

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 20, 2007

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Jim Poore, Allen Layman, Arsenio Mataka, John Shores, and Ray Souza

Absent: Marie Assali, Annabel Gammon, Robert Hardie, and Michael Navarro

Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Bill Carlson, Senior Planner; Joshua Mann, Associate Planner; Javier Camarena, Assistant Planner; Thomas Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, 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. October 6, 2007
Souza/Layman, 4-0, **APPROVED**
Commissioners Poore abstained
- V. **CORRESPONDENCE**

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

 - A. Memo from Planning Commission, dated September 20, 2007, requesting additional Condition of Approval be added to Item VII-C, Parcel Map Application No. 2007-06 - California Avenue.
- VI. **CONFLICT OF INTEREST**
 - A. Commissioner Souza knows Wendell Naraghi, but this will not cause a conflict.
 - B. Commissioner Poore knows Judge Griffin, Item VII-C, Parcel Map Application No. 2007-06, California Avenue, but this should not cause a conflict.
 - C. Commissioner Shores also knows Judge Griffin, but this will not cause a conflict.

VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2006-41 - WENDELL NARAGHI** - This is a request to create parcels of 47.18±, 60.95±, two 40.0± acres, and a 1,099.7± acre Remainder parcel in the A-2-40 (General Agriculture) zoning district. This project site is currently enrolled in a Williamson Act Contract. The property is located at 17500 E. Keyes Road, between Montpelier and Hawkins Roads, in the Denair area. A CEQA Mitigated Negative Declaration will be considered.
APN: 020-005-008
Staff Report: Carole Maben Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Shores, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- *B. USE PERMIT APPLICATION NO. 2006-23 - UNITARIAN UNIVERSALIST CHURCH - Requesting Continuance to October 4, 2007.** This is a request for expansion of an existing church onto an adjacent property, located in the A-2-10 (General Agriculture) zoning district. The expansion would consist of a new building of approximately 5,200 square feet for classrooms, meeting rooms, service areas, and related parking. The facility would be used in conjunction with the long-existing church on the adjacent parcel to the east. The project site is approximately 0.5 acres in size and is located at 2206 Kiernan Avenue, within the Sphere of Influence of Modesto. A CEQA Mitigated Negative Declaration will be considered on this project.
APN: 078-016-018
Staff Report: Javier Camarena Recommends **CONTINUING TO OCTOBER 4, 2007**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Shores, Unanimous (5-0), **CONTINUED TO OCTOBER 4, 2007.**
- *C. PARCEL MAP APPLICATION NO. 2007-06 - CALIFORNIA AVENUE** - This is a request to create five (5) parcels ranging in size from approximately 40 to 45 acres from a 208 acre property, in A-2-40 (General Agriculture) zoning district. All parcels will have access to a county maintained roadway and be served by private well and septic systems. The property is located on the east side of Stone Avenue, between

California Avenue and Paradise Road, in the Modesto area. A CEQA Negative Declaration will be considered on this project.

APN: 017-007-001 and 017-008-001

Staff Report: Javier Camarena Recommends **APPROVAL, ALONG WITH ADDED CONDITION OF APPROVAL.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Layman/Shores, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH ADDED CONDITION OF APPROVAL NO. 35:**

35. **A private irrigation easement across the eastern boundary of Proposed Parcels "3" and "5" connecting to M.I.D. Lateral No. 5 shall be shown on the recorded parcel map. Written verification of approval from M.I.D. shall be required prior to recording.**

NON-CONSENT ITEMS

- D. **USE PERMIT APPLICATION NO. 2007-14 - CALIFORNIA NUT COMPANY** - This is a request to construct two 100' x 300' storage buildings that will be used for cold/dry storage in conjunction with an established nut processing facility. The processing facility was originally established under Use Permit No. 89-33. The 38.75± acre Williamson Act parcel is located in the A-2-40 (General Agriculture) zoning district, at 5024 Sperry Road, in the Denair area. A CEQA Negative Declaration will be considered on this project.

APN: 019-031-003

Staff Report: Joshua Mann Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: George Tavernas

Public hearing closed.

Souza/Shores, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None

IX. REPORT OF THE DIRECTOR

EL REMATITO MARKET PLACE

Kirk Ford presented an update on the progress of the improvements to El Rematito Market Place.

BOARD OF SUPERVISORS' ACTIONS OF SEPTEMBER 11, 2007

- A. The Board considered the final budget for Fiscal Year 2007-2008 and adopted the final budget.

BOARD OF SUPERVISORS' ACTIONS OF SEPTEMBER 18, 2007

- A. The Board set a public hearing for October 2, 2007, 9:15 a.m., to consider an appeal for Use Permit Application 2002-30, Salida Hulling Association.

MISCELLANEOUS & ON THE HORIZON

October 4, 2007

1. Use Permit Application
2. Workshop - "An Organization Diagnostic - An Exercise in Constructive Introspection and Soul-Searching"

October 18, 2007

1. Two Use Permits
2. Parcel Map Application

October 26-27, 2007 - California County Planning Commission Association Conference in South Lake Tahoe. We have budgeted for two people to attend. Please let Eva know tomorrow before 10:00 if you'd like to attend.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None

XI. ADJOURNMENT

The meeting was adjourned at 6:27 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.)