

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 5, 2019

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Chair Scott Hicks, Kenneth Buehner, Marc Etchebarne, Thomas Maring, Wayne Mott, Perfecto Munoz, and Lars Willerup.

Absent: Commissioners Blom and Zipser.

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Jeremy Ballard, Associate Planner; and Angelica Dueñas, Confidential Assistant IV. The following Stanislaus County staff were also present: Amanda DeHart, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Ramon Salinas, Assistant Engineer/Surveyor; and Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources.

2. PLEDGE OF ALLEGIANCE

3. CITIZEN'S FORUM - No one spoke.

4. APPROVAL OF MINUTES

- A. August 15, 2019
Willerup/Mott (6/0) **APPROVED.**
Commissioner Etchebarne abstained.

5. CORRESPONDENCE

- A. Memo, dated September 5, 2019, from the Department of Planning and Community Development, regarding Non-Consent Item 7-B – Vesting Tentative Subdivision Map and Exception Application No. PLN2017-0053, Adam & Diane Schwartz.

6. CONFLICT OF INTEREST – None.

7. PUBLIC HEARINGS (* - Consent Items)

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

* CONSENT ITEMS

- *A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2018-0090 – HONCHARIW – FRYMIRE ROAD** - Request to subdivide two parcels, totaling 32.2 acres, into three 5-acre parcels and a 17.2± acre remainder parcel. Proposed parcels 1, 2, and 3 are located within the A-2-5 (General Agriculture) zoning

district. The designated remainder is proposed to be split zoned with 4.26± acres zoned A-2-5 and the remaining 12.94± zoned as HS (Historical Site District). The project site is located at 17442 Cemetery Road, on the southern corner of Cemetery and Frymire Roads, abutting the Stanislaus River, in the Community of Knights Ferry. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project. APNs: 002-044-003 & 004.

Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.

Etchebarne/Buehner (7/0) **APPROVED THE APPLICATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. VESTING TENTATIVE SUBDIVISION MAP AND EXCEPTION APPLICATION NO. PLN2017-0053 – ADAM & DIANE SCHWARTZ** – Request to subdivide a 30.13 acre parcel into six parcels ranging in size between 5 and 5.13 acres, in the A-2-5 (General Agriculture) zoning district. An Exception to the Subdivision Ordinance is requested for the proposed length of the road. The proposed parcels will take access to Orange Blossom Road via a proposed 1,382± foot long, 60-foot-wide, County-maintained road. The project site is located at 14291 Orange Blossom Road, between Stone Avenue and Orange Blossom Court, in the Oakdale area. The Planning Commission will consider adoption of a Negative Declaration for the project. APN: 010-006-026.
Staff Report: Teresa McDonald, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Tom Schwartz, owner.
Public hearing closed.
Etchebarne/Buehner (7/0) **APPROVED THE APPLICATION WITH THE ADDITION OF CONDITIONS OF APPROVAL NOS. 30-32 AS OUTLINED IN THE SEPTEMBER 5, 2019 STAFF MEMO.**

Director Freitas announced the upcoming retirement of Angie Halverson and thanked her for 12 years of service to the Planning Commission as the County's Public Works representative.

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Use Permit PLN2016-0055 – Recology Blossom Valley Organics – North Project Site – August 7, 2019 Site Visit Report** - The Planning Commission heard a report of the site visit from planning staff and feedback from a three-member subcommittee appointed to conduct a site visit of the Recology composting operation on Gaffery Road for compliance with approved conditions of approval. The Planning Commission subcommittee consisted of Commissioners Buehner, Maring and Willerup.

Commissioner Buehner commented that the applicant has made significant improvements, including rather large investments, to comply with Use Permit requirements to get along with neighbors. He added that during the site visit, staff reported no neighborhood complaints had been submitted on the composting operation. Staff confirmed that no formal complaints have been received by County staff. Commissioner Maring commented that he was impressed with what the operator was doing out there. He added that he heard from one of the neighbors who was not as enthusiastic as he was. The neighbor was invited to

attend and speak at this meeting; but he did not show up. Commissioner Willerup agreed with prior comments and was impressed with the falconer and use of a drone to address seagulls. He also commented that he heard that Recology had improved relations with the neighbors. In regard to the plastics, he commented that there was no way to avoid plastic litter with 30 mile-an-hour winds out there. With as much as the plastic that was out there, he was impressed with how little of it was actually blowing around, as well as how well the current operator has this turned this place around.

Although a public hearing was not scheduled, the Chair invited members from the public to speak on this item. No one from the public spoke.

The Chair asked the Commission if any of them believe there is a need for a review of the conditions of approval or if they would like to wait for another review in a year. Commissioner Etchebarne commented that if surrounding neighbors were truly concerned, they would be here. He added that it is not ideal to be next door if you are growing almonds or something similar because of the dust, but the neighbors aren't here, so he is in support of another review in a year. The Planning Commission agreed to review this item in a year.

9. REPORT OF THE PLANNING DIRECTOR

MISCELLANEOUS & ON THE HORIZON

Planning Commission:

September 19, 2019: The September 19, 2019 Planning Commission meeting has been cancelled.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

11. ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

Signature on file. _____
Angela Freitas, Secretary
Planning and Community Development

(The above is a summary of the minutes of the Planning Commission. Complete audio recordings and videos of the meeting are available from the Planning Department or on our website: <http://www.stancounty.com/planning/agenda/index.shtm>.)