

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

December 16, 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, Jim Poore, and John Ramos
- Absent: Allen Layman, Greg Pires
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Joshua Mann, Associate Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Tod Woodward, Code Enforcement Unit Manager, Department of Environmental Resources; Vicki Jones, Senior Resource Management Specialist, Department of Environmental Resources; 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. November 18, 2010  
DeLaMare/Assali, 7-0 (Unanimous), **APPROVED**
- V. CORRESPONDENCE**  
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. 34<sup>th</sup> Annual Stanislaus County Planning Commissioners Workshop flier
- B. Farmland Working Group Newsletter, Winter 2010
- C. Letter from Don Miller regarding item VII-A - Use Permit Application No. 2010-06 - Central Valley Ag Grinding.
- D. Memo from the Department of Planning and Community Development regarding item VII-A - Use Permit Application No. 2010-06 - Central Valley Ag Grinding.
- E. Correspondence from Petrulakis Jensen & Friedrich, LLP regarding item VII-A - Use Permit Application No. 2010-06 - Central Valley Ag Grinding.

**VI. CONFLICT OF INTEREST - None**

**VII. PUBLIC HEARINGS ( \* - Consent Items )**

Commissioner Navarro informed the public there were no consent items.

**\* CONSENT ITEMS - None**

**NON-CONSENT ITEMS**

**A. USE PERMIT APPLICATION NO. 2010-06 - CENTRAL VALLEY AG GRINDING -**

***Continued from November 18, 2010.*** Request to allow an existing Agricultural Products grinding business to expand on-site activities on a 70± acre parcel (under Williamson Act Contract No. 73-1408), in the A-2-40 (General Agriculture) zoning district, at 5507 Langworth Road, north of Claribel Road and south of Patterson Road, in the Riverbank/Oakdale area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 062-029-001

Staff Report: Joshua Mann Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** Steve Andrade, 5931 Claribel Road; Roland Enz, 5115 Claribel Road; Larry Nydhal, 5936 Claribel Road

**FAVOR:** David Ramsey, 5407 Claribel Road; David Avila, 8651 Crane Road; Carrie Rasmussen, Petrulakis Jensen & Friedrich, LLP; David Avila, 8651 Crane Road

7:20 p.m. - Recessed

7:25 p.m. - Reconvened

**FAVOR:** Carrie Rasmussen, Petrulakis Jensen & Friedrich, LLP; Mike Barry, Central Valley Ag Grinding; Carrie Rasmussen, Petrulakis Jensen & Friedrich, LLP; Mike Barry, Central Valley Ag Grinding; Carrie Rasmussen, Petrulakis Jensen & Friedrich, LLP; Mike Barry, Central Valley Ag Grinding

Public hearing closed.

Ramos/Boyd, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING ADDED CONDITION OF APPROVAL NO. 34 AS FOLLOWS:**

**City of Riverbank**

**34. During the operation of use, the applicant shall instruct drivers with a Class "A" California Drivers License to avoid City of Riverbank streets. First Street is a city maintained street and, as such, freight trucks from this use are precluded from utilizing the First Street Bridge in the City of Riverbank.**

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A. Assignment of Nuisance Abatement Hearing Board Members, presented by Todd Woodward, Code Enforcement Manager.

Appointed to Nuisance Abatement Hearing Board: Commissioners Pires (Chair), Boyd (Member), and Navarro (Alternate).

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 30, 2010**

- A. Set a Public Hearing for December 21, 2010, at 6:40 p.m., to Consider Planning Commission's Recommendation for Denial of General Plan Amendment No. 2010-02, Rezone Application No. 2010-02, and Vesting Tentative Subdivision Map, 2010-01, Del Rio Villas

**BOARD OF SUPERVISORS ACTIONS OF DECEMBER 7, 2010**

- A. Set a Public Hearing for December 21, 2010, at 6:35 p.m., to Consider the Planning Commission's Recommendation for Approval of General Plan Amendment No. 2010-01 and Rezone Application No. 2010-01, El Rematito Marketplace

**BOARD OF SUPERVISORS ACTIONS OF DECEMBER 14, 2010**

- A. Approved 482 acres of new Williamson Act Contracts for 2011 all subject to SB 863.  
B. Approved a Minor Lot Line Adjustment located on Eleanor Avenue in the Oakdale Area involving a rescission and simultaneous re-entry into the Williamson Act.

**MISCELLANEOUS & ON THE HORIZON**

The January 6, 2011 Planning Commission meeting is canceled.

January 20, 2011

1. One Use Permit for a solar farm on Fink Road.

The Farmland Working Group Newsletter includes a small article on the November 29, 2010, 5<sup>th</sup> District Court of Appeals decision to uphold Stanislaus County's farmland mitigation program.

Director Ford thanked Commissioners DeLaMare, Poore, and Assali for their years of service.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

- A. Chair Navarro thanked the departing commissioners for their years of service.

Stanislaus County Planning Commission  
Minutes  
December 16, 2010  
Page 4

**XI. ADJOURNMENT**

The meeting was adjourned at 8:10 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.)

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