

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 21, 2006

- I. ROLL CALL:** Meeting called to order at 6:01 p.m.
- Present: Chair Ray Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Robert Hardie, Allen Layman, Arsenio Mataka, and Jim Poore
- Absent: Michael Navarro
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Deputy Director; Angela Freitas, Senior Planner; Jack Doering, Assistant County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Michael Newton, Manager, Code Enforcement, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** - No one spoke
- IV. APPROVAL OF MINUTES**
- A. November 16, 2006
Poore/Assali, 5-0, **APPROVED**
Commissioners Mataka, and Layman
- B. December 7, 2006
Cusenza/Mataka, 4-0, **APPROVED**
Commissioners Assali, Gammon, Layman, and Poore abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Letter dated December 12, 2006, from Warda & Yonano, regarding Item VI-C, Turlock Sportsman's Club
- B. Memo dated December 21, 2006, from Douglas Harms, County Assessor, regarding Item VI-C, Turlock Sportsman's Club
- C. 2007 Planning Commission Meeting Calendar
- D. Farmland Working Group Newsletter, Winter 2006

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. 2006-08 AND EXCEPTION NO. 2006-01 - JOHNNY & NINWA DECKER - Requesting Continuance to January 18, 2007.**

Request to create four parcels of just over 6,200 square feet from a 26,072.5 square foot parcel at 844 River Road, Modesto, general planned Urban Transition and zoned A-2-10 (General Agriculture). One parcel would not have direct access to a County maintained road, thereby requiring an Exception Application. Lots will be served with public sewer and water. On November 2, 2006, the Planning Commission recommended approval of General Plan Amendment 2006-11 and Rezone 2006-03 to change the designations to R-1 zoning and General Plan designation of LDR. These applications are scheduled to be heard by the Board of Supervisors on December 19, 2006. This project is exempt from CEQA.

APN: 038-008-030

Staff Report: Bob Kachel Recommends **CONTINUANCE TO JANUARY 18, 2007.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Cusenza/Gammon, Unanimous (8-0) **CONTINUED TO JANUARY 18, 2007.**

***B. USE PERMIT APPLICATION NO. 2006-30 - LESTER HENSLEE ORGANIC FERTILIZER SALES - Request to operate a business buying, selling, delivering and spreading chicken manure from local ranches in the A-2-40 (General Agriculture) zoning district. No manure will be kept at the subject property, but the site will be used for parking approximately 15 pieces of heavy equipment and some maintenance of equipment for the business. The property is located at 631 Hickman Road, just north of the town of Hickman. This project is exempt from CEQA.**

APN: 080-010-027

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

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Cusenza/Gammon, Unanimous (8-0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

C. WILLIAMSON ACT CANCELLATION APPLICATION NO. 2006-01 AND USE PERMIT APPLICATION NO. 2006-03 - TURLOCK SPORTSMAN'S CLUB -

Request to operate a recreational vehicle camp with electrical and sewer hook-ups for use by individual recreation vehicles on a 13 acre parcel, in the A-2-40 (General Agriculture) zoning district. The property is located at the northwest corner of Crows Landing Road and Carpenter Road, in the Patterson/Newman area. The project includes a request to cancel Williamson Act Contract No. 78-3489. The Planning Commission will consider a Negative Declaration on this project.

APN: 057-001-005

Staff Report: Angela Freitas Recommends **APPROVAL TO THE BOARD OF SUPERVISORS, AS OUTLINED IN THE STAFF REPORT.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: David Hobbs of Warda & Yonano, representing applicant; Scott Fisher, President of Turlock Sportsman's Club

Public hearing closed.

Assali/Layman, Unanimous (8-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS OF THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, WITH AMENDED CONDITION OF APPROVAL NO. 26 TO READ:**

26. **Prior to operation of the facility or expiration of the permit, whichever occurs first, the owner must obtain a permit from the Department of Environmental Resources for the on-site water system.**

VIII. OTHER MATTERS (Not Public Hearings)

A. CHANGE OF NUISANCE ABATEMENT HEARING BOARD MEMBERS

Presented by Mike Newton, Code Enforcement Unit Manager.

Chair Souza re-appointed Commissioners Poore and Layman as Nuisance Abatement Hearing Board Members, with Commissioners Assali and Mataka as alternates.

B. GENERAL PLAN CONSISTENCY FINDING FOR COUNTY CAPITAL IMPROVEMENT PROGRAM

- Consideration of the consistency of the Stanislaus County Preliminary Capital Improvement Plan for Fiscal Year 2006-2007 with the Stanislaus County General Plan.

Report given by Kirk Ford, Deputy Director.

Comments: Patty Hill Thomas, Chief Operating Officer of Stanislaus County
Poore/Assali, Unanimous (8-0), **FINDS THE COUNTY CAPITAL IMPROVEMENT PROGRAM CONSISTENT WITH THE GENERAL PLAN, AND RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF DECEMBER 12, 2006

- A. The Board approved new Williamson Act contracts for 2007.
- B. The Board approved the realignment of the Development Services Division of Public Works into the Planning Department, and they also changed the name of Development Services Division to Building Permits Division. The bottom line is now the Building Permit Division will be under the Department of Planning and Community Development.

BOARD OF SUPERVISORS' ACTIONS OF DECEMBER 19, 2006

- A. There was a tribute to Ray Simon, who is retiring from the Board of Supervisors after 32 years on the Board.
- B. Marie Assali was appointed to the Planning Commission for a second term.
- C. The Board approved two Williamson Act Contract, Lot Line Adjustments, and new contracts for those.
- D. The Board approved General Plan Amendment No. 2005-09, Community Plan Amendment No. 2005-02, Rezone No. 2005-09, Tentative Map No. 2005-05 - Park View Estates. This was in the Salida community, about 3/4 of an acre parcel divided into 6 residential lots.
- E. The Board approved General Plan Amendment No. 2006-01, Rezone No. 2006-03 - Johnny and Ninwa Decker. This, as you recall, is an in-fill development project on the south side of River Road, in the sphere of influence of the city of Ceres.
- F. The Board approved General Plan Amendment No. 2006-03, Rezone No. 2006-08 - Flory Industries. This was a request to rezone and amend the General Plan to allow an existing equipment manufacturer to expand for outdoor storage and employee parking.

MISCELLANEOUS & ON THE HORIZON

- A. Please let Eva know if you wish to attend the Planning Commissioners Workshop, which will be held on Saturday, January 27, 2007.
- B. The January 4th Planning Commission meeting has been cancelled.

January 18, 2007

1. One Time Extension
2. Four Use Permits
3. Three Parcel Maps, one with an Exception, one with a Variance
4. Appointment of new member to the General Plan Update Committee

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A.** Director Freitas and members of the Commission expressed their appreciation and thanked Commission Tony Cusenza for his years of service to the Planning Commission and to the citizens of Stanislaus County. Commissioner Cusenza has served as a Planning Commissioner from 1999 through 2006, and chaired the Commission in 2004. A plaque in appreciation of his hard work was also presented to him.

XI. ADJOURNMENT

The meeting was adjourned at 7:31 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.)