

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

September 3, 2015

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Richard Gibson, Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Tom Orvis, Scott Hicks, Ron Peterson, Bobby Yamamoto
- Absent: None
- Staff Present: Angela Freitas, Director, Javier Camarena, Associate Planner; Timothy Vertino, 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. August 20, 2015  
Buehner/Yamamoto, 6/0, **APPROVED**  
Commissioners Hicks and Orvis abstained.
- V. **CORRESPONDENCE**  
Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:
- A. Farmland Working Group Newsletter – Fall 2015.
- VI. **CONFLICT OF INTEREST**
- A. Commissioner Peterson – Consent item VII-A, Use Permit Application No. PLN2014-0111 – 6-X Dairy.
- VII. **PUBLIC HEARINGS (\* - Consent Items)**  
Commissioner Gibson informed the public of the consent items and procedure.

### \* CONSENT ITEMS

- \*A. **USE PERMIT APPLICATION NO. PLN2014-0111 - 6-X DAIRY** – *Requesting indefinite continuance.* Request to add 1,015 milk/dry cows to an existing herd count of 1,265 for a total of 2,280 mature cows on an existing 397± acre dairy facility. The property is located at 9848 Milnes Road, east of Albers Road, west of

Oakdale-Waterford Highway, north of Dusty Lane, in the Waterford area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 014-036-003, 014-047-008, & 015-003-016  
Staff Report: Javier Camarena, Associate Planner Recommends **INDEFINITE CONTINUANCE.**  
Orvis/ Buehner, 8/0, **APPROVED, ITEM IS CONTINUED INDEFINITELY.**

### **NON-CONSENT ITEMS**

- B. TENTATIVE PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2015-0011 – HARAK-MCINTYRE, BIGLIERI-POFF & GROHL** – Request to create two parcels of .50 and .60 acres from a 1.10 acre site in the R-A (Rural Residential) zoning district. An Exception to the Subdivision Ordinance is being requested to allow for use of a 30-foot wide access easement for parcel “2” from Rio Sombra Court, and the proposed parcel will not front on a county-maintained road. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 010-046-032  
Staff Report: Timothy Vertino, Assistant Planner Recommends **APPROVAL.**

6:04 p.m. – Commissioner Boyd entered Chambers at the beginning of the Staff Report.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** Beverly Biglieri-Poff and Debora Harak-McIntyre, property owners and applicants.

Public hearing closed.

Orvis/Buehner, 9/0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

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

**IX. REPORT OF THE PLANNING DIRECTOR**

### **BOARD OF SUPERVISORS ACTIONS**

Aug. 25, 2015: Set a Public Hearing for September 22, 2015, at 9:05 a.m. to Consider Adoption of the Fiscal Year 2014-2015 Consolidated Annual Performance Evaluation Report (CAPER).

Appointed Scott F. Hicks to the Planning Commission.

Sept. 1, 2015: The Board did not consider any Planning Department items.

### **MISCELLANEOUS & ON THE HORIZON**

Sept. 2, 2015: Planning Department conducted a neighborhood meeting concerning the R.A.M. Farms pumpkin patch, corn maze, and ice skating rink on N. Daubenburger, in the east Turlock area. 2013 Use Permit seeking to expand days and hours of operation through the Staff Approval Permit process.

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Sept.17, 2015: Sunset Farms – Use Permit, in the Waterford area. Property Owner/Applicant is Grant Ecker.

James & Betty Lemos – Parcel Map, in the Waterford area. Property Owner/Applicant is Lemos Family Trust, James & Betty Lemos.

Annual Performance Review of Housing Element Implementation.

Oct. 1, 2015: One Rezone in the Keyes area and one Use Permit in the Turlock area. Ordinance Amendment to the Housing Code.

Director Freitas welcomed and congratulated new Commissioner, Scott Hicks, for his appointment to the Planning Commission.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

**XI. ADJOURNMENT**

The meeting was adjourned at 6:19 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.)

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