

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 17, 2011

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Annabel Gammon, Steven Boyd, Robert Crabtree, Allen Layman, Michael Navarro, and Ron Peterson
- Absent: Greg Pires, John Ramos
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Rachel Wyse, 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. December 16, 2010
Boyd/Navarro, 3-0, **APPROVED**
Commissioners Layman, Crabtree, and Peterson abstained.
- B. February 17, 2011
Peterson/Crabtree, 3-0, **APPROVED**
Commissioners Gammon, Boyd, and Layman abstained.
- V. CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Historic Preservation Conference Flier
- B. Memo dated March 17, 2011, from the Department of Planning and Community Development regarding item VII-C - Use Permit Application No. 2010-10 - Martella - Growers Direct Nut Company, Inc.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Layman will recuse himself from item VII-C - Use Permit Application No. 2010-10 - Martella - Growers Direct Nut Company, Inc.

- B. Commissioner Crabtree has a minor conflict with items VII-A - Interim Management Plan for Use Permit No. 87-42 - M.J. Ruddy & Sons and VII-B - Interim Management Plan for Use Permit No. 78-76 - Ruddy & Son, Inc. but per Counsel he does not need to recuse himself.
- C. Commissioner Gammon knows Ron Martella, but this will not affect her vote.

VII. PUBLIC HEARINGS (* - Consent Items)

Commissioner Gammon informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

*** CONSENT ITEMS**

- *A. **INTERIM MANAGEMENT PLAN FOR USE PERMIT NO. 87-42 - M.J. RUDDY & SONS** - This is a request to allow an Interim Management Plan to remain in effect for up to five (5) years, beginning on March 17, 2011, and ending on March 17, 2016. UP 87-42 was approved to allow additional excavation of sand and gravel on nine (9) parcels with a combined acreage of 1,255± acres in the A-2-40 (General Agriculture) zoning district. The project sites are located on the south side of Yosemite Boulevard (Hwy 132) between Reservoir and Dienstag Roads, in the Waterford area. This project is exempt from CEQA.
APN: 008-005-010; 008-006-004 & 005; 008-009-019; 008-010-024, 026, 034, 035, & 038
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Boyd, 6-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**
- *B. **INTERIM MANAGEMENT PLAN FOR USE PERMIT NO. 78-76 - RUDDY & SON, INC.** - This is a request to allow an Interim Management Plan to remain in effect for up to five (5) years, beginning on March 17, 2011, and ending on March 17, 2016. UP 78-76 was approved to allow the excavation of sand and gravel on 425± acres in the A-2-40 (General Agriculture) zoning district. The project site is located on the south side of Yosemite Boulevard (Hwy 132), east of Roberts Ferry Road, in the Waterford area. This project is exempt from CEQA.
APN: 008-012-001
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Boyd, 6-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS

Commissioner Layman left the Chambers

- C. USE PERMIT APPLICATION NO. 2010-10 - MARTELLA - GROWERS DIRECT NUT COMPANY, INC.** - This is a request to expand an existing walnut shelling, processing, and storage facility by adding a total of 52,210 square feet of processing and storage buildings, offices, and a truck scale on 10.44 acres in the A-2-40 (General Agriculture) zoning district. The new office will replace the four modular buildings currently on site. The property is located at 2288 Geer Road, north of E. Whitmore Avenue, in the Hughson area. A CEQA Negative Declaration will be considered.
APN: 018-010-026
Staff Report: Carole Maben Recommends **APPROVAL**.
Staff Report Presented By: Bill Carlson
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Jim Freitas, Associated Engineering
Public hearing closed.
Peterson/Boyd, 5-0, **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

Commissioner Layman returned to the chambers.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF MARCH 1, 2011

- A. Approved a minor Lot Line Adjustment with rescission and re-entry of two Williamson Act Contracts on Sonora Road, in the Knights Ferry Area,
B. Approved the Mid-Year Financial Report for Fiscal Year 2010-2011.

BOARD OF SUPERVISORS ACTIONS OF MARCH 8, 2011

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

BOARD OF SUPERVISORS ACTIONS OF MARCH 15, 2011

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

MISCELLANEOUS & ON THE HORIZON

The April 7, 2011, Planning Commission meeting is canceled.

April 21, 2011

Possible workshop and Airport Land Use Commission meeting.

Commissioner Navarro questioned Director Ford regarding the possible repercussions of the State's proposals regarding Redevelopment. Director Ford assured him that the decision to do away with Redevelopment would have a negative effect on Stanislaus County.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

A. Chair Gammon welcomed Commissioner Peterson.

XI. ADJOURNMENT

The meeting was adjourned at 6:19 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.)