

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

October 6, 2016

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Marjorie Blom, Katherine Borges, Steve Boyd, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto  
Absent: Kenneth Buehner  
Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Kristin Doud, 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. September 15, 2016  
Orvis/Borges (6/0) **APPROVED.**  
Commissioner(s) Boyd and Yamamoto abstained.
- V. CORRESPONDENCE**  
Director Freitas informed the Commissioners that there was no correspondence.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Borges – Consent item VII-A, Time Extension for Use Permit Application No. 2014-0076 – The Morning Star Company.  
B. Commissioner Steve Boyd – Non-Consent item VII-B, Staff Approval Application No. PLN2016-0092 – R.A.M. Farms, Inc.
- VII. PUBLIC HEARINGS (\* - Consent Items)**  
Commissioner Etchebarne informed the public of the consent items and procedure.

6:02 p.m. – Commissioner Borges left Chambers.

### \* CONSENT ITEMS

- \*A. TIME EXTENSION FOR USE PERMIT APPLICATION NO. 2014-0076 – THE MORNING STAR COMPANY** – Request for a one year time extension. The Use Permit was approved on March 5, 2015, to allow for the establishment of a

wholesale nursery with the construction of 33 greenhouses totaling 1.95 million square feet. The project site is located at 3324 Orestimba Road, east of State Highway 5, south of Stuhr Road, west of Eastin Road, in the Newman area. The request is considered Exempt from the California Environmental Quality Act. APN: 026-020-021

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

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** No one spoke.

Public hearing closed.

Orvis/Yamamoto (7/0) **APPROVED THE REQUEST ALLOWING ONE ADDITIONAL YEAR, AS OUTLINED IN THE STAFF MEMO.**

6:04 p.m. – Commissioner Borges returned to Chambers.  
Commissioner Boyd left Chambers.

### **NON-CONSENT ITEMS**

#### **B. STAFF APPROVAL APPLICATION NO. PLN2016-0092 – R.A.M. FARMS, INC. –**

Request to amend conditions of approval and a mitigation measure for UP No. 2013-0032 – R.A.M. Farms, Inc., approved to operate various seasonal activities during the fall and winter seasons at 716 N. Daubenberger Road, south of Canal Drive on the east side of Turlock. The proposed changes would allow use of amplified sound when in compliance with City and County noise standards; allow more time to remove ice rink set-up; allow sale of promotional merchandise, refine sign plan requirements; contact protocol; on-site security requirements, and which structures can remain on-site outside of the seasonal activities. An addendum to an approved Mitigated Negative Declaration will be considered by the Planning Commission. APN: 051-005-002

Staff Report: Miguel Galvez, Deputy Director, Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** Matt Rickard, 2780 Sierra Vista Drive, Turlock, CA

**FAVOR:** Ron and Mike Macedo, Owner/operators, R.A.M. Farms, Inc.

Public hearing closed.

Borges/Gibson (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF MEMO, AMENDING CONDITION OF APPROVAL NO. 15 ALONG WITH REMOVAL OF THE CITY OF TURLOCK HEADING FOR CONDITIONS OF APPROVAL NOS. 37-53 AS PRESENTED BY STAFF AT THE PUBLIC HEARING, AND THE ADDITION OF CONDITION OF APPROVAL NO. 56, TO READ AS FOLLOWS:**

15. As restricted by the Conditions of Approval of this permit, ***including Mitigation Measure 54***, amplified sound ***shall be allowed in compliance with the City of Turlock and Stanislaus County Noise Ordinance Standards***, including a public address systems, ~~shall~~ ***may*** be utilized ***intermittently*** as part of the operation ***and for safety reasons***. No music or amplified sound shall be allowed during stick and puck hockey sessions.
56. **The entrance and exit to the parking lot shall be secured to vehicular traffic during the off season.**

**7:08 p.m. – Commissioner Boyd returned to Chambers.**

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

**IX. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

September 20, 2016: Accepted the Planning Commission's August 4, 2016, decision to approve Vesting Tentative Subdivision Map Application No. PLN2015-0105 – Issaco Estates.

Set the Public Hearing on October 18, 2016, to consider revocation of Use Permit Application No. PLN2013-0078 – Central Valley Recycling, Inc.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

October 20, and November 3, 2016: No items scheduled at this time.

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

A. Commissioners Steve Boyd and Tom Orvis addressed the Commission regarding the State of California altering water supply in California and the impacts on our region.

**XI. ADJOURNMENT**

The meeting was adjourned at 7:12 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.)