

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 1, 2009

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Allen Layman, Marie Assali, Tom DeLaMare, Michael Navarro, Greg Pires, Jim Poore, John Ramos, and Ray Souza
- Absent: Annabel Gammon
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, 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. September 17, 2009
Assali/Poore, 6-0, **APPROVED**
Commissioners Navarro and Pires abstained.

V. **CORRESPONDENCE** - No correspondence.

VI. **CONFLICT OF INTEREST** - No Conflict of Interest.

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. **USE PERMIT APPLICATION NO. 2008-21 - W-D SWINE FARM RELOCATION** - Request to establish a swine farm with 106 mature hogs and 205 young hogs on a 9.71-acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 3931 W. Simmons Road, between S. Washington and S. Tegner Roads, in the Turlock area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 044-013-012
Staff Report: Rachel Wyse Recommends **APPROVAL**. Report Presented by Angela Freitas.

Public hearing opened.

OPPOSITION: Jose Cordeiro, 3642 W. Linwood, Turlock; Elvita Escobar, 3928 W. Linwood, Turlock

FAVOR: John Mendes, 7142 Edsel Lane, Modesto; Ryan Watje, 2116 Shaddox Ave., Modesto; Dave Avila, Western Dairy Design; Ken Watje, 3931 W. Simmons Road, Turlock

Public hearing closed.

Souza/Assali, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND APPROVED USE PERMIT NO. 2008-21 - W-D SWINE FARM RELOCATION.**

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

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF SEPTEMBER 22, 2009

- A. Adopted of the Fiscal Year 2008-2009 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) Programs.

BOARD OF SUPERVISORS ACTIONS OF SEPTEMBER 29, 2009

- A. Sitting as the Redevelopment Agency, the Board
1. Granted the Monterey Park Tract Community Services District \$40,000 in Match Funds for a \$200,000 Safe Drinking Water State Revolving Fund Project Grant to Conduct a Planning Study to Evaluate the Feasibility of Alternative Water Sources and to Authorize Transfer of an Agency-Owned Parcel for Use as a Well Site; and
 2. Adopted the Proposed Budget Fiscal Year 2009-2010 of \$5.4 Million including a \$2.8 million take from the State of California.
- B. The Board was going to discuss policy ramifications regarding the State withholding Williamson Act subvention funds this year and also take action to begin a non-renewal process on parcels less than 10-acres, but pulled those items from the agenda to be heard at a later time.

MISCELLANEOUS & ON THE HORIZON

October 15, 2009

1. Use Permit and Parcel Map for a Nut Processing Facility in the Waterford area.
2. Modification of Condition of Approval No. 9 for UP 2007-08 - Denair Community Services District Corporate Yard.

November 5, 2009

1. A Use Permit for a garage and storage room addition in Denair.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None.

XI. ADJOURNMENT

The meeting was adjourned at 7:00 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.)