

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 16, 2013

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson, Greg Pires
Absent: John Ramos
Staff Present: Angela Freitas, Director; Rachel Wyse, Associate Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Crystal D. Rein, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

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

IV. **APPROVAL OF MINUTES**

- A. April 18, 2013
Gibson/Pires, 4-0, **APPROVED**
Commissioner(s) Buehner, Etchebarne, and Peterson abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners there was no correspondence.

VI. **CONFLICT OF INTEREST** - None

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

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

*** CONSENT ITEMS**

- *A. TIME EXTENSION FOR REZONE NO. 2009-04 – BRONCO WINE CO.** - Time extension request to amend the Development Schedule for P-D (321) to allow development of the 35.78 acre site to be extended until October 20, 2016. The project site is located at 800 E. Keyes Road, at the southeast corner of E. Keyes and Bystrum Roads in the Ceres area.
APN: 041-046-019
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Pires/Buehner, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

- *B. **USE PERMIT APPLICATION NO. 2007-10 – FOSTER FARMS DAIRY NO. 4 EXPANSION** –*Continued from April 18, 2013. Requesting continuance to June 6, 2013.* Request to expand an existing dairy by adding three (3) free stall barns and a special needs barn. The modified dairy would house 2,400 animals (an increase of 1,680 cows from existing numbers). The proposed expansion is on a 38 acre portion of two (2) parcels totaling 610± acres in the A-2-40 (General Agriculture) zoning district. The remainder of the two (2) parcels will still be used to apply manure process water & grow forage crops. The property is located on the northeast corner of the Hickman Road and E. Keyes Road intersection, south of Hickman, northeast of Denair. The Planning Commission will consider Certification of a Final EIR.
APN: 019-041-032 & 033
Staff Report: Joshua Mann Recommends **CONTINUANCE TO JUNE 6, 2013.**
Pires/Buehner, 7-0 (Unanimous), **CONTINUED TO JUNE 6, 2013**

NON-CONSENT ITEMS - None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS (*items relating to Planning and Community Development Department*)

April 30, 2013: Adopted a Resolution to initiate an amendment to Title 21 (Zoning) of the Ordinance Code of Stanislaus County for the Historical Site District (Title 21, Chapter 21.44)

Approved General Plan Amendment and Rezone Application No. PLN2012-37 – Gallo Glass as recommended by the Planning Commission

Denied General Plan Amendment Application No. PLN2012-0044 - Agricultural Element Update due to the lack of a majority vote

May 7, 2013: Approved Use Permit Application No. PLN2012-0006 – Maring Private Airport as recommended by the Planning Commission

Adopted and Waived the Second Reading of Ordinance C.S. 1130 Amending Current Building Permit Fees Relating to Solar Energy and Other Renewable/Alternate Energy Systems. Public hearing was conducted on April 23, 2013.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

June 6, 2013: Two Use Permit Applications: one to expand an existing composting operation in the Vernalis area and one to expand an existing dairy in the Denair area.

June 20, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

A. Vice-Chair Boyd asked where the groundwater policy falls in the ag water management plan and what is the status. Director Freitas explained that the Ag Advisory Board is taking lead on that in conjunction with the Departments of Environmental Resources and Public Works, County Counsel, CEO, and the Ag Commissioners Office and she had no update to provide.

XI. ADJOURNMENT

The meeting was adjourned at 6:06 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.)