

# STANISLAUS COUNTY AIRPORT LAND USE COMMISSION

## MINUTES

REGULAR MEETING

February 17, 2005

- I. **ROLL CALL:** Meeting called to order at 6:20 p.m.  
Present: Chair Andrew Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Allen Layman, Don Monaco, Mike Navarro, Jim Poore, Ray Souza, Rich Rosa.  
  
Absent: Rachelle Antinetti  
  
Staff Present: Ron Freitas, Director; Debra Whitmore, Senior Planner; Bob Kachel, Senior Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk
  
- II. **APPROVAL OF MINUTES**
  - A. May 20, 2004  
Poore/Cusenza, 5-0 **APPROVED**  
Commissioners Assali, Gammon, R. Souza, Navarro, and Monaco abstained.
  
- III. **CORRESPONDENCE**

Debbie Whitmore, Senior Planner, informed the Commissioners on various correspondence mailed in their agenda packet and placed before them this evening:

  - A. Airport Land Use Commission Plan, as amended May 20, 2004.
  - B. Summary of Staff Determinations on Local Plans and Development Projects Since Last ALUC Meeting.
  - C. Copy of Airport Land Use Commission Webpage.
  - D. California Planning and Development Report article regarding requirement for Airport Land Use Commission review of Specific Plans, dated September 2004.
  - E. Gatzke Dillon & Ballance LLP Environmental Law Update related to CEQA requirements for Airport Land Use Commission Plans, dated January 5, 2005.
  
- IV. **CONFLICT OF INTEREST**
  - A. None.
  
- V. **PUBLIC HEARINGS ( \* - Consent Items )**

Commissioner Andrew Souza informed the public of the consent items and procedure.  
Public hearing opened.  
Public hearing closed.

**\* CONSENT ITEMS**

\*A. None.

**NON-CONSENT ITEMS**

B. None.

**VI. OTHER MATTERS (NOT PUBLIC HEARINGS)**

A. Approve a Proposed Format for the Avigation Easement Required by the Airport Land Use Commission Plan.

**PUBLIC COMMENTS:** No one spoke.

Rosa/Poore, Unanimous, (10-0), **APPROVED PROPOSED FORMAT.**

B. Provide Direction to Staff on How the Avigation Easement Requirement is to Be Applied to Development Projects Subject to Review Under the Airport Land Use Commission Plan.

**PUBLIC COMMENTS:** Michael Musca, Manager of Modesto City/County Airport.

Cusenza/Assali, Unanimous (10-0), **RECOMMEND THAT THE ALUC HANDLE THESE MATTERS ON A CASE-BY-CASE BASIS THROUGH AN APPEALS PROCESS.**

**VII. CITIZEN'S FORUM**

A. No one spoke.

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

A. None.

**IX. ADJOURNMENT**

The meeting was adjourned at 6:50 p.m.



---

Ron E. Freitas, Director

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Director.)