

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 4, 2016

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Katherine Borges, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto
- Absent: Marjorie Blom, Steve Boyd and Kenneth Buehner
- Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Kristin Doud, Associate Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk

II. PLEDGE OF ALLEGIANCE

III. CITIZEN'S FORUM

- A. Matt Rickard, 2780 Sierra Vista Drive, Turlock, CA regarding R.A.M. Farms, Inc. Mr. Rickard requested that the Planning Commission deny R.A.M. Farms, Inc. request for modifications to their Conditions of Approval and return to the original Conditions that were approved in 2014.

Deputy Director Galvez responded that the County has been in contact with R.A.M. Farms, Inc., confirming that they are in the process of submitting a request for revisions to the Conditions of Approval. Deputy Director Galvez stated that the Department of Environmental Resources – Code Enforcement, has been notified of violations last season, but that without activity at this time, it is difficult to monitor, document and enforce the Conditions. Deputy Director Galvez reported that the R.A.M. Farms, Inc. project is expected to be heard by the Planning Commission in October 2016.

IV. APPROVAL OF MINUTES

- A. July 21, 2016
Gibson/Borges (4/0) **APPROVED.**
Commissioners Etchebarne and Hicks abstained.

V. CORRESPONDENCE

Director Freitas informed the Commissioners that there was no correspondence.

VI. CONFLICT OF INTEREST – None

VII. PUBLIC HEARINGS (* - Consent Items)

Commissioner Etchebarne informed the public that there were no consent items.

* **CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0105- ISSACO ESTATES** – Request to subdivide 3.09 +/- acres to create eleven parcels ranging in size from 8,000 to 12,664 square-feet in the Rural Residential (R-A) zoning district. The property is located at 3317 and 3331 Story Road, between Santa Fe Avenue and Kristi Drive in the community of Denair, east of the City of Turlock. The Planning Commission will consider a CEQA Negative Declaration. APN: 024-025-053, 024-025-052, 024-025-014, and 024-025-002
Staff Report: Kristin Doud, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Dean Wilson, Story Road, General Contractor
Public hearing closed.
Orvis/Gibson (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
- B. VARIANCE APPLICATION NO. PLN2016-0037 – TIMOTHY A. BYRD** - Request for a variance to the Stanislaus County Code Section 21.20.060(E) to allow a 40.38 gross acre parcel to be adjusted to below 40 acres in size, under Lot Line Adjustment Application No. PLN2015-0051. The project is located on the east side of Dakota Avenue, split between the north and south side of Shoemake Avenue, involving two legal parcels (three separate assessment parcels), totaling 50.38 gross acres, west of the City of Modesto. The Planning Commission will consider adoption of a CEQA Exemption for the project. APNs: 081-003-026, 005-036-052, & 081-003-020
Staff Report: Kristin Doud, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: Kathy Johnson, Shoemake Avenue
FAVOR: Tim Byrd, Shoemake Ave, Applicant/Property owner
Public hearing closed.
Etchebarne/Hicks (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
- C. GENERAL PLAN AMENDMENT APPLICATION NO. PLN2014-0051 – GENERAL PLAN UPDATE** – *Continued from July 21, 2016* - An update to the Stanislaus County General Plan, which is a comprehensive, long-term general plan to guide physical development within Stanislaus County. The project includes updates to the following elements of the Stanislaus County General Plan: Land Use, Circulation, Conservation/Open Space, Noise, Safety, and Agricultural Elements. The update does not include any changes in Land Use map designations, but rather is a ‘clean up’ of the General Plan to incorporate changes in state law, code, and local standards. The update also includes revisions to General Plan language and some new goals/policies/implementation measures designed to enhance and support existing goals, policies, and implementation measures. No development project is proposed as part of the General Plan Update. The Planning Commission will also consider certification of a Final EIR, including final CEQA Findings and Statement of Considerations, for the General Plan Update and Airport Land Use Compatibility Update.

Staff Report: Kristin Doud, Associate Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None

FAVOR: None

Public hearing closed.

Etchebarne/Yamamoto (6/0) **APPROVED THE STAFF RECOMMENDATION TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF MEMO.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) – None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

July 19, 2016: Approved the proposed Capital Improvement Plan for fiscal years of 2015-2016 and 2016-2017.

August 2, 2016: Approved to set the Public Hearing for August 23, 2016 to consider the Planning Commission's Recommendation to approve Williamson Act Contract, General Plan Amendment and Rezone Application No. PLN2016-0013 – Findlay Automotive Group and approval of the General Plan Amendment Application No. PLN2014-0051 – General Plan Update and Certification of the Final Environmental Impact Report.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

August 18, 2016: Use Permit Application No. PLN2016-0017 – Blaker Brewing, in the Turlock area. Applicant is Tom Lucas, Blaker Brewing. Property owners are Lucas Dairy.

Variance Application No. PLN2016-0067 – 1st Light Energy, in the Oakdale area. Applicant is Justin Krum, 1st Light Energy. Property owners are Oakdale Golf & Country Club.

Annual Review of Use Permit PLN2013-0078 – Central Valley Recycling in the Modesto area. Applicant/Property owner is Donald Francis, Central Valley Recycling.

September 1, 2016: One Use Permit in the Hughson area. One Parcel Map in the Ceres area. One Staff Approval in the Turlock area. One Ordinance Amendment, Countywide. And the Stanislaus County Capital Improvement Plan.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None

XI. ADJOURNMENT

The meeting was adjourned at 7:14 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.)