

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

May 1, 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, and Ray Souza  
  
Absent: Jim Poore and John Shores  
  
Staff Present: Kirk Ford, Interim Director; Bill Carlson, Senior Planner; Kristin Doud, Assistant Planner; Jack Doering, County Counsel; Judy Lindsay, Senior Engineering Tech, Public Works; Kit McClurg, 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. April 17, 2008  
Due to a lack of quorum, approval of Minutes will be continued to next meeting.
- V. CORRESPONDENCE**  
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. California County Planning Commissioners Association announcement of Northern Region 2008 Spring Conference, to be held May 17, 2008 in Lake County.
- B. Memo from Public Works, dated May 1, 2008, regarding Item VII-A, Use Permit Application No. 2007-08, Denair Community Services District Corporation Yard, amending Conditions of Approval.
- 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** - No Items

**NON-CONSENT ITEMS**

**A. USE PERMIT APPLICATION NO. 2007-08 - DENAIR COMMUNITY SERVICES DISTRICT - CORPORATION YARD** - Request to utilize a 1.66-acre portion of a 3-

acre site for a corporate yard for the Denair Community Services District which will include a 4,000 square foot metal building (equipment storage, office, and restroom) in the R-A (Rural Residential) zoning district. The property is located at the southwest intersection of Kersey and Story Roads, east of N. Gratton Road, in the Denair area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.

APN: 024-024-038

Staff Report: Kristin Doud Recommends **APPROVAL, ALONG WITH REMOVAL OF CONDITION OF APPROVAL NO. 5, AND AMENDED CONDITIONS OF APPROVAL NUMBERS 15, 16, AND 29.**

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** Dennis Barksdale

Public hearing closed.

Souza/Gammon, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH DELETING CONDITION OF APPROVAL NO. 5, AND AMENDED CONDITIONS OF APPROVAL:**

15. Full street improvements per County standards shall be installed along the **entire frontage of the developed portion of the parcel on Kersey Road and Story Roads** prior to final and/or occupancy of any building. The improvements shall include, but not be limited to, curb, gutter, sidewalk, drainage facilities, street lights on steel poles, signs, pavement markings, and street pavement.

16. Prior to the issuance of any building permits, off-site improvement plans for the **entire Kersey Road frontage and Story Road frontages** shall be approved by the Department of Public Works.

29. Prior to the issuance of any building permits, off-site improvement plans for the **entire Kersey Road frontage and Story Road frontages** shall be approved by the Department of Public Works. Development to conform to current Title 24 Building Regulations.

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

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF APRIL 22, 2008**

A. Approved conducting a public ceremony on May 3, 2008 at 10:00 a.m. for the re-opening of Parklawn Park, located in the South Modesto area.

- B. Approved the Subdivision Improvement Agreement for the Del Rio Lago Subdivision and authorized the Final Map to be filed. This was a 47 residential lot tentative map approved originally in 2004, and located on Carver Road in Del Rio.
- C. Accepted the Quarter Four Status Report of exclusive negotiation with PCCP West Park as Master Developer candidate of the Crows Landing Air Facility and approved a Memorandum of Understanding (MOU) incorporating essential terms and conditions of a Disposition and Development Agreement with PCCP West Park to be formally adopted upon future adoption of a Redevelopment Plan on the County owned property; approved proceeding with negotiation of California Transportation Commission (CTC) Project Baseline Agreement consistent with CTC procedures and requirements; and, approved proceeding with analysis and environmental review of the West Park proposal for future land use entitlements.
- D. Sitting as the Redevelopment Agency, they also approved the same MOU and authorized staff to begin preparing a Redevelopment Plan for the Airbase site.

**BOARD OF SUPERVISORS ACTIONS OF APRIL 29, 2008**

- A. The Board did not meet this date.

**MISCELLANEOUS & ON THE HORIZON**

There will be a series of "Town Hall" meetings scheduled in all of the Cities and the County by StanCOG throughout the month of June to discuss the Regional Blueprint process. The County has scheduled June 17<sup>th</sup> from 7:00 to 9:00 p.m. at Harvest Hall. Planning Commissioners are encouraged to attend at least one of the meetings. More details will be forthcoming.

**May 15, 2008**

- 1. One Use Permit with a Lot Line Adjustment
- 2. One Parcel Map

**June 5, 2008**

- 1. Two Parcel Map Applications
- 2. One Use Permit Application
- 3. One Request for a Time Extension

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

**XI. ADJOURNMENT**

The meeting was adjourned at 6:34 p.m.



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.)