

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

March 4, 2010

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Michael Navarro, Annabel Gammon, Allen Layman, Tom DeLaMare, Greg Pires, Jim Poore, and John Ramos
- Absent: Marie Assali
- Staff Present: Kirk Ford, Director; Bill Carlson, Senior Planner; Javier Camarena, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** - No one spoke.
- IV. APPROVAL OF MINUTES**
- A. February 18, 2010  
Poore/Ramos, 5-0, **APPROVED**  
Commissioners Layman and DeLaMare abstained.
- V. CORRESPONDENCE**  
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Letter dated June 30, 2009 from the City of Modesto regarding Item VII-A - Use Permit Application No. 2009-10 - Catholic Cemetery Dakota Avenue.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Ramos knows Tom Terpstra, Item VII-A - Use Permit Application No. 2009-10 - Catholic Cemetery Dakota Avenue, but this will not cause a conflict.
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Navarro informed the public there were no consent items.
- \*CONSENT ITEMS** - No Consent Items

**NON-CONSENT ITEMS**

- A. USE PERMIT APPLICATION NO. 2009-10 - CATHOLIC CEMETERY DAKOTA AVENUE - *Continued from January 21, 2010.*** Request to develop a cemetery in four (4) phases on a 25.33-acre parcel in the A-2-40 (General Agriculture) zoning district. Each phase will take approximately 20 years to reach capacity. The project site is located east of Dakota Avenue, west of Highway 99, north of Beckwith Road, in the Modesto area. The Planning Commission will consider a CEQA Negative Declaration for this project.  
APN: 076-032-011  
Staff Report: Javier Camarena Recommends **DENIAL**.  
Public hearing opened.  
**FAVOR:** Trevor Smith, InSite Environmental, 6653 Embarcadero Drive, Suite Q, Stockton, CA 95219; Monsignor Richard Lyon **Ryan**, Vicar General, Catholic Diocese, P.O. Box 1137, Stockton, CA 95201; Bishop Steven Blair, Catholic Diocese, P.O. Box 1137, Stockton, CA 95201; Tanjore Splan, 1616 Newhampton Way, Modesto, CA 95355; Ed Dyrda, Holy Family Catholic Church, 1224 Kiernan Road, Modesto, CA 95356; Ramon Bejarano, St. Stanislaus Catholic Church, 709 J Street, Modesto, CA 95354; Tom Burn; Juan Serna, Holy Family Catholic Church, 1224 Kiernan Road, Modesto, CA 95356  
**OPPOSITION:** Dennis Wilson, Horizon Consulting, on behalf of the Ciccarelli family, P.O. Box 1448, Modesto, CA 95353; Patrick Kelly, Planning Manager, City of Modesto, P.O. Box 642, Modesto, CA 95353  
Public hearing closed.  
Layman/Pires, 5-2 (Ramos, Poore), **BASED ON THE INABILITY TO MAKE THE NECESSARY FINDINGS TO APPROVE THE USE PERMIT, DENIED USE PERMIT APPLICATION NO. 2009-10 - CATHOLIC CEMETERY DAKOTA AVENUE.**

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

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 23, 2010**

- A. The Board did not meet on this date.

**BOARD OF SUPERVISORS ACTIONS OF MARCH 2, 2010**

- A. Accepted the Resignation of Ted Reimers from the Stanislaus County Planning Commission.
- B. Authorized Recording of a Certificate of Cancellation of a 114.8 Acre Portion of Williamson Act Contract No. 1975-1888 - Sun Dry Products - This was part of a larger General Plan Amendment/Rezone project for the Sun Dry facility out on Gaffery Road near the San Joaquin County Line.

- C. Approved the Mid-Year Financial Report for Fiscal Year (FY) 2009-2010 and heard a discussion about the state of the County Budget for FY 2010-2011.

**MISCELLANEOUS & ON THE HORIZON**

March 18, 2010

1. Housing Element General Plan Amendment
2. Two Parcel Maps
3. One Rezone
4. Two Use Permits

April 1, 2010

1. One Parcel Map with an Exception
2. Two Use Permits

April 15, 2010

No items at this point - we may cancel or set up a workshop. If Commissioners are interested in a workshop or have suggestions for topics for a workshop let us know.

X. **ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN** - None.

XI. **ADJOURNMENT**

The meeting was adjourned at 7:32 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.)