

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 4, 2017

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Kenneth Buehner, Richard Gibson, Scott Hicks, Tom Orvis
Absent: Steve Boyd and Bobby Yamamoto
Staff Present: Angela Freitas, Director; Kristin Doud, Senior Planner; Denzel Henderson, Assistant 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
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** – No one spoke
- IV. APPROVAL OF MINUTES**
- A. April 6, 2017
Gibson/Hicks (5/0) **APPROVED**
Commissioner(s) Borges and Buehner abstained.
- B. April 20, 2017
Gibson/Buehner (4/0) **APPROVED**
Commissioner(s) Blom, Etchebarne, and Orvis abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners of one item of correspondence mailed in their agenda packet:
- A. Farmland Working Group Newsletter – Spring/Summer 2017
- VI. CONFLICT OF INTEREST** - None
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Etchebarne informed the public of the consent items and procedure.
*** CONSENT ITEMS**
- *A. TIME EXTENSION FOR USE PERMIT APPLICATION NO. PLN2015-0034 – WESTSIDE HULLING ASSOCIATION** – Request for a one year time extension. The Use Permit was approved on August 20, 2015, to allow for the expansion of an existing almond and walnut hulling operation with the construction of a 6,000

square-foot agricultural shop and four 10,000 square-foot agricultural storage buildings. The project site is located at 206 Frank Cox Road, at the intersection of Frank Cox Road and Highway 33, in the Patterson area. The request is considered Exempt from the California Environmental Quality Act. APN: 016-031-014.

Staff Report: Denzel Henderson, Assistant Planner, Recommends **APPROVAL**.
Gibson/Orvis (7/0) **APPROVED THE REQUEST ALLOWING ONE ADDITIONAL YEAR, AS OUTLINED IN THE STAFF MEMO**

- *B. **PARCEL MAP APPLICATION NO. PLN2016-0101 – STANLEY & GAIL MARTIN – Requesting continuance to May 18, 2017.** - Request to subdivide a 1.32± acre parcel into four parcels and a remainder parcel ranging in size from 8,000 – 12,630 square feet in the Rural Residential (R-A) zoning district. The property is located at 4800 Kersey Road, between Story and North Gratton Roads in the Community of Denair. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 024-024-037. Staff Report: Denzel Henderson, Assistant Planner, Recommends **CONTINUANCE**.
Gibson/Borges (7/0) **APPROVED THE CONTINUANCE TO MAY 18, 2017**

NON-CONSENT ITEMS

- C. **REZONE APPLICATION NO. PLN2016-0066 - BRONCO WINE COMPANY –** Request to rezone a 117.93 acre parcel from existing Planned Development P-D (6) and P-D (321) zones to a new Planned Development (P-D) zone to allow for the expansion of an existing winery and bottling facility developed on 82.15 acres of the project site. The expansion includes 14 proposed buildings, totaling 1,462,186 square feet, the construction of two rail spurs, and the addition of a fleet of 53-foot-long trucks and tanker trucks. The project is located at 6342 Bystrum Road, at the southeast corner of Bystrum and E. Keyes Roads, east of Crows Landing Road, west of State Highway 99, and south of Ceres. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project.
Staff Report: Kristin Doud, Senior Planner, Recommends **APPROVAL**

The staff report presentation clarified that the total project square footage is 743,013 and not the 1,462,186 square feet incorrectly referenced in the project description.

Public hearing opened.

OPPOSITION: None

FAVOR: Carl Ballantyne, C B Engineering, Inc., 420 Downey Avenue, Modesto, CA; Daniel Leonard, Vice-President, Treasurer, Bronco Winery Company

Public hearing closed.

Blom/Borges (7/0) **RECOMMEDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT INCLUDING THE DELETION OF DEVELOPMENT STANDARD NO. 23**

~~23. Prior to the issuance of any building or grading permit, not including building or grading permits issued for Building Q, street improvement plans, per the California Highway Design Manual, for dedicated turn lanes at the~~

~~intersection of Keyes Road and Bystrum Road shall be submitted to and approved by the Department of Public Works. These plans shall be approved prior to the issuance of any building or grading permit submitted after Building Q.~~

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

May 2, 2017: Set the Public Hearing for May 16, 2017, to consider the Planning Commission's recommendation for approval of Specific Plan Amendment Application No. PLN2015-0123 – Diablo Grande 2016

MISCELLANEOUS & ON THE HORIZON

Planning Commission

May 18, 2017: Use Permit Application No. PLN2016-0126 – Del Mar Farms in the Patterson area. Applicant/property owners are Jon E. and Tamara Maring.

Continued item - Parcel Map Application PLN2016-0101 – Stanley & Gail Martin in the Denair area. Applicant/property owners are Stanley & Gail Martin.

June 1, 2017 : No items scheduled at this time.

Planning has received an Appeal dated, May 1, 2017, to the Board of Supervisors regarding Use Permit Application No. PLN2015-0130 – The Fruit Yard Amphitheater. Public Hearing date has not been determined.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:25 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.)