

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 3, 2011

I. ROLL CALL: Meeting called to order at 6:00 p.m.

Recessed to 6:12 due to microphone control error.

Present: Chair Annabel Gammon, Greg Pires, Steve Boyd, Robert Crabtree, Richard Gibson, Allen Layman, John Ramos

Absent: Ron Peterson, Michael Navarro

Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Rachel Wyse, Assistant Planner; Javier Camarena, 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. October 6, 2011
Ramos/Crabtree, 6-0, **APPROVED**
Commissioner Boyd abstained.

V. CORRESPONDENCE

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

A. Letter from the City of Turlock regarding item VII-B - General Plan Amendment No. 2011-01 – Revised Agricultural Buffers.

VI. CONFLICT OF INTEREST

A. Commissioner Crabtree lived next to Mrs. Hennings years ago but this will not cause a conflict.

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. 2011-01 – HENNINGS BROTHERS AG DRILLING** – Request to establish an agricultural well drilling business on a 17.6± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 1920 Ladd Road, west of Carver Road, east of American Road, in the Del Rio area. The Planning Commission will consider a CEQA Negative Declaration on the project.
APN: 004-066-055
Staff Report: Rachel Wyse Recommends **DENIAL**.
Public hearing opened.
FAVOR: Sean Roddy, Hennings Brothers Drilling Company; John Blakely, 6330 Carver
OPPOSITION: No one spoke.
Public hearing closed.
Ramos/Crabtree, 7-0 (Unanimous), **APPROVED AS OUTLINED IN EXHIBIT A OF THE STAFF REPORT.**
- B. GENERAL PLAN AMENDMENT NO. 2011-01 – REVISED AGRICULTURAL BUFFERS** – Request to amend Appendix “A”: Stanislaus County Buffer and Setback Guidelines of the Stanislaus County General Plan Agricultural Element. This project is Exempt from CEQA.
APN: Countywide
Staff Report: Angela Freitas Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Layman/Pires, 7-0 (Unanimous), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF OCTOBER 11, 2011

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

BOARD OF SUPERVISORS ACTIONS OF OCTOBER 18, 2011

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

BOARD OF SUPERVISORS ACTIONS OF OCTOBER 25, 2011

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

BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 1, 2011

- A. Approved the Recording of a Certificate of Cancellation of a 0.95 Acre Portion of Williamson Act Contract No. 1975-2011, related to a minor lot line adjustment in the Oakdale Area.
- B. Appointed Monica Nino as Chief Executive Officer for Stanislaus County effective January 1, 2012.

III. MISCELLANEOUS & ON THE HORIZON

The November 17, 2011, Planning Commission meeting is canceled.

December 1, 2011

One Parcel Map Application in the Valley Home area.

Mayors' Growth Strategy

The Director provided the Commission with an update regarding the Mayors' Growth and Agricultural Preservation Strategy. The County is involved to some degree and will be bringing forward some scenarios for the unincorporated lands within the County to the Commission and the Board for consideration sometime soon.

Staff Report Format

The Director solicited opinions and/or suggestions from Commission members regarding the new format and content for staff reports.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 7:24 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.)