

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 15, 2013

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson
- Absent: Greg Pires
- Staff Present: Angela Freitas, Director; Miguel Galvez, Senior Planner; Rachel Wyse, Associate Planner; Javier Camarena, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Planning Commission Clerk
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM** – No one spoke.
- IV. **APPROVAL OF MINUTES**
- A. July 18, 2013
Gibson/Peterson, 6-0, **APPROVED**
Commissioner Buehner abstained.
- V. **CORRESPONDENCE**
Director Freitas informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening:
- A. California County Planning Commissioners Association 83rd Annual Conference Flier
- B. Fax from Ida Mitchem dated August 13, 2013, regarding item VII-B - Use Permit Application No. PLN2013-0032 - R.A.M. Farms, Inc.
- C. Memo from the Stanislaus County Department of Planning and Community Development dated August 15, 2013, regarding item VII-A - Tentative Parcel Map and Exception Application No. PLN2013-0044 - South 9th Street.
- D. E-mail from Olga Nunes Kiehl dated August 15, 2013, regarding item VII-B - Use Permit Application No. PLN2013-0032 - R.A.M. Farms, Inc.

VI. CONFLICT OF INTEREST

- A. Commissioner Boyd will recuse himself from item VII-B - Use Permit Application No. PLN2013-0032 - R.A.M. Farms, Inc.

VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2013-0044 - SOUTH 9TH STREET** - This is a request to subdivide a 1.4± acre parcel into one (1) .52 acre and two (2) .44 acre parcels in the C-2 (General Commercial) zoning district. An Exception to the Subdivision Ordinance is being requested as proposed parcel 1 does not front on a County maintained road. The property is located at 1118 South 9th Street, southeast of Pecos Avenue, in the Modesto area. This project is exempt from CEQA.
APN: 038-039-024
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Peterson/Boyd, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING THE REMOVAL OF CONDITION OF APPROVAL NO. 5 AS OUTLINED IN THE MEMO DATED AUGUST 15, 2013, FROM THE STANISLAUS COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

NON-CONSENT ITEMS

6:05 - Commissioner Boyd left the chambers.

- B. USE PERMIT APPLICATION NO. PLN2013-0032 - R.A.M. FARMS, INC** - Request to operate various seasonal activities (including a corn maze, hay maze, pumpkin bowling, and ice skating) in conjunction with a permitted produce stand, pumpkin patch, and Christmas tree lot from September thru January. The operation will include a concession stand, a temporary office, and temporary restrooms on a 21 acre parcel in the A-2-40 (General Agriculture) zoning district. The site is located at 716 N. Daubenberger Road, west of N. Verduga Road, in the City of Turlock Sphere of Influence. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN: 051-005-002
Staff Report: Javier Camarena Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Ron Macedo, 4424 Civil Road, Turlock.
Public hearing closed.
Gibson/Buehner, 6-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

6:33 - Commissioner Boyd returned to the chambers.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS

July 30, 2013: Considered the appeal of Use Permit Application No. 2012-04 – Recology - Grover Environmental Products and, based on a request from the applicant, returned the application to the Planning Commission for reconsideration in light of new information and to address outstanding issues.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

September 5, 2013: One Use Permit application to expand an existing dairy in the Turlock area and one Interim Management Plan for a mine in the Hughson/Waterford area.

September 19, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

Valley Vision Stanislaus Workshops will be held in Oakdale on August 20, 2013, from 6:30-8:30, and in Ceres on August 27, 2013, from 6:30 – 8:30.

Miguel Galvaz has joined the Department as Senior Planner of the Department's Planning Division.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

A. Commissioner Gibson asked staff what effect annexation would have on the Use Permit approved for R.A.M. Farms, Inc. Director Freitas explained that would depend upon the City of Turlock's standard procedures, rules, and regulations.

XI. ADJOURNMENT

The meeting was adjourned at 6:37 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.)