

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 16, 2009

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Allen Layman, Marie Assali, Tom DeLaMare, Greg Pires, Jim Poore, and John Ramos
- Absent: Annabel Gammon, Michael Navarro, and Ray Souza
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Sean Purciel, Associate Planner; Thomas E. Boze, Deputy County Counsel; Judy Lindsay, 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** - No one spoke.
- IV. **APPROVAL OF MINUTES**
- A. July 2, 2009
DeLaMare/Poore, 6-0, **APPROVED**
- V. **CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Memo dated July 16, 2009, from Department of Planning and Community Development, requesting Condition of Approval No. 24 be deleted from Item VII-A, Tentative Parcel Map Application No. 2008-16 - Hayes Ranch.
- VI. **CONFLICT OF INTEREST** - No conflicts.
- 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. **TENTATIVE PARCEL MAP APPLICATION NO. 2008-16 - HAYES RANCH** - This is a request to divide a 583± acre parcel into ten 40+ acre parcels, in the A-2-40 (General Agriculture) zoning district. The project is located at 15201 and 15337 Tim

Bell Road, in the Waterford area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 015-015-063 & 015-002-011

Staff Report: Sean Purciel Recommends **APPROVAL, ALONG WITH DELETING CONDITION OF APPROVAL NO. 24.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Assali/DeLaMare, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH DELETING CONDITION OF APPROVAL NO. 24.**

***B. USE PERMIT APPLICATION NO. 2009-04 - GATEWAY COMMUNITY CHURCH - Requesting Indefinite Continuance.**

This is a request to expand an existing church site and construct a 31,582 square foot church on approximately 2.7 acres in the R-A (Rural Residential) zoning district. The project is located at 3440 Lester Road, in the Denair area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 024-033-022 & 024-033-002

Staff Report: Rachel Wyse Recommends **CONTINUING PROJECT INDEFINITELY.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Assali/DeLaMare, Unanimous (6-0), **CONTINUED INDEFINITELY.**

NON-CONSENT ITEMS

C. TENTATIVE PARCEL MAP APPLICATION NO. 2008-12, EXCEPTION NO. 2008-03 - MARK LAYTON

This is a request to divide a 7.9-acre parcel into a 1.5-acre parcel with a 6.4-acre remainder in the R-A (Rural Residential) zoning district. An Exception to allow access without fronting on a county-maintained road is also required. The applicant has waived the right to construct a second unit on both parcels until a Specific Plan or an Environmental Impact Report is approved. The project is located north of Dixon Road, east of Atlas Road, 10000 Atlas Road, in the east Oakdale area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 010-021-084

Staff Report: Sean Purciel Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

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

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF JULY 7, 2009

- A. The Board did not meet this date.

BOARD OF SUPERVISORS ACTIONS OF JULY 14, 2009

- A. The Board approved an easement proposal to the California Department of Conservation California Farmland Conservancy Program for the Ulm Farm Conservation Easement; and certified that the easement proposal meets the eligibility criteria set forth in California Public Resources Code 10251. This property consists of approximately 159 acres and is located on the southeast corner of Texas Avenue and State Highway 132 (Maze Blvd.)

MISCELLANEOUS & ON THE HORIZON

August 6, 2009

1. Two Use Permits

August 20, 2009

1. A Parcel Map with an Exception
2. A Use Permit
3. General Plan Consistency Finding for the 2009-2010 Capital Improvement Plan

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. None.

XI. ADJOURNMENT

The meeting was adjourned at 6:15 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.)