

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 1, 2010

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Annabel Gammon, Marie Assali, Steven Boyd, Tom DeLaMare, Allen Layman, Jim Poore, and John Ramos
- Absent: Michael Navarro, Greg Pires
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Crystal D. Rein, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** - No one spoke.
- IV. APPROVAL OF MINUTES**
- A. June 3, 2010
Poore/DeLaMare, 3-0, **APPROVED**
Commissioners Assali, Boyd, Layman, and Ramos abstained.
- V. CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Farmland Working Group Newsletter - Spring 2010
- B. Faxed letter dated June 27, 2010, regarding Item VII-A - Use Permit Application No. 2010-05 - DeMartini Walnut Huller/Dryer.
- C. Letter dated June 27, 2010, regarding Item VII-A - Use Permit Application No. 2010-05 - DeMartini Walnut Huller/Dryer.
- VI. CONFLICT OF INTEREST** - None
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Gammon informed the public there were no consent items.
- * CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. 2010-05 - DEMARTINI WALNUT HULLER/DRYER** - Request to establish a new walnut huller and dryer on a 262± acre parcel in the A-2-40 (General Agriculture) zoning district. The hours of operation are seasonal from 6:00 a.m. to 12:00 a.m., seven days a week, September through October. The property is located at 5101 W. Service Road, west of Jennings Road, in the Modesto area. The Planning Commission will consider a CEQA Negative Declaration.
APN: 017-045-012
Staff Report: Carole Maben Recommends **APPROVAL**.
Report presented by: Bill Carlson
Public hearing opened.
OPPOSITION: John Sol, 4754 W. Service Road, Modesto
FAVOR: Jim DeMartini, 5013 Jennings Road, Modesto
Public hearing closed.
Assali/Ramos, Unanimous (7-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. PROPOSED SCHOOL SITE ACQUISITION BY SHILOH SCHOOL DISTRICT FOR A PROPOSED ELEMENTARY SCHOOL EXPANSION** - Proposal to acquire approximately 4 acres adjacent to and east of the existing Shiloh Elementary School in the A-2-40 (General Agriculture) zoning district. The property is located on Paradise Road in the Modesto area. The Planning Commission will determine the site's consistency with the County's General Plan.
APN: 017-004-007
Report Presented By Bill Carlson, Senior Planner
PUBLIC COMMENT: No one spoke
First vote: Ramos/DeLaMare, 3-4 (Gammon, Assali, Boyd, Poore) find the project consistent with the County General Plan.
Final vote: Poore/Assali, 5-2 (Ramos, Layman), find the project inconsistent with the County General Plan.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF JUNE 8, 2010

- A. The Board approved the establishment of new fees and the amendment of existing fees for Planning Services and Building Permits.
- B. The Board voted to refer Ordinance Amendment No. 2009-01, Relating to Truck Parking in the Agricultural Zone back to the AdHoc Committee, General Plan Update Committee, and Planning Commission to research alternatives with the request that Code Enforcement continue to suspend enforcement until this issue is resolved.

- C. The Board approved the Recommended Proposed Budget for Fiscal Year 2010-2011, including a 9% reduction in General Fund allocations, which resulted in the loss of one (1) filled position in the Department of Planning and Community Development.

As part of the Budget adoption, the Board also approved a mandatory 5% decrease in salaries for all County employees and an associated furlough program. As part of the furlough program, the Board has closed selected County Offices (including the 1010 10th Street building) on 10 specific days.

BOARD OF SUPERVISORS ACTIONS OF JUNE 15, 2010

The Board did not meet on this date.

BOARD OF SUPERVISORS ACTIONS OF JUNE 22, 2010

- A. The Board approved the Department of Planning and Community Development's request to Submit and, if Awarded, Accept a \$1,000,000 Grant Application to the California State Department of Housing and Community Development (HCD) Under the CalHome Program to Supplement the Stanislaus County First Time Home Buyer Program.
- B. The Board authorized the Department of Planning and Community Development to Negotiate and Enter into an Agreement to Provide Building Inspection and Plan Check Services to the City of Oakdale Effective July 1, 2010.

BOARD OF SUPERVISORS ACTIONS OF JUNE 29, 2010

There were no items related to Planning and Community Development on this date.

MISCELLANEOUS & ON THE HORIZON

Meetings for July 15 and August 5, 2010 are canceled.

August 19, 2010

A Use Permit application requesting to establish a private dryer/huller in the Waterford area.
May have Use Permit related to biomass in Beard Industrial District.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 6:52 p.m.

Signature on file
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.)