

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 18, 2010

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Chair Michael Navarro, Annabel Gammon, Marie Assali, Steven Boyd, Tom DeLaMare, Allen Layman, Greg Pires, Jim Poore, and John Ramos
- Absent: None
- Staff Present: Kirk Ford, Director; Bill Carlson, Senior 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. November 4, 2010
Poore/Boyd, 8-0, **APPROVED**
Commissioner Gammon 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 Salvador Pleitez, Pleitez Consulting, regarding item VII-C - General Plan Amendment Application No. 2010-01 and Rezone Application No. 2010-01 - El Rematito Marketplace.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Layman will recuse himself from item VII-A - Use Permit Application No. 2010-06 - Central Valley Ag Grinding.
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Navarro informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

*** CONSENT ITEMS**

Commissioner Layman left the chambers.

- *A. USE PERMIT APPLICATION NO. 2010-06 - CENTRAL VALLEY AG GRINDING - Requesting Continuance to December 16, 2010.** Request to allow an existing Agricultural Products grinding business to expand on-site activities on a 70± acre parcel (under Williamson Act Contract No. 73-1408), in the A-2-40 (General Agriculture) zoning district, at 5507 Langworth Road, north of Claribel Road and south of Patterson Road, in the Riverbank/Oakdale area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 062-029-001
Staff Report: Joshua Mann Recommends **CONTINUANCE TO DECEMBER 16, 2010.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Assali/Poore, 8-0, **CONTINUED HEARING TO DECEMBER 16, 2010.**

Commissioner Layman returned to the chambers.

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. 2009-17 - EL REMATITO MARKETPLACE -** Request to provide 199 new parking spaces by eliminating the soccer field and reconfiguring and redesigning the detention basin on the existing 18.5± acre El Rematito Marketplace site. The property is zoned P-D (285) (Planned Development) and is located at 3113 Crows Landing Road, northwest of the Crows Landing Road and W. Hackett Road intersection, in the Ceres area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN: 056-055-028 & 056-055-029
Staff Report: Bill Carlson Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Mark Moreno; Salvador Pleitez, 517 S. Johnson Road, Turlock; Ricardo Cardenas, 1809 El Sereno Ct., Modesto
Public hearing closed.
Assali/Layman, 9-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT INCLUDING AMENDING A PORTION OF CONDITION OF APPROVAL NO. 12 AS FOLLOWS.**

12. • The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building and/or grading plan. A deposit based off of the Engineer's Estimate shall be made prior to the plan check, at the time of the building permit application (3% for projects \$0 to \$100,000 and 2% for projects \$100,001 and above). The applicant will be responsible

for any charges that are incurred over the plan check deposit. The plans shall not be released until such time that all plan check fees have been paid. Any fees left over from the deposit shall be returned to the applicant at the completion and acceptance of the plan by Stanislaus County Public Works.

- C. GENERAL PLAN AMENDMENT APPLICATION NO. 2010-01 AND REZONE APPLICATION NO. 2010-01 - EL REMATITO MARKETPLACE** - Request to amend the General Plan from Agriculture to P-D (Planned Development) and rezone from A-2-40 (General Agriculture) to P-D to allow additional parking for 930 cars, in two phases, to serve the El Rematito Marketplace. The 9.35± acre property is located at 3025 Crows Landing Road, south of Whitmore Avenue, in the Ceres area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN: 056-055-003
Staff Report: Bill Carlson Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Mark Moreno; Salvador Pleitez, 517 S. Johnson Road, Turlock; Ricardo Cardenas, 1809 El Sereno Ct., Modesto
Public hearing closed.
DeLaMare/Pires, 9-0 (Unanimous), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS INCLUDING AMENDING PORTIONS OF DEVELOPMENT STANDARDS / CONDITIONS OF APPROVAL NOS. 22 & 24 AS FOLLOWS.**

22. • The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building and/or grading plan. A deposit based off of the Engineer's Estimate shall be made prior to the plan check, at the time of the building permit application (3% for projects \$0 to \$100,000 and 2% for projects \$100,001 and above). The applicant will be responsible for any charges that are incurred over the plan check deposit. The plans shall not be released until such time that all plan check fees have been paid. Any fees left over from the deposit shall be returned to the applicant at the completion and acceptance of the plan by Stanislaus County Public Works.
24. • The improvement plans shall be submitted within **one (1) year three (3) months** of the approval of the rezone. Stanislaus County Department of Public Works and the City of Ceres shall both approve the Hackett Road and Crows Landing Road improvement plans.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Commissioner Gammon gave a description of events at the Seaside 80th Annual CCPCA State Conference.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 9, 2010

- A. Adopted the new 2010 California Building Standards Code including new Green Building Code and Residential Code.
- B. Approved the Implementation of SB 863 to Establish New Williamson Act Contracts Including the Reduction of Property Tax Benefits by Ten Percent and a Related Reduction of the Term of the Contracts to Nine Years to be Effective Beginning Calendar Year 2011.

MISCELLANEOUS & ON THE HORIZON

The December 2, 2010 Planning Commission meeting is canceled. The January 6, 2011 may be canceled as well.

December 16, 2010

- 1. Two Interim Management Plans for Ruddy & Sons, Inc. in the Waterford area.
- 2. A Use Permit Application for Central Valley Ag Grinding in the Oakdale area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

The meeting was adjourned at 7:37 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.)