

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

January 16, 2014

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Steve Boyd, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson, Bobby Yamamoto
- Absent: Kenneth Buehner and Greg Pires
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Javier Camarena, Assistant Planner; Brian Guerrero, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM - Skipped**
- IV. APPROVAL OF MINUTES**
- A. December 19, 2013  
Crabtree/Etchebarne, 3-0, **APPROVED**  
Commissioners Boyd, Peterson, and Yamamoto abstained.
- V. CORRESPONDENCE**  
Director Freitas informed the Commissioners of various items of correspondence mailed in their agenda packet or placed before them this evening:
- A. Planning Commission Rules and Regulations as approved by the Board of Supervisors December 17, 2013.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Peterson will recuse himself from item VII-A - Use Permit Application No. 2007-10 – Foster Farms Dairy No. 4 Expansion.
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Boyd informed the public there were no consent items.

**\* CONSENT ITEMS** – None

**NON-CONSENT ITEMS**

6:02 - Commissioner Peterson left the chambers.

- A. USE PERMIT APPLICATION NO. 2007-10 – FOSTER FARMS DAIRY NO. 4 EXPANSION – *Continued from December 19, 2013.* - Request to expand an existing dairy by adding four freestall barns, a maternity barn, a proposed rotary barn, and nine exercise pens so that the modified dairy would house a total of 3,520 cows (an increase of 2,690 cows from existing animals). The proposed expansion is on a 38-acre portion of two parcels totaling 610± acres in the A-2-40 (General Agriculture) zoning district. The remainder of the two parcels will be used to apply manure, process water, and grow forage crops. The property is located on the northeast corner of the S. Hickman and E. Keyes Roads intersection, south of Hickman, northeast of Denair. The Planning Commission will consider Certification of a Final EIR, including final CEQA Findings and Statement of Considerations.  
APN: 019-041-032 & 033  
Staff Report: Miguel Galvez Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Tom Terpstra, 578 N Wilma Avenue, Ripon.  
Public hearing closed.  
Gibson/Etchebarne, 5-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT****

6:14 - Commissioner Peterson returned to the chambers.

- B. REZONE APPLICATION NO. PLN2013-0092 – E & J GALLO WINERY - Request to amend the zoning designation of 4.59± acres from R-2 (Medium Density Residential) to M (Industrial). If approved, the rezone would enable the applicant to construct parking lots in support of a new office building on the E & J Gallo Winery campus. The project site is located on various parcels on the west side of Santa Rita Avenue, south of Yosemite Boulevard (Highway 132) and north of Tenaya Drive, in the Modesto area. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APNs: 035-003-007 thru 011 & 035-004-011 thru 022  
Staff Report: Javier Camarena Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Chris Vierra, Stantec, 1016 12<sup>th</sup> Street, Modesto; Andrew Layland, Senior Facilities Project Manager, E & J Gallo Winery.  
Public hearing closed.  
Motion by Commissioner Crabtree to recommend approval with the exclusion of the parcel not currently owned by Gallo. No second.  
Etchebarne/Peterson, 5/1 (Crabtree) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS****

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None**

**IX. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

January 14, 2014: Appointed Bobby Yamamoto to the Stanislaus County Planning Commission.

Approved an agreement with Elavon for the implementation of the Accela Citizen Access Online Permitting Software System for the Planning and Community Development Department, Building Permits Division.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

February 6, 2014: Workshop for the Planning and Airport Land Use Commissions.

February 20, 2014: One Use Permit Application in the Hughson area.

Director Freitas introduced new Assistant Planner, Brian Guerrero, to the Planning Commission.

**X. ELECTION OF CHAIR AND VICE CHAIR FOR 2014**

Peterson/Etchebarne, 6-0 (Unanimous), elected Commissioner Boyd as Chair and Commissioner Gibson as Vice Chair for 2014.

**XI. APPOINTMENT OF COMMISSIONERS TO THE GENERAL PLAN UPDATE COMMITTEE FOR 2014**

Commissioners Boyd and Crabtree were appointed to the General Plan Update Committee with Commissioner Peterson appointed as alternate.

**XII. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None**

**XIII. ADJOURNMENT**

The meeting was adjourned at 6:37 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.)