

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 19, 2018

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Katherine Borges, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Scott Hicks. Thomas Maring, Wayne Zipser

Absent: Marjorie Blom and Wayne Mott

Staff Present: Angela Freitas, Director; Kristin Doud, Senior Planner; Jeremy Ballard, Associate Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
 - A. July 5, 2018
Hicks/Buehner (5/0) **APPROVED.**
Commissioner(s) Etchebarne and Gibson abstained.
5. **CORRESPONDENCE**
Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST**
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Borges informed the public of the consent items and procedure.

* CONSENT ITEMS

- *A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2017-0137 - GREG AND JULIE AVERY TRUST** - Request to subdivide two parcels totaling 4.63 acres, into four parcels ranging from 1.06 to 1.43 acres in size in the P-D 88 (Planned Development) zoning district. Each parcel has been developed with two multi-use warehouses. The property is located at 4719, 4747, 4801 and 4825 Stratos Way, between State Route 219 (Kiernan Avenue) and Galaxy Way, in the Modesto area. This project is considered Exempt from the California Environmental Quality Act. APN: 046-010-034 and 046-010-005.
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL.**
Gibson/Hicks (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2017-0118 – FRAZIER NUT FARMS** – Request to expand an existing walnut shelling and storage facility, with the construction of four additional warehouse buildings for the shelling and storage of walnuts, totaling 70,000 square feet, and to utilize an outside area for the storage of empty walnut bins during the off-season on a 64.7 acre parcel. The property is located in the A-2-40 (General Agriculture) zoning district at 10830 Yosemite Boulevard (State Route 132), between S. Blossom Road and S. Missouri Avenue, west of the City of Waterford. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 080-006-047. Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**. Public hearing opened.
OPPOSITION: None
FAVOR: Norman Wilson, Wilson Architecture, Inc.
Public hearing closed.
Buehner/Etchebarne (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- C. REZONE AND PARCEL MAP APPLICATION NO. PLN2018-0017 – LINDE GROUP, LLC** - Request to rezone 5.2 acres of a 28.7 acre parcel currently zoned P-D (123), which is expired, to a new P-D (Planned Development) to allow the development of a liquid carbon dioxide (CO2) purification and liquefaction plant. A tentative parcel map is included with the project to create a 5.2 acre parcel, which will contain the proposed project, and a 23.5 acre remainder. The project site is located on Faith Home Road, on the northeast corner of Faith Home and Jessup Roads, west of Highway 99, in the Community of Keyes. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project. APN: 045-026-040. Staff Report: Kristin Doud, Senior Planner, Recommends **APPROVAL**. Public hearing opened.
OPPOSITION: None
FAVOR: John Anderson, JB Anderson Land Planning, Silvia Pineda, Linde Group, LLC
Public hearing closed.

6:27 p.m. – Recess

6:32 p.m. – Reconvene

Upon reconvening, Commissioner Borges disclosed a conflict with Rezone and Parcel Map Application No. PLN2018-0017 – Linde Group, LLC, and recused herself from voting on the item. The Planning Commission Staff Report for the Linde Group, LLC item incorrectly identified the property owner as Linde Group, LLC, instead of A.L. Gilbert, Co. Commissioner Hicks assumed the duties as Chair.

6:33 p.m. – Commissioner Borges left Chambers.

Maring/Etchebarne (6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

6:34 p.m. - Commissioner Borges returned to Chambers.

8. OTHER MATTERS (NOT PUBLIC HEARINGS) – None.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

July 17, 2016: Accepted the report of Planning Commission's June 21, 2018, decision of approval of Vesting Tentative Subdivision Map Application No. PLN2017-0058 – Orange Grove Estates.

Approved the decisions of the Nuisance Abatement Hearing Board regarding nuisances at the properties located at 5631 Terminal Avenue, Riverbank, California and 5324 8th Street, Keyes, California.

MISCELLANEOUS & ON THE HORIZON

- Reminder that due to Chambers upgrade the August 2, 2018, Planning Commission meeting will be held in the Basement Training Room, Suite 300, located across from the elevators.

Planning Commission

August 2, 2018: One Use Permit and one Parcel Map, both in the Oakdale area; two Time Extensions, one in the Turlock area, and one in the Knight's Ferry area.

August 16, 2018: No items scheduled at this time.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A.** Commissioner Borges asked regarding dates of the next Planning Commissioner's workshop. Director Freitas informed the Commissioners that the workshop has been scheduled for September 15, 2018, on the topic of Affordable Housing.

11. ADJOURNMENT

The meeting was adjourned at 6:36 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.)