

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 1, 2004

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Tony Cusenza, Rachelle Antinetti, Marie Assali, Allen Layman, Mike Navarro, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- Absent: No one.
- Staff Present: Ron E. Freitas, Director; Angela Freitas, Associate Planner; Carole Maben, Assistant Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Mike Newton, Environmental Resources Manager; Eva Rosa, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. June 17, 2004
R. Souza/Assali, 8-0, **APPROVED**
A. Souza abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet and placed before them this evening:
- A. California Planning & Development Report, Vol. 19, No. 6 - June 2004
- VI. CONFLICT OF INTEREST**
- A. Commissioner Poore is acquainted with the Waggoner family but this will not have an impact on his decision.
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Cusenza informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

CONSENT ITEMS

- *A. **PARCEL MAP APPLICATION NO. 2003-12 - ERNEST & CHARLOTTE WAGGONER** - This is a request to divide a 78.3± acre parcel to create a 25± acre parcel and a 53.3± Remainder parcel in the A-2-10 (General Agriculture) zoning district and a small northwestern portion of the project site is located in the City of Oakdale. The property is located at 1500 Valley View Drive, south of the Stanislaus River and east of N. Maag Avenue, in the Oakdale area. A Negative Declaration will be considered.
APN: 064-010-021
Staff Report: Carole Maben Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: None
Public hearing closed.
Assali/A. Souza, Unanimous (9-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. None.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF JUNE 22, 2004

- A. The Board accepted the 2003 Stanislaus County Agricultural Crop Report from the Ag Commissioner and the Farm Gate value of income in Stanislaus County was 1.45 billion dollars for 2003.
- B. The Board approved an amendment relating to the regulation of produce stands and produce markets and other seasonal activities with direction to report back on increasing the square footage from 600 square feet to 1000 square feet and adding electricity for produce stands, which are currently limited to 600 square feet and no electricity.

BOARD OF SUPERVISORS' ACTION OF JUNE 29, 2004

- A. The Board approved and waived the first reading of an ordinance amending the sections pertaining to Nuisances Abatement Hearing Board and adopted new rules and regulations for Nuisance Abatement Hearing Board. This basically creates a Nuisance Abatement Board of three people consisting of two planning commissioners and one public member, with a meeting date and time of the fourth Thursday of the month at 6:00 p.m.

- B. The Board approved re-certification to continue participation in the Community Development Block Grant entitlement program.

ON THE HORIZON

July 15, 2004

- A. Three Use Permits
- B. Two Parcel Map
- C. One Rezone

August 5, 2004

- A. Two Parcel Map

Director Freitas informed the Commission of a presentation by the Fair Political Practices Commission (FPPC) to be held Tuesday, July 20, 2004 in the Chambers from 7:00 p.m. to 9:00 p.m. It will be hosted by the Stanislaus County Board of Supervisors and is highly recommended for all 700 filers.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None.

XI. ADJOURNMENT

The meeting was adjourned at 6:07 p.m.

Ron E. 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 Director.)

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**XII. RECONVENE AS NUISANCE ABATEMENT HEARING BOARD
(See Nuisance Abatement Hearing Board Minutes)**