

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 16, 2017

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Steve Boyd, Kenneth Buehner, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto
- Absent: None.
- Staff Present: Angela Freitas, Director; Kristin Doud, Senior Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Waleed Yosif, 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. February 16, 2017
Gibson/Boyd (7/0) **APPROVED.**
Commissioners Blom and Yamamoto abstained.
- V. CORRESPONDENCE** – None.
- VI. CONFLICT OF INTEREST** – None.
- VII. PUBLIC HEARINGS (* - Consent Items)**
- *CONSENT ITEMS** – None.
Commissioner Etchebarne informed the public that there were no consent items.

NON-CONSENT ITEMS

- A. WILLIAMSON ACT CONTRACT CANCELLATION AND PARCEL MAP APPLICATION NO. PLN2016-0108 – BEACHLER - RUMBLE** – Request to cancel a 3.56 acre portion of Williamson Act Contract No. 1971-0064, to allow the creation of a 3.56 acre parcel and a 36.74 acre remainder from a 40.3 gross acre parcel. The property is located in the Salida Community Plan – Planned Industrial Zoning District, 3780 Ladd Road, on the southeast corner of Ladd and Stoddard Roads, in the Salida area. The Planning Commission will consider recommendation to the Board of Supervisors of a CEQA Negative Declaration for this project. APN: 003-021-020

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

Public hearing opened.

OPPOSITION: None.

FAVOR: Dave Romano, Engineer, 1034 12th Street, Modesto, CA

Public hearing closed.

Orvis/Blom (9/0) **RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. **GENERAL PLAN CONSISTENCY DETERMINATION FOR THE EMPIRE**

LIBRARY PROJECT - Stanislaus County is proposing to acquire a .41 acre parcel, to allow construction of a new facility for the relocation of the Empire Library. The parcel has a General Plan designation of Low Density Residential (LDR) and is located in the R-1 (Low Density Residential) zoning district. The parcel is located at 98 I Street, on the northeast corner of 1st & I Streets, in the Community of Empire. As required by State Government Code Section 65402(a), this project is being brought to the Planning Commission for a determination of General Plan Consistency, prior to property acquisition. This determination is considered to be CEQA Exempt. APN: 133-014-021

Staff Report: Kristin Doud, Senior Planner, Recommends **THE PLANNING COMMISSION FIND THE ACQUISITION TO BE IN CONFORMANCE WITH THE STANISLAUS COUNTY GENERAL PLAN.**

PUBLIC COMMENT: Diane McDonnell, Director, Stanislaus County Library Gibson/Buehner (9/0) **FOUND THE ACQUISITION TO BE IN CONFORMANCE WITH THE STANISLAUS COUNTY GENERAL PLAN.**

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

March 7, 2017: Adopted the recommendation for the Nuisance Abatement Hearing Board to abate the property at 1313 Inyo Avenue, in the Modesto area.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

April 6, 2017: Specific Plan Amendment Application No. PLN2015-0123 – Diablo Grande 2016, in the Patterson area. Applicant is Laurus Corporation. Property owner is World International, LLC

April 20, 2017: One Parcel Map in the Riverbank area. Two Use Permits in the Modesto area.

Director Freitas congratulated Kristin Doud and Rachel Wyse on their recent promotion to Senior Planners.

X. **ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN** – None.

XI. ADJOURNMENT

The meeting was adjourned at 6:19 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.)