

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 5, 2008

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Marie Assali, Annabel Gammon, Allen Layman, Michael Navarro, Jim Poore, John Shores, and Ray Souza
- Absent: Arsenio Mataka
- Staff Present: Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Rachel Wyse, Assistant Planner; Kristin Doud, Assistant Planner; Jack Doering, County Counsel; Thomas E. 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** - No one spoke.
- IV. APPROVAL OF MINUTES**
- A. April 17, 2008
Poore/Shores, 5-0, **APPROVED**
Commissioners Gammon and Layman abstained.
- B. May 1, 2008
Gammon/Souza, 5-0, **APPROVED**
Commissioners Poore and Shore abstained.
- C. May 15, 2008
Layman/Gammon, 5-0, **APPROVED**
Commissioners Navarro and Souza abstained.
- V. CORRESPONDENCE**
Senior Planner Angela Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Flyer regarding The San Joaquin Valley Blueprint Process.
- B. Revised Flyer regarding The San Joaquin Valley Blueprint Process.
- C. Letter dated May 28, 2008 from William R. Jackson, regarding Item VII-B - Tentative Parcel Map Application No. 2007-20 - Van Vliet.

VI. CONFLICT OF INTEREST

- A. Commissioner Poore is very well acquainted with people who have written letters in opposition of Item VII-B, Tentative Parcel Map Application No. 2007-20 - Van Vliet, however, this will not prevent him from making an unbiased decision.
- B. Commissioner Assali knows the owner of Item VII-C, Tentative Parcel Map Application No. 2007-27 - Voss, but this will not cause a conflict.

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 VESTING TENTATIVE SUBDIVISION MAP NO. 2006-01 - PALM ESTATES** - This is a request for a one-year time extension to August 3, 2009 for recording the tentative map. This project was approved to create 12 single family lots ranging in size from 8,000 to 11,000 square feet in R-A (Rural Residential) zoning district. The project is located at 2600 Lester Road, Denair. This project is exempt from CEQA.
APN: 024-050-016
Staff Report: Karlha Arias Recommends **APPROVAL OF TIME EXTENSION TO AUGUST 3, 2009, ALONG WITH ADDITIONAL CONDITION OF APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Souza/Poore, Unanimous, 7-0, **APPROVED THE TIME EXTENSION TO AUGUST 3, 2009, AS OUTLINED IN THE MEMO DATED JUNE 5, 2008, ALONG WITH ADDITIONAL CONDITION OF APPROVAL:**

Prior to recording of the Parcel Map after April 30, 2009, a new will serve letter from Denair Community Services District shall be obtained to show water and sewer service is available to serve all parcels being created.

Item VII-B is withdrawn from the Consent Calendar and will have a full hearing.

- *C. **TENTATIVE PARCEL MAP APPLICATION NO. 2007-27 - VOSS** - This is a request to divide a 116.55 acre parcel into two (2) parcels, sized 50.69 and 65.86 acres, in the A-2-40 (General Agriculture) zoning district. The property is located at 6700 Blue Gum Road, on the east side of Mountain View Road, west of Charles Street, north of the City of Hughson. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 018-002-082
Staff Report: Rachel Wyse Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.

Public hearing closed.

Souza/Poore, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- *D. USE PERMIT APPLICATION NO. 2008-02 - G & G TRANSPORTATION - Requesting Indefinite Continuance.** This is a request to operate a truck parking/terminal, utilizing a Union Pacific Railroad spur, which exists on the property, to transport hydraulic/motor oil, diesel, bio-oil, base oil, and transmission fluid. The site is located within a Planned Development (P-D 81) zoning district, which allows truck terminals as a permitted use. The property is located on the east side of S. Faith Home Road, just north of W. Harding Road, southwest of the City of Turlock. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 044-011-008
Staff Report: Kristin Doud Recommends **INDEFINITE CONTINUANCE.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Souza/Poore, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND CONTINUED INDEFINITELY.**

NON-CONSENT ITEMS

Item VII-B was removed from the Consent Calendar and will have a full hearing.

- B. TENTATIVE PARCEL MAP APPLICATION NO. 2007-20 - VAN VLIET** - This is a request to divide a 352.68 acre parcel into eight (8) parcels ranging in size from 40.04 to 54.77 acres, in the A-2-40 (General Agriculture) zoning district. The property is located at 14000 Claribel Road, on the south side of Claribel Road, east of Ellenwood Road, in the Waterford area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 015-002-021
Staff Report: Rachel Wyse Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: Shelley Worsham, Foster Farms, 133 Swan Street, Livingston
FAVOR: Jake Van Vliet, 969 Springcreek Drive, Ripon
Public hearing closed.
Layman/Shores, Unanimous (7-0), **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 MAY 20, 2008

- A.** Adopted the County's Final Capital Improvement Plan for Fiscal Year 2007-2008 now that the Stanislaus County Planning Commission has found it in conformance with the County's General Plan.

BOARD OF SUPERVISORS ACTIONS OF MAY 27, 2008

- A. The Board did not meet on this date.

BOARD OF SUPERVISORS ACTIONS OF JUNE 3, 2008

- A. The Stanislaus Council of Governments presented the Board with a Regional Blue Print Plan Process Update.
- B. The Board recognized the accomplishments of the Crows Landing Steering Committee for fulfillment of its pre-development advisory purpose and formally dissolved the Committee.
- C. The Board authorized a Memorandum of Understanding with the California Department of Transportation to conduct Resolution of Necessity hearings to assist in acquiring property for State Route 219 Phase II Improvements and to provide appraisal packages for the acquisition of property on local segments of Carver Road and Tully Road.
- D. The Board authorized Stanislaus County to continue its participation with City of Turlock in a HOME Investment Partnership Consortium.

MISCELLANEOUS & ON THE HORIZON

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

June 19, 2008

1. One Use Permit Application
2. One Parcel Map Application
3. Time Extension for a Parcel Map
4. Update on El Rematito Marketplace
5. Change of Nuisance Abatement Hearing Board Members

July 3, 2008 - No meeting due to July 4 Holiday

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None.

XI. ADJOURNMENT

The meeting was adjourned at 6:45 p.m.



Angela Freitas, Senior Planner

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Director.)