

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 2, 2016

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Kenneth Buehner, Marjorie Blom, Marc Etchebarne, Scott Hicks, Bobby Yamamoto
- Absent: Katherine Borges, Steve Boyd, Richard Gibson, and Tom Orvis
- Staff Present: Angela Freitas, Director; Rachel Wyse, Associate Planner; Kristin Doud, Associate Planner; Jeremy Ballard, Assistant 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. May 19, 2016
Etchebarne/Yamamoto (4/0) **APPROVED.**
Commissioner Blom abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners that there was no correspondence.

VI. **CONFLICT OF INTEREST** - None

VII. **PUBLIC HEARINGS (* - Consent Items)**

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

*** CONSENT ITEMS** – None

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. PLN2015-0087 – ARTIFICIAL TURF & LANDSCAPING CO.** - Request to establish a wholesale nursery and landscape contractor operation, on a 2.93± acre parcel in the A-2-40 (General Agriculture) zoning district. The project site is located at 1467 Crawford Road, north of Claribel Road, east of Coffee Road, west of Oakdale Road, in the Riverbank area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project APN: 074-012-013

Staff Report: Timothy Vertino, Assistant Planner Recommends **APPROVAL**.

Public Hearing opened.

OPPOSITION: Todd Whiteside, 1539 Crawford Road, Modesto, CA

FAVOR: Jim Lawrence, Applicant, 4205 Passages Way, Modesto, CA; Artificial Turf & Landscaping Co. Inc.

Yamamoto/Etchebarne (5/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. Assignment of Nuisance Abatement Hearing Board Members

Assigned to Nuisance Abatement Hearing Board: Commissioners Orvis (Chair), Blom (Member), Borges (Alternate)

B. Appointment of alternate to the General Plan Update Committee

Commissioner Borges was appointed as alternate to the General Plan Update Committee for the remainder of 2016.

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

May 24, 2016: Adopted the recommendation of the Nuisance Abatement Hearing Board regarding the property at 1605 Seattle Street to conduct a forced clean-up.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

June 16, 2016: Use Permit Application No. PLN2015-0137 - Growers Direct Nut, in the Hughson area. Applicant is Growers Direct Nut. Property owners are Martella Family Limited Partnership.

Use Permit Application No. PLN2012-0017 – Dan Avila & Sons, in the Turlock area. Applicant/Property owners are Lori & Dan Avila.

July 7, 2016: No items have been scheduled at this time.

Director Freitas welcomed and congratulated new Commissioner, Marjorie Blom, for her appointment to the Planning Commission.

Director Freitas congratulated Commissioner Marc Etchebarne on the new addition to his family.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:18 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.)

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

STUDY SESSION

June 2, 2016

- I. ROLL CALL:** Meeting called to order at 6:30 p.m.
Present: Chair Kenneth Buehner, Marjorie Blom, Marc Etchebarne, Scott Hicks, Bobby Yamamoto
- Absent: Katherine Borges, Steve Boyd, Richard Gibson, and Tom Orvis
- Staff Present: Angela Freitas, Director; Rachel Wyse, Associate Planner; Kristin Doud, Associate Planner; Jeremy Ballard, Assistant Planner; Timothy Vertino, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Jennifer Akin, Planning Commission Clerk
- II. PUBLIC FORUM**
- III. PRESENTATIONS**
- A. California Environmental Quality Act – Environmental Impact Report (EIR) Overview presented by Sally Zeff of ICF International.
- B. Discussion
- XI. ADJOURNMENT**
The meeting was adjourned at 7:42 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.)