

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 4, 2011

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Greg Pires, Steve Boyd, Robert Crabtree, Richard Gibson, Michael Navarro, Ron Peterson
- Absent: Chair Annabel Gammon, Allen Layman, John Ramos
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Carole Maben, Associate Planner; Kristin Doud, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Tim Fedorchak, Senior Management Consultant, Chief Executive Office, Capital Projects; Crystal D. Rein, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** - No one spoke.

IV. **APPROVAL OF MINUTES**

- A. July 7, 2011  
Boyd/Peterson, 6-0 (Unanimous), **APPROVED**

V. **CORRESPONDENCE**

Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:

- A. Memo dated August 4, 2011, from Department of Planning and Community Development staff regarding Item VII-A - Vesting Tentative Parcel Map Application No. 2010-05 - Montpelier Farming Corporation.

VI. **CONFLICT OF INTEREST** - None

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

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

**\* CONSENT ITEMS**

- \*A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2010-05 - MONTPELIER FARMING CORPORATION - Continued from June 2, 2011.**  
Request to create 15 parcels ranging in size from 40+ to 77+ acres from a 686+ acre site in the A-2-40 (General Agriculture) zoning district. The property is located

on the south side of Highway 120 (14078 E. Highway 120), at the intersection of Lancaster Road, in the Oakdale area. The property is currently enrolled in Williamson Act Contract No. 77-2759.

APN: 010-011-033

Staff Report: Carole Maben Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** No one spoke.

Public hearing closed.

Crabtree/Boyd, 6-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING ADDED CONDITION OF APPROVAL NO. 40 AS FOLLOWS:**

**Stanislaus County Planning Commission**

**40. Once a building permit has been applied for a new building or structure on one of the parcels east of the Oakdale Irrigation District Canal, then the secondary bridge shall be constructed prior to issuance of the building permit.**

**\*B. TENTATIVE PARCEL MAP APPLICATION NO. 2011-01 - WEARIN** - Request to divide a 10 acre parcel into two 5 acre parcels in the A-2-5 (General Agriculture) zoning district. The property is located at 13501 Horseshoe Road, northwest of Orange Blossom Road and the Stanislaus River, between the City of Oakdale and Knights Ferry. The Planning Commission will consider a Negative Declaration on this project.

APN: 002-028-023

Staff Report: Kristin Doud Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** No one spoke.

Public hearing closed.

Crabtree/Boyd, 6-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

**NON-CONSENT ITEMS** - No Non-Consent Items

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

**A.** Consideration of the Consistency of the Stanislaus County Preliminary Capital Improvement Plan for Fiscal Year 2011-2012 with the Stanislaus County General Plan

Navarro/Peterson, 6-0 (Unanimous) **RECOMMENDED APPROVAL OF STAFF RECOMMENDATIONS TO THE BOARD OF SUPERVISORS.**

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF JULY 12, 2011**

- A. Set a public hearing for 07/26/2011 at 9:15 a.m. to consider Planning Commission's recommendation for approval of Rezone Application No. 2010-04, Hartsog
- B. Authorized the Department of Planning and Community Development to apply for an Urban Greening Planning Grant, from the California Strategic Growth Council, to allow for the development of the Airport Neighborhood Urban Greening Master Plan in partnership with the City of Modesto, and the Tuolumne River Trust.

**BOARD OF SUPERVISORS ACTIONS OF JULY 19, 2011**

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

**BOARD OF SUPERVISORS ACTIONS OF JULY 26, 2011**

- A. Approved Rezone Application No. 2010-04 - Hartsog

**BOARD OF SUPERVISORS ACTIONS OF AUGUST 2, 2011**

- A. Ratified Actions Taken by the Board of Supervisors on October 26, 2010 and November 9, 2010 to Implement Shorter Williamson Act Contracts in Return for a Reduction in Landowner's Property Tax Relief in Calendar Year 2011 Under AB 1265 (Formerly SB 863)

**MISCELLANEOUS & ON THE HORIZON**

The August 18 and September 1, 2011, Planning Commission meetings are canceled.

September 15, 2011

- 1. Two Use Permits: one for a custom harvesting business on S. Blaker Road in the Turlock area; and one for MID's McHenry Solar Farm on Patterson Road in the Del Rio area.

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

**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.)