

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 16, 2017

- I. ROLL CALL:** Meeting called to order at 6:01 p.m.
- Present: Chair Marc Etchebarne, Katherine Borges, Steve Boyd, Kenneth Buehner, Richard Gibson, Scott Hicks, Tom Orvis
- Absent: Marjorie Blom and Bobby Yamamoto
- Staff Present: Angela Freitas, Director; Rachel Wyse, Associate Planner; 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. February 2, 2017
Gibson/Hicks (5/0) **APPROVED.**
Commissioner Boyd abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners of various items of correspondence placed before them this evening:
- A. E-mail dated February 10, 2017, from Brad Johnson regarding Consent Item VII-B - Use Permit Application No. PLN2015-0019 – Trinkler Dairy Farms, Inc.
- B. E-mail dated February 13, 2017, from Brian Clements with the San Joaquin Valley Air Pollution Control District regarding Consent Item VII-B – Use Permit Application No. PLN2015-0019 – Trinkler Dairy Farms, Inc.
- C. Fact Sheet 2017 from the Department of Toxic Substances Control regarding the Draft Remedial Action Plan, Caltrans Modesto Soil Stockpiles State Route 132 West Freeway/Expressway Project.
- D. Flyer for the 40th Annual Stanislaus County Planning Commission Workshop.
- VI. CONFLICT OF INTEREST** – None.

VII. PUBLIC HEARINGS (* - Consent Items)

Commissioner Etchebarne informed the public of the consent item and procedure.

6:04 p.m. – Commissioner Buehner entered Chambers.

- *A. PARCEL MAP APPLICATION NO PLN2016-0010 - VALK RANCH** - Request to subdivide two parcels of 77.03+/- and 134.24 +/- acres into four (4) parcels and a remainder of at least 40 acres in size in the A-2-40 (General Agriculture) zoning district. The property is located at 8500 Valk Road & 8420 Valk Road, east of Albers Road, between Claribel Road and Valk Road, south of the City of Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APNs: 064-032-034 & 064-032-037.
Staff Report: Jeremy Ballard, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: None
Public hearing closed.
Boyd/Orvis (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2015-0019 – TRINKLER DAIRY FARMS INC.** – Request to increase a dairy herd size from 3,150 to 5,175 animal units, consisting of 3,180 milk cows, 600 dry cows, and 1,395 heifers, and construct a freestall barn, a milk barn, a feed storage pad, and a wastewater storage pond on a 220± parcel is located at 7251 Crows Landing Road, at the southwest corner of Crows Landing and W. Taylor Roads, in the Ceres area. The Planning Commission will consider adoption of CEQA Negative Declaration for this project. APN: 022-007-013.
Staff Report: Rachel Wyse, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: Jon Rebiero, Applicant, 3248 West Keyes Road, Modesto, CA
Public hearing closed.
Orvis/Buehner (7/0) **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

February 14, 2017: Adopted the recommendation of the Nuisance Abatement Hearing Board to abate properties at: 719 Anthony Avenue, 1025 Chicago Avenue, 1607 Portland Avenue, and 1717 Donald Street, in the Modesto area.

MISCELLANEOUS & ON THE HORIZON

- Invitation to attend the March 18, 2017, Planning Commissioners Workshop being held in the City of Newman.
- Invitation to attend the March 1, 2017, Stanislaus County Counsel AB 1234 Ethics Training.

Planning Commission

March 2, 2017: No items scheduled, meeting may be cancelled.

March 16, 2017: A Williamson Act Cancellation and Parcel Map in the Modesto area and a General Plan Consistency Determination in the Empire area for a property acquisition by Stanislaus County.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

XI. ADJOURNMENT

The meeting was adjourned at 6:15 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.)