

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 19, 2012

Items taken out of order

II. PLEDGE OF ALLEGIANCE

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Annabel Gammon, Greg Pires, Robert Crabtree, Richard Gibson, Ron Peterson
- Absent: Steve Boyd, Kenneth Buehner, John Ramos
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Thomas E. Boze, Deputy County Counsel; Crystal D. Rein, Planning Commission Clerk

III. CITIZEN'S FORUM - No one spoke

IV. APPROVAL OF MINUTES

- A. December 1, 2011
Pires/Gibson, 5-0 (Unanimous), **APPROVED**

V. CORRESPONDENCE

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

- A. Farmland Working Group Newsletter – Winter 2011
- B. 2012 Planning Commissioners Workshop Flier
- C. Email from Jake Oosterman dated January 17, 2012, regarding item VII-A - Use Permit Application No. 2010-12 – Wooden Shoe Dairy

VI. CONFLICT OF INTEREST

- A. Commissioner Pires will recuse himself from item VII-A - Use Permit Application No. 2010-12 – Wooden Shoe Dairy due to conflict.
- B. Commissioner Peterson will recuse himself from item VII-A - Use Permit Application No. 2010-12 – Wooden Shoe Dairy due to 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. 2010-12 – WOODEN SHOE DAIRY** – Request to increase the number of cows on site from 266 to 1,040 and to construct two (2) new cow housing barns on 11± acres of a 115± acre property in the A-2-40 (General Agriculture) zoning district. The project site is located at 5237 Langworth Road, between Eleanor Avenue and Langworth Road, north of Claribel Road, in the Oakdale area. The Planning Commission will consider a CEQA Negative Declaration on this project. The Negative Declaration is required for the RWQCB to issue WDR's.
APN: 062-029-014 and 062-030-009
Staff Report: Rachel Wyse Recommends **APPROVAL**.
CONTINUED TO FEBRUARY 2, 2012, DUE TO LACK OF QUORUM
- B. REVOCAION OF USE PERMITS 78-21, 87-14, AND 2009-08 – AMERINE SYSTEMS** – *Requesting Continuance to February 16, 2012.* Request to consider revocation of three (3) use permits authorizing the operation of an agricultural sprinkler/irrigation business on a 12.9± acre parcel in the A-2-40 (General Agriculture) zoning district at 10866 Cleveland Avenue in the Oakdale/Valley Home area.
APN: 006-005-003
Staff Report: Kirk Ford Recommends **CONTINUANCE TO FEBRUARY 16, 2012**.
Public hearing opened.
OPPOSITION: Gary Amerine, 10866 Cleveland Avenue, Oakdale
FAVOR: No one spoke
Public hearing closed.
Peterson/Pires, 5-0 (Unanimous), **CONTINUED HEARING TO FEBRUARY 16, 2012**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF DECEMBER 6, 2011

- A. Set a public hearing for 12/20/2011, at 6:35 p.m. to consider the Planning Commission's recommendation for approval of General Plan Amendment No. 2011-01, Revised Agricultural Buffers.
- B. Adopted the County's recommended Final Capital Improvement Plan.

BOARD OF SUPERVISORS ACTIONS OF DECEMBER 13, 2011

- A. Commended Richard W. Robinson, CEO, upon his retirement.

BOARD OF SUPERVISORS ACTIONS OF DECEMBER 20, 2011

- A. Appointed Kenneth Buehner to the Stanislaus County Planning Commission.
- B. Approved the listed 2012 Williamson Act Contracts subject to the Board of Supervisor's 11/15/2011 action to approve the implementation of AB1265.
- C. Approved General Plan Amendment No. 2011-01 – Revised Agricultural Buffers.
- D. Congratulated Monica Nino upon her appointment as the next CEO.

BOARD OF SUPERVISORS ACTIONS OF JANUARY 10, 2012

- A. Authorized Stanislaus County to serve as the successor agency to the Stanislaus County Redevelopment Agency and other related actions.
- B. Adopted a resolution declaring that Stanislaus County does not elect to serve as the successor agency for the Stanislaus-Ceres Redevelopment Commission.
- C. Found that the City of Ceres Sphere of Influence expansion for the West Landing Specific Plan is logical and orderly.

MISCELLANEOUS & ON THE HORIZON

February 2, 2012

- 1. Use Permit application for Wooden Shoe Dairy in the Oakdale area.

February 16, 2012

- 1. Use Permit application for a cell tower in the La Grange area.
- 2. Ordinance Amendment for Truck Parking in the agricultural zone.
- 3. Revocation of Amerine Systems Use Permits.
- 4. Time Extension for the El Rematito General Plan Amendment and Rezone approved by the Board of Supervisors in December of 2010.

X. ELECTION OF CHAIR AND VICE CHAIR FOR 2012

Peterson/Gibson, 5-0 (Unanimous), elected Commissioner Pires as Chair and Commissioner Ramos as Vice Chair for 2012.

XI. APPOINTMENT OF COMMISSIONERS TO THE GENERAL PLAN UPDATE COMMITTEE FOR 2012

Commissioners Pires and Ramos were appointed to the General Plan Update Committee with Commissioner Gammon appointed as alternate.

XII. ADDITIONAL MATTERS AT DISCRETION OF CHAIR

A. Chair Pires thanked Commissioner Gammon for her year as chair.

XIII. ADJOURNMENT

The meeting was adjourned at 6:21 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.)