

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

September 21, 2006

**I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Ray Souza, Tony Cusenza, Annabel Gammon, Robert Hardie, Allen Layman, and Arsenio Mataka

Absent: Marie Assali, Michael Navarro, and Jim Poore

Staff Present: Ron E. Freitas, Director; Bob Kachel, Senior Planner; Angela Freitas, Senior Planner; Carole Maben, Associate Planner, Joshua Mann, Assistant 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; Crystal Rein, Administrative Clerk III

**II. PLEDGE OF ALLEGIANCE**

**III. CITIZEN'S FORUM** - No one spoke.

**IV. APPROVAL OF MINUTES**

A. September 7, 2006  
Gammon/Hardie, 5-0, **APPROVED**  
Tony Cusenza abstained

**V. CORRESPONDENCE** - None.

**VI. CONFLICT OF INTEREST** - None.

**VII. PUBLIC HEARINGS ( \* - Consent Items )**

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

### \* CONSENT ITEMS

**\*A. PARCEL MAP APPLICATION NO. 2006-03 - NUNES** - Request to create parcels of 7.74± and 1.78± acres from a 9.52± acre site in the R-1 (US) zoning district. The Urban Services District requires the property be annexed, and receive services from, the sanitary district, water district, or community services district within whose sphere of influence the property lies. A condition of approval will be placed on the

project that the entire project site will need to be annexed to the Keyes Community Services District and a "Will Serve" letter for both parcels are obtained for water and sewer. The project is located on the north side of Nunes Road, west of Washington Road, and south of Norma Way, in the Keyes area. This project is exempt from CEQA.

APN: 045-071-006

Staff Report: Carole Maben Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** No one spoke.

Public hearing closed.

Cusenza/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- \*B. **USE PERMIT APPLICATION NO. 2004-28- SALIDA BILLBOARD - Requesting Continuance to October 5, 2006.** Request to modify an existing legal non-conforming 12' x 40' single-sided (advertisement) billboard. The modification will include the installation of a second side to the existing billboard. The 1.34-acre parcel is in the PD-260 (Planned Development) zoning district. The property is located at 5057 Kiernan Court, east of Highway 99, and north of Kiernan Avenue, in the Salida area. This project is exempt from CEQA.

APN: 136-018-002

Staff Report: Joshua Mann Recommends **CONTINUANCE TO OCTOBER 5, 2006.**

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** No one spoke.

Public hearing closed.

Cusenza/Mataka, Unanimous (6-0), **CONTINUED TO OCTOBER 5, 2006.**

- \*C. **PARCEL MAP APPLICATION NO. 2006-07 - DANIEL J. PEREZ -** Request to create four parcels of 42.15±, 57.30±, 40.97±, and 43.05± acres from a 182± acre site in the A-2-40 (General Agriculture) zoning district, under a Williamson Act Contract. The property is located on the west side of River Road, between Oaklea Road and West Stanislaus Road, in the Grayson area. A CEQA Negative Declaration will be considered on this project.

APN: 016-011-024

Staff Report: Carole Maben Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** No one spoke.

Public hearing closed.

Cusenza/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

**NON-CONSENT ITEMS**

- D. **VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2006-03 - ORANGE GROVE ESTATES** - Request to subdivide a 1.93 acre parcel currently zoned R-1 (US) (Single-Family Residential, Urban Services), Low-Density Residential on the General Plan & Community Plan, into 9 single-family lots, ranging in size from 7,000 to 16,580 square feet. The project is located at 5537 Washington Road, east of Tanya Way and on the north side of Kim Drive, in the Keyes area. A CEQA Mitigated Negative Declaration will be considered on this project.  
APN: 045-021-041  
Staff Report: Joshua Mann Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Roger L. Gregg, 628 Crane Avenue, Turlock  
Public hearing closed.  
Layman/Mataka, Unanimous, (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

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

IX. **REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS' ACTIONS OF SEPTEMBER 12, 2006**

- A. An appeal of Planning Commission's decision to approve Vesting Tentative Subdivision Map 2006-01, Palm Estates. This was a request to subdivide a 4.038 acre parcel currently zoned R-A (Rural Residential), designated as Low Density Residential on the General Plan, into 12 single family lots ranging in size from 8,000 to 10,000 square feet. Project is located at 2600 Lester Road, in the community of Denair. The Board denied the appeal, which means the map is approved, and amended the condition regarding landscaping.

**BOARD OF SUPERVISORS' ACTIONS OF SEPTEMBER 19, 2006**

- A. The Board conducted a public hearing to consider adoption of the 2005-06 Consolidated Annual Performance Report (CAPER) for the Community Development Block Grant program. At the close of the hearing, they approved the matter.
- B. Rezone 2006-05 Excell Center, request for a new Planned Development zone to allow the expansion for of a residential treatment center for troubled boys on a 10 acre site located at Youngstown Road, in the south Turlock area. The Board approved the rezone, and amended the condition regarding irrigation pipeline locks.

**MISCELLANEOUS & ON THE HORIZON**

- A. A Draft Agricultural Element has been produced by the Ag Advisory Committee. The draft ag element is currently in the process of receiving comment. Three public meetings will be held. Two have been held already, a third meeting will be held October 10<sup>th</sup> in Oakdale. At the conclusion of these public meetings, the draft ag element will be taken back to the Ag Advisory Committee for any modifications based on the input received. From that, the environmental review process will begin, and then the Planning Commission will consider the Draft Agricultural Element for recommendation to the Board of Supervisors.
- B. Commissioners Gammon and Assali will be attending the California County Planning Commissioners Association's annual meeting in Sonoma, October 27<sup>th</sup> and 28<sup>th</sup>.
- C. The Stanislaus County Planning Directors Annual Planning Commission retreat will be held on Saturday, January 27, 2007. More information will be forthcoming, and the host agency this year will be Stanislaus County.

**October 5, 2006**

- 1. Three Use Permits
- 2. Two Parcel Maps, one with an Exception and Variance
- 3. One Rezone
- 4. Consider the selection of the Crows Landing Naval Air Facility (CLNAF) as a redevelopment survey and project area

**October 19, 2006**

- 1. A General Plan Amendment, with Community Plan Amendment, Rezone and Tentative Map
- 2. A Time Extension
- 3. Two Use Permits
- 4. A Parcel Map

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

XI. **ADJOURNMENT**

The meeting was adjourned at 6:15 p.m.



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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.)