

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 19, 2009

- I. ROLL CALL:** Meeting called to order at 6:01 p.m.
- Present: Chair Allen Layman, Marie Assali, Tom DeLaMare, Annabel Gammon, Arsenio Mataka, Michael Navarro, and Ray Souza
- Absent: Greg Pires and Jim Poore
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Kristin Doud, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Judy Lindsey, 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**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. February 5, 2009
DeLaMare/Gammon, 6-0, **APPROVED**
Commissioner Assali abstained.
- V. CORRESPONDENCE**
- Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Email received February 13, 2009, from Gordon Williams and Natalie Mattson, regarding Item VII-B, Use Permit Application No. 2008-03 - Delaney Aggregates
- B. Fax received February 19, 2009, from West Stanislaus County Fire Protection District, regarding Item VII-C, Crows Landing Air Facility Project Area, Revised Preliminary Plan and Report
- VI. CONFLICT OF INTEREST**
- A. None.

VII. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS** - No Consent Items

NON-CONSENT ITEMS

A. GENERAL PLAN AMENDMENT APPLICATION NO. 2007-08, REZONE APPLICATION NO. 2007-11, VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2007-32 - KIERNAN COURT OFFICE PARK - This is a request to amend the

General Plan and rezone from HCPD (Highway Commercial Planned Development) / A-2-40 (General Agriculture) to Planned Development and create three (3) parcels measuring 1.07, 1.01, and 0.98 acres from a 3.06-acre parcel. The project proposes development of a three (3) story, 69,531 square foot office building. The property is located at 5049 Kiernan Court, northeast of Kiernan Avenue, east of State Highway 99, in the Salida area. The Planning Commission will consider a Negative Declaration for this project.

APN:136-017-017

Staff Report: Rachel Wyse Recommends **APPROVAL**.

Report Presented by Bill Carlson.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Dennis Wilson, Horizon Consulting

Public hearing closed.

Assali/DeLaMare, Unanimous (7-0), **RECOMMEND FORWARDING TO THE BOARD OF SUPERVISORS, RECOMMENDING THE BOARD APPROVE THE REQUEST AS OUTLINED ON PAGES 7 & 8 OF THE STAFF REPORT AND ATTACHED DEVELOPMENT STANDARDS, ALONG WITH MODIFIED CONDITIONS OF APPROVAL:**

6. Street improvements, including but not limited to curb, gutter, sidewalk, drainage facilities, street light, and street pavement shall be constructed along the Kiernan Court frontage prior to the map being recorded **or improvements may be deferred with a Subdivision Improvement Agreement** or prior to the temporary or final occupancy of any building, whichever occurs first.
7. Prior to the map being record **or improvements may be deferred with a Subdivision Improvement Agreement** or prior to the issuance of a building permit, whichever occurs first, off site improvement plans for the Kiernan Court Frontage shall be approved by the Department of Public Works.

8. An Engineer's estimate shall be submitted for the improvement plans on the Kiernan Court frontage prior to the map being recorded **or improvements may be deferred with a Subdivision Improvement Agreement** or the issuance of a building permit, whichever occurs first.

- B. USE PERMIT APPLICATION NO. 2008-03 - DELANEY AGGREGATES** - This is a request to operate a gravel and sand extraction enterprise for Delaney Aggregates on an 80-acre portion of a 205-acre parcel enrolled under Williamson Act Contract and located within the A-2-40 (General Agriculture) zoning district. The property is located at Lake Road, approximately 1 mile southwest of the intersection of Lake Road and State Highway 132, just north of the Merced County line and northeast of Turlock Lake. The Planning Commission will consider a Mitigated Negative Declaration for this project.
APN:008-022-003
Staff Report: Kristin Doud Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: Roberta Crum, Lake Road; Cheryl Locke, 29637 Lake Road.
FAVOR: Matt Prasek, EnviroMINE, Inc, 3511 Camino Del Rio South, Ste 403, San Diego; George Morrow, 5119 Landrum Avenue, Atwater
Public hearing closed.
Navarro/Souza, 5-2 . (Mataka, Gammon), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT ON PAGES 9 THROUGH 11.**

7:32 p.m. - Recessed

7:40 p.m. - Reconvened

- C. CROWS LANDING AIR FACILITY PROJECT AREA, REVISED PRELIMINARY PLAN AND REPORT** - Consideration of revisions to the Preliminary Redevelopment Plan adopted by the Stanislaus County Redevelopment Agency in 2005, which established goals, objectives, and land uses for the 1,528-acre redevelopment project area at the former Crows Landing Air Facility located on the western side of Stanislaus County, northwest of the Fink Road/Hwy 33 intersection, south of the City of Patterson. Revisions would accommodate additional land uses, such as the rail/inland port facility, additional funding opportunities, and detail of the proposed general aviation airport. The original project area boundaries, as well as goals and objectives, would remain unchanged. Approval of the revisions will enable continuation of environmental review and the preparation of the final Redevelopment Plan.
APN: 027-003-074, 027-003-077, 027-003-076, 027-003-078, 027-003-080, 027-001-057, 027-001-059, 027-001-058, 027-003-075
Staff Report: Joshua Mann Recommends **APPROVAL**.
Lisa Harmon, Consultant with ESA Airports, presented the report.
Public hearing opened.

OPPOSITION: Bill Ross, attorney for West Stanislaus Fire Protection District, 400 Lambert Street, Palo Alto; Steve Pedrazzi, Chairman, West Stanislaus Fire Protection District; Rod Simpson, Manager of City of Patterson's Community Development Department

FAVOR: Keith Boggs, Stanislaus County Deputy CEO, project manager; Mike Lynch, representing West Park.

Public hearing closed.

Assali/Souza, Unanimous (7-0), **APPROVED THE REVISED PRELIMINARY REDEVELOPMENT PLAN AND DIRECTED STAFF TO TAKE THE PLAN AS APPROVED BY THE COMMISSION, TO THE REDEVELOPMENT AGENCY FOR CONSIDERATION AND APPROVAL.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. APPOINTMENT OF COMMISSIONERS TO THE GENERAL PLAN UPDATE COMMITTEE (Continued from February 5, 2009)

Commissioners Gammon and Layman were appointed to the General Plan Update Committee, with Commissioner Navarro appointed as Alternate.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 10, 2009

- A. There were no items related to Planning and Community Development, but the Board approved proceeding to the Design Phase and to initiate Environmental Review for siting for a new Animal Shelter at the Stanislaus County Public Safety Center at Crows Landing and Service Roads.

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 17, 2009

- A. There were no items related to Planning and Community Development, but the Board approved the Draft Airport Layout Plan and Narrative Report for Consideration in the Environmental Impact Report for the Proposed West Park Development, and Referred the plan to the County Airport Land Use Commission for its Review and Recommended Modification of the Existing Airport Land Use Compatibility Plan. This item will come before the Airport Land Use Commission on March 5.

MISCELLANEOUS & ON THE HORIZON

March 5, 2009

1. Crows Landing Air Facility - Draft Airport Layout Plan and Narrative Report and Draft Land Use Compatibility Plan
2. General Plan Amendment, Rezone, Parcel Map, and Williamson Act Cancellation for Sun Dried Products in the Vernalis Area.

March 19, 2009

1. Use Permit Application No. 2008-10 - Turlock Golf Center
2. Parcel Map Application No. 2006-45 - Lemos Family Land Division

Friday, February 27, the Workshop on Agricultural Land Preservation to be held at the Agricultural Center on Cornucopia Way beginning at 9 a.m. A draft Agenda and Registration Form has been provided to Commissioners. Commissioners Gammon, Mataka, Poore, and Layman are registered to attend.

Director Ford reported to the Commission that Vesting Tentative Subdivision Map Application No. 2006-06, and Exception No. 2008-02 - Knights Ferry Overlook, which was denied at the last Planning Commission meeting, has been appealed to the Board of Supervisors, and will be held on March 24, 2009.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

A. None.

XI. ADJOURNMENT

The meeting was adjourned at 8:48 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.)