

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 6, 2009

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Allen Layman, Tom DeLaMare, Annabel Gammon, Michael Navarro, Greg Pires, Jim Poore, and John Ramos
- Absent: Marie Assali and Ray Souza
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Joshua Mann, Associate Planner; Kristin Doud, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Judy Lindsay, Senior Engineering Tech, Public Works; Kit McClurg, 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 16, 2009
Poore/DeLaMare, 5-0, **APPROVED**
Commissioners Gammon and Navarro abstained.
- V. **CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Faxed letter received August 6, 2009 from Robert Martelli regarding Item VII-*A. - Use Permit Application No. 2009-07 - Farinha Ag Storage
- VI. **CONFLICT OF INTEREST**
- A. Commissioner Layman has a conflict with Item VII-B, Use Permit Application No. 2009-03 - Caloy Company, and will step down during this hearing.
- 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. USE PERMIT APPLICATION NO. 2009-07 - FARINHA AG STORAGE** - This is a request to utilize an existing 16,500± square foot storage building for the storage, sorting, sizing and packaging of almonds on a 40.80± acre parcel, in the A-2-40 (General Agriculture) zoning district, enrolled under Williamson Act Contract No. 72-0914. Also included is a 6,000± square foot "roof-only" building for storage of equipment/almonds. No processing of the almonds will occur on-site. The property is located at 3443 Montpelier Road, east of Hickman Road and north of Keyes Road, in the Hickman/Denair area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 019-030-020
Staff Report: Joshua Mann Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Ramos/Pires, Unanimous, 7-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

6:05 p.m. - Commissioner Layman left the Chambers, and Commissioner Navarro assumed Chair responsibilities.

- B. USE PERMIT APPLICATION NO. 2009-03 - CALOY COMPANY** - This is a request to expand an existing nut oil processing facility located on a 5.3-acre parcel within the P-D (312) zoning designation. The property is located at 5425 Montpelier Road, southeast of E. Keyes Road, east of Denair. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 019-041-027
Staff Report: Kristin Doud Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Helen Jobe, representing applicant.
Public hearing closed.
Poore/DeLaMare, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

6:12 p.m. - Commissioner Layman returned to the Chambers.

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

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF JULY 21, 2009

- A. Set a public hearing on August 11, 2009, at 9:15 a.m., to consider the Planning Commission's recommendation of approval for General Plan Amendment

Application No. 2008-06, Rezone Application No. 2008-06, Use Permit Application No. 2008-27 and Vesting Tentative Parcel Map Application No. 2008-15 - O'Brien Veterinary Hospital.

- B. Adopted the plans and specifications for the Empire Improvement Project Phase 1A (Storm Drain Improvements) and authorized staff to publish the request for bids.

BOARD OF SUPERVISORS ACTIONS OF JULY 28, 2009

- A. The Board did not meet this date.

BOARD OF SUPERVISORS ACTIONS OF AUGUST 4, 2009

- A. Approved Matters Related to the Construction of a New Animal Services Facility, for the Siting of the New Facility at the Stanislaus County Public Safety Center at Crows Landing Road and Cornucopia Way.
- B. Approved a Finding that the City of Patterson's Sphere of Influence Expansion is Logical and Orderly for a business park development on the southeast side of the City, and for expansion and annexation of the City's wastewater treatment plant.

MISCELLANEOUS & ON THE HORIZON

August 20, 2009

1. Parcel Map with an Exception
2. Use Permit

September 3, 2009

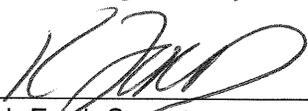
1. Time Extension Request for a GPA and Rezone
2. Tentative Subdivision Map Application
3. General Plan Consistency Finding for the 2009-2010 Capital Improvement Plan

Director Ford informed the Commission that landscaping is being installed at El Rematito Marketplace and he expects to sign off on the project this month.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None.

XI. ADJOURNMENT

The meeting was adjourned at 6:14 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.)