

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

March 5, 2009

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Allen Layman, Marie Assali, Tom DeLaMare, Annabel Gammon, Arsenio Mataka, Michael Navarro, Greg Pires, and Jim Poore  
  
Absent: Ray Souza  
  
Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Joshua Mann, Associate Planner; Thomas E. Boze, Deputy County Counsel; Eva Rosa, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** - No one spoke

IV. **APPROVAL OF MINUTES**

- A. February 19, 2009  
Assali/DeLaMare, 6-0, **APPROVED**  
Commissioners Pires and Poore abstained

V. **CORRESPONDENCE** - None

VI. **CONFLICT OF INTEREST** - 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**

- \*A. **GENERAL PLAN AMENDMENT APPLICATION NO. 2007-04, REZONE APPLICATION NO. 2007-04, TENTATIVE PARCEL MAP APPLICATION NO. 2008-11, AND WILLIAMSON ACT CANCELLATION APPLICATION NO. 2007-03 - SUN DRY PRODUCTS / JIM DAVIS** - This is a request to amend the General Plan and rezone 114.8 acres of a 200± acre parcel from Agriculture/A-2-40 (General Agriculture) to P-D (Planned Development) to allow the continued operation of the reclamation and recycling of agricultural products and add an industrial hauler, processing of commercial feed products and construction debris (such as pallets,

and sulfur and gypsum wall board). A parcel map is being requested to subdivide the total 200± acre parcel into four parcels (63.69, 51.11, 42.87, and 42 acres respectively). The two larger parcels require a Williamson Act Cancellation. The two proposed smaller parcels will continue in agricultural uses. The project is located at 3401 Gaffery Road, on the north side of Gaffery Road, east of Koster Road, adjacent to the Delta Mendota Canal, in the Westley area. The project is also located in San Joaquin County, which splits the property, leaving a small amount in San Joaquin County. The Planning Commission will consider a Mitigated Negative Declaration on this project.

APN: 016-003-009 (San Joaquin County APN: 265-001-009)

***Requesting Continuation to March 19, 2009***

Staff Report: Sean Purciel Recommends **CONTINUANCE TO MARCH 19, 2009.**

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** No one spoke.

Public hearing closed.

Poore/Pires, Unanimous (8-0), **CONTINUED TO MARCH 19, 2009.**

**NON-CONSENT ITEMS** - No Items

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

IX. **REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 24, 2009**

A. The Board did not meet on this date.

**BOARD OF SUPERVISORS ACTIONS OF MARCH 3, 2009**

A. The Board set a Public Hearing on March 24, 2009, at 9:15 a.m., to consider an appeal of the Planning Commission's denial of Vesting Tentative Subdivision Map Application No. 2006-06 and Exception Application No. 2008-02 - Knights Ferry Overlook.

B. The Board approved the Fiscal Year 2009-2010 Draft Annual Action Plan, that includes the \$1,921,592 Community Development Block Grant (CDBG) Award; and \$109,694 Emergency Shelter Grant (ESG) Award; for a total of \$2,031,286 for Fiscal Year 2009-2010, and opened the 30-day public comment period; and set a Public Hearing for April 14, 2009, at 9:15 a.m. to close the public comment period.

**MISCELLANEOUS & ON THE HORIZON**

March 19, 2009

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

3. General Plan Amendment Application No. 2007-04, Rezone Application No. 2007-04, Parcel Map Application No, 2008-11, and Williamson Act Cancellation No. 2007-03 - Sun Dry Products / Jim Davis, which was continued from your February 19<sup>th</sup> meeting.

April 2, 2009

1. Use Permit Application No. 2008-25 - Verizon Wireless - Santa Fe Cell Tower
2. Time Extension for Vesting Tentative Map No. 2005-06 - Wenstrand Ranch
3. Airport Land Use Commission Meeting

The Department received an appeal of the Planning Commission's decision of approval for the Delaney Aggregates Mining Use Permit in the La Grange area. We anticipate bringing that appeal to the Board of Supervisors in late March.

Because of a technical glitch in the notification process for the Airport Land Use Commission meeting tonight, we will be canceling that meeting. We will be sending out new notifications next week and expect to have that scheduled for April 2<sup>nd</sup>.

Director Ford announced that this will be the last meeting for Commissioner Mataka, as he is moving out of the area. He thanked him for his hard work while on the Commission.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

- A. Chair Layman extended his thanks for 3 years of service to the Commission to Commissioner Mataka, and wished him the best of luck.
- B. Commissioner Mataka thanked Director Ford and staff for the tremendous job and assisting him with questions.

**XI. ADJOURNMENT**

The meeting was adjourned at 6:08 p.m.

  
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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.)