary

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STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 15, 2016

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Kenneth Buehner, Marjorie Blom, Steve Boyd, Katherine Borges, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis

Absent: Bobby Yamamoto

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director, Jeremy Ballard, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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. November 17, 2016
Orvis/Etchebarne (4/0) **APPROVED.**
Commissioner(s) Borges, Boyd, Buehner and Gibson abstained.
 - B. December 1, 2016
Hicks/Etchebarne (7/0) **APPROVED.**
Commissioner Boyd abstained.
- V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of various items of correspondence placed before them this evening:

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VI. CONFLICT OF INTEREST – None

Item heard out of order – VI - CONFLICT OF INTEREST – was heard prior to item VII-B USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH

VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Orvis/Boyd (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

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Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

7:37 p.m. – Recessed

7:43 p.m. – Reconvened

Public hearing closed.

Borges/Etchebarne (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

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VII. PUBLIC HEARINGS (* - Consent Items)

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*** CONSENT ITEMS**

- * A. PARCEL MAP APPLICATION NO. PLN2016-0032 - KRUM** – Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district. The property is located at 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 062-032-009
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OPPOSITION: None.
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MINUTES

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Orvis/Boyd (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2016-0055 – RECOLOGY BLOSSOM VALLEY ORGANICS – NORTH** – Request to amend previously approved Use Permit 2006-0037, to allow for a reorganized operations plan and on-site improvements for an existing composting facility on a 112.45 acre parcel and to establish a maintenance and truck washing station on a 38.47 acre parcel. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project. APNs: 016-003-010 & 016-016-023
Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Dean Fadeff, Operating Engineers Local No. 3; Nate Tucker, Operating Engineers Local No. 3; David Taylor, General Manager, Recology Blossom Valley Organics – North; William Donahue, Sierra Research Laboratories; Thomas Card, Environmental Management Consulting

7:37 p.m. – Recessed

7:43 p.m. – Reconvened

Public hearing closed.

Borges/Etchebarne (8/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

- November 22, 2016: Accepted the Annual Progress Report for the Stanislaus County Housing Element for the calendar year 2015.
- December 6, 2016: Set a Public Hearing for December 20, 2016, to consider the Planning Commission's recommendation for approval of General Plan Amendment and Rezone Application No.PLN2016-0031 – Don's RV Center.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

- January 5, 2017: Due to the lack of scheduled items, this meeting will be cancelled.
- January 19, 2017: No items scheduled at this time.

Director Freitas congratulated Commissioner Hicks on the completion of his first term on the Planning Commission and recognized that Commissioner Hicks will remain on the Commission at the pleasure of the Board of Supervisors until he is either reappointed or a respective successor is appointed to his District One seat.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Commissioners Steve Boyd and Tom Orvis addressed the Commission regarding upcoming State Water Board hearings. The Modesto hearing will take place On Tuesday, December 20, 2016, at the Modesto Centre Plaza.

XI. ADJOURNMENT

The meeting was adjourned at 7:58 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.)