

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 3, 2008

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Marie Assali, Annabel Gammon, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore, John Shores, and Ray Souza
- Absent: No one
- Staff Present: Kirk Ford, Interim Director; Joshua Mann, Associate Planner; Jack Doering, County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Judy Lindsay, Senior Engineering Tech, 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** - No one spoke
- IV. **APPROVAL OF MINUTES**
- A. March 20, 2008
Souza/Poore, 8-0, **APPROVED**
- V. **CORRESPONDENCE** - None
- VI. **CONFLICT OF INTEREST** - None
- VII. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Assali informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

* CONSENT ITEMS

- *A. **TIME EXTENSION FOR REZONE APPLICATION NO. 2006-05 - EXCELL CENTER** - Request for a 3 ½ year time extension to allow Planned Development (P-D) No. 305 additional time to develop the project. The P-D, approved on September 19, 2006, allows the Excell Center to expand the current facility in two phases. The time extension, if approved, will give the applicant until September 19, 2011 to complete the project. The project site is located at 2513 Youngstown Road, just south of Golden State Blvd in the Turlock area. This project is exempt from CEQA.

APN: 044-032-007

Staff Report: Joshua Mann Recommends **APPROVAL OF TIME EXTENSION TO SEPTEMBER 19, 2011.**

Public hearing opened.

OPPOSITION: None

FAVOR: None

Public hearing closed.

Layman/Shores, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND APPROVED THE TIME EXTENSION TO SEPTEMBER 19, 2011.**

***B. TENTATIVE PARCEL MAP APPLICATION NO. 2007-18 - HAWKINS ROAD -**

Request to divide a 255.1 acre parcel into five (5) parcels of 51.02 acres each in the A-2-40 (General Agriculture) zoning district. The project is located on Hawkins Road, south of Lake Road, in the Hickman area. The site is currently under a Williamson Act Contract. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 020-003-023

Staff Report: Javier Camarena Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: None

FAVOR: None

Public hearing closed.

Layman/Shores, Unanimous (8-), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS - No Items

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF MARCH 25, 2008

- A. The Board presented resolutions commending County Counsel Michael Krausnick, Planning and Community Development Director Ron Freitas, Agricultural Commissioner and Sealer of Weights and Measures Dennis Gudgel, and Deputy Executive Officer Claudia Krausnick upon their retirement from County service.
- B. The Board approved the Subdivision Improvement Agreement for Diablo Grande, The Legends Subdivision, and authorized the final map to be filed and recorded.
- C. The Board approved Rezone Application No. 2007-07, William Rossi, to allow a manufactured home sales business on-site with an existing agricultural equipment sales business located at 4831 Esmar, in the Ceres area.

- D. The Board approved Williamson Act Cancellation Application No. 2007-01, Variance Application No. 2007-02, and Lot Line Adjustment Application No. 2007-03, Friends of the Tuolumne, a request to expand the Bobcat Flat Wildlife area on the Tuolumne River, east of Waterford.

BOARD OF SUPERVISORS ACTIONS OF APRIL 1, 2008

- A. The Board approved a Joint Exercise of Powers Agreement with the Cities of Modesto, Oakdale, and Riverbank for Route Adoption of the North County Corridor Transportation Expressway.

MISCELLANEOUS & ON THE HORIZON

April 17, 2008

1. A Parcel Map with an Exception
2. A Use Permit with a Variance

May 1, 2008

1. A Use Permit

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:08 p.m. to reconvene for a workshop.



Kirk Ford, 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.)