

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 19, 2010

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Michael Navarro, Annabel Gammon, Marie Assali, Steven Boyd, Tom DeLaMare, Allen Layman, Greg Pires, Jim Poore, and John Ramos
- Absent: None
- 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; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Tim Fedorchak, Manager IV, Chief Executive Office; Crystal D. Rein, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** - No one spoke
- IV. APPROVAL OF MINUTES**
- A. July 1, 2010
DeLaMare/Assali, 7-0, **APPROVED**
Commissioners Navarro and Pires abstained.
- V. CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. City of Clovis Valley Land Use Conference flier.
- B. San Joaquin Valley Regional Planning Agencies' Fall Policy Conference event schedule.
- VI. CONFLICT OF INTEREST** - None
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Navarro informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

*** CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2010-08 - RAMOS HULLER** - Request to operate a walnut huller/dryer on a 40' X 60' cement slab on a 51± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 14433 Claribel Road, between Ellenwood and Tim Bell Roads, in the Oakdale area. The Planning Commission will consider a CEQA Negative Declaration for this project.
APN: 010-078-003
Staff Report: Javier Camarena Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Poore/Pires, Unanimous (9-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. GENERAL PLAN AMENDMENT APPLICATION NO. 2010-03 – NORTH COUNTY TRANSPORTATION CORRIDOR** - Request to amend the text of the Circulation Element of the Stanislaus County General Plan to reflect adoption of the State Route 108 East corridor approved by the California Transportation Commission (CTC) on May 20, 2010, and to include a map of the adopted corridor. The adopted corridor is approximately 2,000 feet wide and extends from the intersection of SR 219 (Kiernan Avenue) to a location on State Route 108/120 approximately six miles east of the City of Oakdale. This project is considered Exempt from the California Environmental Quality Act (CEQA).
APN: Countywide
Staff Report: Angela Freitas Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Assali/Ramos, 8-1 (Poore), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Consideration of the Consistency of the Stanislaus County Preliminary Capital Improvement Plan for Fiscal Year 2010-2011 with the Stanislaus County General Plan.
Gammon/Layman, Unanimous (9-0), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS.**

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF JULY 13, 2010

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

BOARD OF SUPERVISORS ACTIONS OF JULY 20, 2010

- A. Approved the 2010-2011 Proposed Capital Improvement Plan Project List
- B. Set a Public Hearing for August 17, 2010 at 6:35 p.m. to Consider Planning Commission's Recommendation for Approval of Community Plan Amendment No. 2009-01 and Rezone Application No. 2009-01, Pelandale Commercial
- C. Approved Proceeding with Initial Steps Regarding Regionalization of Services for Building Permits Inspection and Plan Check Services in Cooperation with the City of Modesto

BOARD OF SUPERVISORS ACTIONS OF JULY 27, 2010

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

BOARD OF SUPERVISORS ACTIONS OF AUGUST 3, 2010

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

BOARD OF SUPERVISORS ACTIONS OF AUGUST 10, 2010

The Board did not meet on this date.

BOARD OF SUPERVISORS ACTIONS OF AUGUST 17, 2010

- A. Approved Community Plan Amendment Application No. 2009-01, Rezone Application No. 2009-01 - Pelandale Commercial

MISCELLANEOUS & ON THE HORIZON

September 2, 2010

Three Use Permit applications.

The September 16, 2010, Planning Commission meeting is canceled.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None.

XI. ADJOURNMENT

The meeting was adjourned at 6:58 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.)