

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

November 6, 2008

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Marie Assali, Allen Layman, Arsenio Mataka, Michael Navarro, and Ray Souza
- Absent: Annabel Gammon, Jim Poore
- Staff Present: Kirk Ford, Interim Director; Angela Freitas, Senior Planner; Javier Camarena, Assistant Planner; Kristin Doud, 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; Eva Rosa, Planning Commission Clerk
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN'S FORUM**
- A. No one spoke.
- IV. APPROVAL OF MINUTES**
- A. October 16, 2008 - Continued to next meeting, due to lack of quorum.
- V. CORRESPONDENCE**  
Director Ford informed the Commissioners on correspondence placed before them this evening:
- A. Updated Stanislaus County Subdivision Ordinance for binders.
- VI. CONFLICT OF INTEREST**
- A. Commissioner Mataka knows the applicant on Item VII-B, Use Permit Application No. 2008-20 - G.C. Farms, however, this will not cause a conflict.
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Assali informed the public of the consent items and procedure.  
Public hearing opened.  
Public hearing closed.

**\* CONSENT ITEMS**

- \*A. **PARCEL MAP APPLICATION NO. 2006-37 - MONTPELIER ROAD - Requesting Indefinite Continuance.** This is a request to divide a 249.3-acre property into six (6) parcels, ranging in size from 41.3 to 41.6 acres, in the A-2-40 (General Agriculture) zoning district. The parcel is enrolled in the Williamson Act, and is located east of Montpelier Road in the Hickman area. The Planning Commission will consider a Negative Declaration on this project.  
APN: 019-013-019  
Staff Report: Javier Camarena Recommends **INDEFINITE CONTINUANCE.**  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Souza/Layman, Unanimous (5-0), **CONTINUED PROJECT INDEFINITELY.**

**NON-CONSENT ITEMS**

- B. **USE PERMIT APPLICATION NO. 2008-20 - G.C. FARMS** - This is a request to establish a 5,000 square foot walnut huller and dehydrator to process walnuts on a 154± acre parcel in the A-2-40 (General Agriculture) zoning district. The parcel is enrolled in the Williamson Act and is located at 24831 Hale Road, west of Highway 33, north of the City of Newman. The Planning Commission will consider a Negative Declaration for this project.  
APN: 026-014-079  
Staff Report: Kristin Doud Recommends **APPROVAL.**  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Mike Crinklew, 743 R Street, Newman, ranch manager for G.C. Farms  
Public hearing closed.  
Layman/Navarro, Unanimous (5-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT. UPON APPROVAL, THE PLANNING COMMISSION ACKNOWLEDGED THAT THE HOURS OF OPERATION FOR THE DRYER WOULD AT TIMES BE 24 HOURS, AND THAT NORMAL OPERATING HOURS FOR THE HULLER COULD VARY OCCASIONALLY FROM THOSE DESCRIBED IN THE STAFF REPORT (7:00 A.M. TO 5:30 P.M.).**

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

- A. None.

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF OCTOBER 21, 2008**

- A. There were no items related to Planning and Community Development.

**BOARD OF SUPERVISORS ACTIONS OF OCTOBER 28, 2008**

- A. There were no items related to Planning and Community Development.

**BOARD OF SUPERVISORS ACTIONS OF NOVEMBER 4, 2008**

- A. Initiated a 15-day Public Comment Period for the Proposed Amendment to the Fiscal Year 2007-2012 Community Development Block Grant Consolidated Plan and the Fiscal Year 2008-2009 Annual Action Plan to Incorporate the Housing and Urban Development (HUD) Neighborhood Stabilization Program Funding of \$9,744,482 and Schedule the Final Review and Approval of the Consolidated Plan for November 18, 2008.
- B. Sitting as the Redevelopment Agency, the Board Approved a Housing Loan Rehabilitation Agreement with Habitat for Humanity in the Amount of \$85,000 to Rehabilitate Two (2) Properties in the Airport Neighborhood and Awarded a Contract to George Reed, Inc. of Modesto, for the Construction of the Keyes Storm Drain Improvement Project, Phase 2.

**MISCELLANEOUS & ON THE HORIZON**

Public Scoping Meetings for the North County Corridor Project

Thursday, November 13, 2008, 6:30 – 8:00 p.m.

Salida Regional Library  
4835 Sisk Road, Salida, CA

and

Thursday, November 20, 2008, 6:30 – 8:00 p.m.

Oakdale Community Center  
110 South Second Avenue, Oakdale, CA

November 20, 2008

1. Two Use Permit Applications
2. One Parcel Map Application
3. One Minor Text Amendment to the Safety Element of the General Plan

December 4, 2008

1. One Parcel Map Application

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

A. None.

**XI. ADJOURNMENT**

The meeting was adjourned at 6:32 p.m.

  
\_\_\_\_\_  
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.)

er