

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

February 21, 2008

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Marie Assali, Annabel Gammon, Allen Layman, Michael Navarro, John Shores, and Ray Souza
- Absent: Arsenio Mataka, and Jim Poore
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Angela Freitas, Senior Planner; Bill Carlson, Senior Planner; Sean Purciel, Associate Planner; Jack Doering, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM** - No one spoke
- IV. APPROVAL OF MINUTES**
- A. January 17, 2008 - **DUE TO LACK OF QUORUM, JANUARY 17TH MINUTES WILL BE CONSIDERED AT MARCH 6TH MEETING.**
- B. February 7, 2008
Layman/Souza, 5-0, **APPROVED**
Commissioner Navarro abstained.
- V. CORRESPONDENCE**
Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. Flyer announcing California County Planning Commissioners Association Central District Spring Conference, to be held in Madera on April 19, 2008.
- B. Letter received February 21, 2008, from Derek Solano, regarding Item VII-A - Use Permit Application No. 2006-38 - ALP Custom Spreading, Inc.
- C. Letter received December 19, 2007, from Mary A. Ramos, regarding Item VII-A - Use Permit Application No. 2006-38 - ALP Custom Spreading, Inc.
- D. Letter received December 19, 2007, from Eleanor Viera, regarding Item VII-A - Use Permit Application No. 2006-38 - ALP Custom Spreading, Inc.

- E. Letter received December 19, 2007, from Edward J. Bettencourt, regarding Item VII-A - Use Permit Application No. 2006-38 - ALP Custom Spreading, Inc.
- F. Letter received December 19, 2007, from Vi Freitas, Frank Freitas, Helen Freitas, regarding Item VII-A - Use Permit Application No. 2006-38 - ALP Custom Spreading, Inc.
- G. Letter received December 19, 2007, from Derek Solano, regarding Item VII-A - Use Permit Application No. 2006-38 - ALP Custom Spreading, Inc.

VI. CONFLICT OF INTEREST - No Conflicts

VII. PUBLIC HEARINGS (* - Consent Items)

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

***CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. 2006-38 - ALP CUSTOM SPREADING, INC - Continued from December 20, 2007.** Request to allow a manure spreading business to operate on three (3) acres of a forty (40) acre property, located in the A-2-40 (General Agriculture) zoning district. The proposed project is for the parking and maintenance of vehicles associated with the spreading operation. The project is located at 2324 Villa Manucha Road between Villa Manucha Road and Azevedo Road, north of Newman. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 049-022-011
Staff Report: Javier Camarena Recommends **APPROVAL**. Report Presented by Angela Freitas.
Public hearing opened.
OPPOSITION: No one spoke.

6:45 p.m. - Recessed

6:50 p.m. - Reconvened

FAVOR: Mike Warda, representing applicant; Jeff Lima, applicant.

Public hearing closed.

Souza/Layman, 4-2 (Gammon and Navarro), **CONTINUED TO MARCH 20, 2008.**

7:25 p.m. - Recessed

7:30 p.m. - Reconvened

- B. REZONE APPLICATION NO. 2007-07 - WILLIAM ROSSI** - Request to rezone nine acres from A-2-10 (General Agriculture) to Planned Development, to establish an appropriate commercial use for the site, which includes an existing agricultural equipment sales business and will add a manufactured home sales business, a business/sales office, employee and customer parking, walkways, and model homes for customer viewing. The project site is located at 4831 Esmar Road, at the southern terminus of Esmar Road and Rohde Road, in the Ceres area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 041-022-027
Staff Report: Sean Purciel Recommends **APPROVAL TO THE BOARD OF SUPERVISORS.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: William Rossi, 3818 Roberts Road, Ceres.
Public hearing closed.
Layman/Gammon, Unanimous (6-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS OF THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- C. VARIANCE APPLICATION NO. 2007-02, LOT LINE ADJUSTMENT APPLICATION NO. 2007-03 AND WILLIAMSON ACT CANCELLATION APPLICATION NO. 2007-01 - FRIENDS OF THE TUOLUMNE** - Request to adjust lot lines from approximately 40.36, 68.74 and 115.2 acres to approximately 3.95, 71.96, and 148.39 acres in the A-2-40 (General Agriculture) zoning district. A variance application is required that if the lot line adjustment is approved, one of the parcels will be reduced from 40.36 acres to 3.95 acres, which is less than the 40-acre minimum requirement. If the proposed lot line adjustment is approved, there is a proposed Williamson Act Cancellation for the 3.95 acre parcel, which is a portion of Williamson Act Contract No. 2002-4481. The property is located at 23792 and 23806 Yosemite Boulevard, north of the Tuolumne River and south of Rushing Road, in the Waterford area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APNs: 008-020-017, 008-020-018, and 008-020-020
Staff Report: Kirk Ford Recommends **APPROVAL TO THE BOARD OF DIRECTORS.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Dave Boucher, Friends of the Tuolumne.
Public hearing closed.
Gammon/Navarro, Unanimous (6-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS OF THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

8:10 p.m. - Recessed
8:15 p.m. - Reconvened

- A. **GENERAL PLAN CONSISTENCY FINDING FOR COUNTY 2007-2008 CAPITAL IMPROVEMENT PROGRAM** - Consideration of the consistency of the Stanislaus County 2007-2008 Preliminary Capital Improvement Plan with the Stanislaus County General Plan.
Report Presented by Kirk Ford.
Souza/Shores, 6-0, **CONTINUED TO MARCH 6, 2008.**
- B. **CONFIRMATION OF GENERAL PLAN UPDATE COMMITTEE MEMBERS.**
Commissioners Assali and Navarro are members of the General Plan Update Committee; Commissioner Gammon is alternate.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 12, 2008

- A. The Board did meet this date, however, there were no items that effected the Planning Commission's work.

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 19, 2008

- A. The Board did not meet this date.

MISCELLANEOUS & ON THE HORIZON

- A. If you have not turned in your 700 Forms or your Blue Forms, please get them to Eva as soon as possible.
- B. California County Planning Commissioners Association, Central District Spring Conference, will be held Saturday, April 19, 2008, in Madera. If you are interested in attending, please let Eva know by next meeting.

March 6, 2008

1. Three Parcel Map Applications
2. A Use Permit Application
3. Consistency Finding for Capital Improvement Program

March 20, 2008

1. An Appeal of a Staff Decision
2. A Variance
3. Two Use Permit Applications
4. A Parcel Map Application

Director Freitas gave a report on the California County Planning Directors Conference he recently attended. He reported that "Greenhouse Gas" is becoming a very large planning issue, and it will be something the Commission will be facing in the future on specific projects.

Director Freitas announced that Kirk Ford has been appointed Interim Planning Director, effective upon Director Freitas' retirement.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.



Ron E. Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Director.)