

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 18, 2009

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Allen Layman, Marie Assali, Tom DeLaMare, Jim Poore, John Ramos, and Ray Souza

Absent: Greg Pires, Michael Navarro and Annabel Gammon

Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Kristin Doud, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Judy Lindsay, Senior Engineering Tech, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Administrative Clerk III

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** - No one spoke

IV. **APPROVAL OF MINUTES**

- A. June 4, 2009
Poore/Souza, 5-0, **APPROVED**
Commissioner Layman abstained.

V. **CORRESPONDENCE**

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

- A. Memo dated June 18, 2009, from Department of Planning and Community Development, regarding Item VII-A - Vesting Tentative Parcel Map Application No. 2009-01 and Variance Application No. 2009-01 - Azevedo Family

VI. **CONFLICT OF INTEREST** - None

VII. **PUBLIC HEARINGS (* - Consent Items)**

* CONSENT ITEMS - No Consent Items

NON-CONSENT ITEMS

- A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2009-01 AND VARIANCE APPLICATION NO. 2009-01 - AZEVEDO FAMILY** - This request includes two options: (1) request to divide 61.97± acres into parcels of 20, 34±, and 6 acres located in the A-2-20 (General Agriculture) zoning district. A variance is requested since the 6-acre parcel is less than 20 acre minimum or (2) if variance

is denied, request to divide into parcels of 20, 21.01, and 20.96 acres. The project is located 10806 Rogers Road, at the northeast corner of Needham and Rogers Roads, Patterson area. A CEQA Negative Declaration will be considered on this project.

APN: 047-001-018

Staff Report: Kristin Doud Recommends **DENIAL OF VARIANCE REQUEST AND APPROVAL OF PARCEL MAP OPTION 2 ALONG WITH AMENDED CONDITIONS OF APPROVAL AS STATED IN MEMO DATED JUNE 18, 2009.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Ron West, 1337 Marigold Drive, Patterson

Public hearing closed.

Souza/Assali, 5-1 (Ramos) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT FOR OPTION 2, ALONG WITH AMENDED CONDITIONS OF APPROVAL AS STATED IN MEMO DATED JUNE 18, 2009:**

2. Pursuant to Section 20.56.180 of the Stanislaus County Code, concurrent with recording of the final map, all parcels or portions of parcels located north of the W.S.I.D. Lateral #4 South, shall be provided either an irrigation easement shown on the map to be recorded or irrevocable recorded rights to allow for adequate access to the W.S.I.D. Lateral #4 South. If necessary, adequate drainage easements shall also be included on the recorded map or recorded rights. An informal note referencing these rights shall be added to the recorded version of the map.
3. ~~The location~~ **Existence** of the Tidewater Associated Oil Company System and the Old Valley Pipeline shall be ~~shown~~ **noted on a separate information sheet to be recorded with** the final version of the map ~~to be recorded~~.
25. **Prior to building permit issuance**, the project shall comply with fire apparatus access standards. Two ingress/egress accesses shall be provided.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF JUNE 9, 2009

- A. Adopted the Proposed Budget for FY 2009-2010

BOARD OF SUPERVISORS ACTIONS OF JUNE 16, 2009

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

MISCELLANEOUS & ON THE HORIZON

July 2, 2009

1. Parcel Map
2. General Plan Amendment, Rezone, Parcel Map, and Use Permit for a veterinary hospital

July 16, 2009

1. Two Parcel Maps, one with an Exception
2. A Use Permit for a Church

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:42 p.m.



Angela Freitas, Deputy Director

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