

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 2, 2004

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Tony Cusenza, Rachele Antinetti, Marie Assali, Allen Layman, Mike Navarro, Jim Poore, Andrew Souza, and Helen White.

Absent: Ray Souza

Staff Present: Ron E. Freitas, Director; Kirk Ford, Deputy Director; Angela Freitas, Associate Planner; Sara Lytle-Pinhey, Assistant Planner; Jack Doering, Assistant County Counsel; Paul Saini, Public Works Department; Bella Badal, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
 - A. No one spoke.
- IV. **APPROVAL OF MINUTES**
 - A. August 5, 2004
A. Souza/Layman, 5-0, **APPROVED**
Cusenza, Antinetti, and White abstained.
 - B. August 19, 2004
White/Poore, 7-0, **APPROVED**
A. Souza abstained.
- V. **CORRESPONDENCE**

Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:

 - A. Revised Agenda for September 2, 2004.
 - B. California Planning & Development Report, Vol. 19, No. 8 - August 2004
 - C. Dan Walters' article in The Modesto Bee, August 24, 2004 - "Public's Views on State Growth Bad for Future."
- VI. **CONFLICT OF INTEREST**
 - A. None.
- 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. 2004-16 - CALIFORNIA EQUITY MANAGEMENT GROUP / ANDREW KATAKIS** - Request to create parcels of 1.02 and 1.20 acres zoned Planned Development # 20 with a General Plan designation of HCPD (Highway Commercial Planned Development). The property is located on the west side of McCracken Road at its interchange with Interstate 5, west of Westley. The map would allow an existing restaurant and an existing service station to be on individual parcels. This project is exempt from CEQA.
APN: 016-036-016
Staff Report: Bill Carlson Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: None.
Public hearing closed.
Poore/A. Souza, Unanimous (8-0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
- *B. PARCEL MAP APPLICATION NO. 2004-18 - GC FARMS** - Request to create a 68.0 acre parcel and a 150.7 acre remainder in the A-2-40 (General Agriculture) zoning district. The project is located on the southwest corner of Anderson Road and Hale Road in the Crows Landing area. The property is under Williamson Act contract number 90-4203. This project is exempt from CEQA.
APN: 026-014-057
Staff Report: Sara Lytle-Pinhey Recommends **APPROVAL**.
Public hearing opened.
Public hearing opened.
OPPOSITION: None.
FAVOR: None.
Public hearing closed.
Poore/A. Souza, Unanimous (8-0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
- *C. USE PERMIT APPLICATION NO. 2004-11 - STEVEN R. KELLOGG** - Request to build a single-family home on a 14.75 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the east side of Root Road, north of Garst Road, in the Empire area. This project is exempt from CEQA.
APN: 014-040-008
Staff Report: Sara Lytle-Pinhey Recommends **APPROVAL**.
Public hearing opened.
Public hearing opened.
OPPOSITION: None.
FAVOR: None.
Public hearing closed.

Poore/A. Souza, Unanimous (8-0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

None.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF AUGUST 24, 2004

- A. The Board adopted several recommendations of the Nuisance Abatement Board.
- B. The Board introduced and waived the first reading of an ordinance relating to the regulation of primary and secondary on-site waste water treatment systems and approved an amend Measure X guidelines, which basically puts the responsibility for maintaining the Measure X septic systems to the landowner as opposed to having them inspected annually.
- C. The Board set a public hearing for September 21, 2004 at 6:45 p.m. to consider the introduction and waiving of the reading and the adoption of an ordinance relating to corn mazes, hay mazes, and similar seasonal activities. This was to correct the wording in the ordinance, that we discovered.
- D. The Board appointed a Chief Executive Officer, whose name is Richard Robinson. He is coming by way of Tehama County, where he served as Chief Administrator. He'll begin work on September 27, 2004.

BOARD OF SUPERVISORS' ACTIONS OF AUGUST 31, 2004

- A. The Board did not meet this date.

MISCELLANEOUS & ON THE HORIZON

September 16, 2004

- A. Two Use Permits Applications
- B. One Parcel Map Application

October 7, 2004

- A. Two Rezone Applications

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

None.

XI. ADJOURNMENT

The meeting was adjourned at 6:06 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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