

**MINUTES OF THE  
GRIDLEY PLANNING COMMISSION**



REGULAR MEETING  
6:00 P.M., TUESDAY  
JANUARY 19, 2016

GRIDLEY CITY HALL  
COUNCIL CHAMBERS  
685 KENTUCKY STREET  
GRIDLEY, CA 95948

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**MEETING CALLED TO ORDER  
ROLL CALL**

**CHAIR O'BRIEN  
RECORDING SECRETARY**

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**CALL TO ORDER:** At 6:00 p.m. the meeting was called to order by Chair O'Brien.

**ROLL CALL**

**Planning Commissioners Present:**

**Shirley O'Brien**

**Robert Thomas**

**Robert Wise**

**Mary Espino**

**William White**

**Arriving Post Roll Call:**

**None**

**Absent:**

**None**

**Staff Present:**

**Donna Decker, City Planner/Consultant**

**Elisa Arteaga, Recording Secretary**

**1. INTRODUCTION OF PLANNING COMMISSIONERS WHITE AND ESPINO.**

The Planning Commission welcomed Bill White and Mary Espino. Planning Commissioners William White and Mary Espino were sworn in.

**2. CONSENT AGENDA**

**2.1 Approval of Planning Commission Minutes dated November 17, 2015.**

**2.2 Adopt Planning Commission Meeting Schedule for 2016.**

**MOTION BY THOMAS, SECOND BY WISE**, for approval of the Planning Commission minutes dated November 17, 2015.

**By unanimous vote, the motion passed.**

**MOTION BY THOMAS, SECOND BY WISE**, to adopt the Planning Commission meeting schedule for 2016.

**By unanimous vote, the motion passed.**

### **3. PUBLIC HEARINGS**

**3.1 CUPR 3-15:** Jagtar Madore, Applicant/Owner; Application for a conditional use permit to allow a single family residence to remain and to utilize the property as an agricultural use located at 1445 Hwy 99, on an approximate 10.7-acre parcel. Zoning for the property is Limited Industrial (M-1) and Industrial (I) General Plan land use designation. (APN: 021-110-033)

- A. Receive staff report – Donna Decker, Planning Consultant provided a verbal update relating to the application for a conditional use permit to allow a single family residence to remain and to utilize the property as an agricultural use. The applicant is in the process of purchasing the property and has obtained an authorization from the current owner to submit an application for the conditional use permit. Ms. Decker explained that the conditional use permits are entitlements that once activated are tied to property without sunset. The site has been used for agricultural production for a few years, however the intended future use is industrial. Ms. Decker announced that the Planning Commission should consider how the agricultural use impacts adjacent land uses. Ms. Decker explained that north and south to the property is currently agricultural uses. However, there is a residential development south across the canal but this development has already been exposed to agricultural practices due to the existing fields. Ms. Decker reviewed the condition of approval which will limit the agricultural use for a period of 25 years and will sunset unless a request is made to continue it and would not impede the sale or use of the site. Ms. Decker reviewed methods for public notification and publications and announced there were no concerns submitted. She reviewed the conditions of approval as listed in the staff report and closed by summarizing the recommendations.
- B. Open public hearing – Chairman O'Brien opened the public hearing.
- C. Hear public testimony – Applicant Jagtar Madore introduced himself to the Planning Commission and explained that his intended use for the property was to plant a persimmon orchard. He explained that the orchard does not use airborne pesticides, herbicide or fertilizer applications therefore it would not be a nuisance to nearby residential areas.

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- D. Close public hearing – Chairman O’Brien closed the public hearing.
- D. Commission discussion – There was discussion between Planning Commission and Staff relating to historical uses, industry practices currently in effect, soil testing, conditions of approval, methods of rescinding conditional use permits and sunset of the permit.

After lengthily discussion it was recommended to Ms. Decker to amend the conditions of approval to remove #5, modification to #6, line 2 delete (25 years) and insert “30 years”, line 4, remove “30 days” and insert “45 days”.

**MOTION BY THOMAS, SECOND BY WHITE**, for the approval of the conditional use permit and findings as listed in the staff report, with amendments to the Conditions of Approval and find that the project is categorically exempt from environmental review pursuant to the California Environmental Quality Act, Section 15301. Existing Facilities, Class 1.

**ROLL CALL**

**Ayes: White, Espino, Wise, Thomas, O’Brien (5-0)      Noes: None      Motion passes**

- 4. **INFORMATIONAL – None**
- 5. **COMMUNITY PARTICIPATION FORUM** - There was no one from the community in the audience that wished to address the Planning Commission.
- 6. **REGULAR AGENDA – None**
- 7. **REPORTS & COMMUNICATIONS – None**
- 8. **ADJOURNMENT** – at 7:15 p.m. the Planning Commission adjourned to the next regularly scheduled meeting.

**Approval:** \_\_\_\_\_  
**Donna Decker, City Planner/Consultant, DES LLC**