

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 20, 2008

- I. **ROLL CALL:**
 - Meeting called to order at 6:00 p.m.
 - Present: Chair Marie Assali, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore, and Ray Souza
 - Absent: Annabel Gammon
 - Staff Present: Kirk Ford, Interim Director; Angela Freitas, Senior Planner; Javier Camarena, Assistant Planner; Kristin Doud, Assistant Planner; 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. October 16, 2008
Poore/Mataka, 5-0, **APPROVED**
Commissioner Souza abstained.
 - B. November 6, 2008
Mataka/Souza, 5-0, **APPROVED**
Commissioner Poore abstained.
- V. **CORRESPONDENCE** - None
- VI. **CONFLICT OF INTEREST**
 - A. Commissioner Assali will recuse herself from hearing Item VII-C, Use Permit Application No. 2008-16, Riddle Ranches.
- 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. USE PERMIT APPLICATION NO. 2008-09 - AT&T WIRELESS (STAR AVENUE) -**

This is a request to construct and operate a wireless collocation communication facility in the A-2-40 (General Agriculture) zoning district, on a 12.54 acre parcel. The proposal includes a 130' tall monopole, with an equipment building. The property is located at 11912 Star Avenue, adjacent to Reinway Avenue, within the Sphere of Influence of Waterford. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 080-002-021

Staff Report: Kristin Doud Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Poore/Layman, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

***B. PARCEL MAP APPLICATION NO. 2008-09 - MARING - STARK ROAD -**

This is a request: to subdivide three (3) existing parcels totaling 203.22 acres into three (3) parcels ranging from 47.53 to 70.48 acres in size, and a 28.62 acre remainder in the A-2-40 (General Agriculture) zoning district. The property is currently under a Williamson Act Contract. The project is located on the northeast corner of Stark and Needham Roads, in the Patterson area. The Planning Commission will consider a Negative Declaration on this project.

APN: 021-014-022 and 021-014-001

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

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Poore/Layman, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

6:05 p.m. - Chair Assali left the Chambers. Vice Chair Layman assumed the duties of the Chair.

C. USE PERMIT APPLICATION NO. 2008-16 - RIDDLE RANCHES -This is a request to expand an existing hulling operation by establishing a 19,800 square foot almond huller. The 37.63 acre property is located at 12013 El Pomar Road, in the A-2-40 (General Agriculture) zoning district, and within the Sphere of Influence of the City of Waterford. The Planning Commission will consider a Negative Declaration for this project.

APN: 015-009-003

Staff Report: Kristin Doud Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Lane Riddle, applicant; Bob Borchard, City Manager of Waterford

Public hearing closed.

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

6:14 p.m. - Chair Assali returned to the Chambers.

D. GENERAL PLAN AMENDMENT APPLICATION NO. 2008-05 - MINOR TEXT AMENDMENT TO ADD THE STANISLAUS COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN TO THE SAFETY ELEMENT OF THE GENERAL PLAN

- Overview: The purpose of this amendment is to incorporate language in the General Plan to comply with state law requiring that local jurisdictions include a local hazard mitigation plan as part of their Safety Element.

Staff Report: Kirk Ford Recommends **APPROVAL TO THE BOARD OF SUPERVISORS.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Layman/Poore, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, AND RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 11, 2008

A. The Board did not meet this date.

BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 18, 2008

A. Approved the amended FY 2007-2012 CDBG Consolidated Plan; approved the amended FY 2008-2009 Annual Action Plan; directed staff to forward the Consortium's Neighborhood Stabilization Program (NSP) to Housing and Urban Development (HUD) for a total of \$9,744,482 (Stanislaus County, Oakdale, Waterford, Ceres, Patterson, Newman).

MISCELLANEOUS & ON THE HORIZON

December 4, 2008

1. One Parcel Map Application
2. Time Extension for El Rematito Marketplace

December 18, 2008 - There will be no Planning Commission meeting

January 1, 2009 - New Years Holiday - There will be no Planning Commission meeting

Next Planning Commission meeting will be January 15, 2009.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:20 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 Department.)