

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 7, 2007

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Vice Chair Marie Assali, Annabel Gammon, Robert Hardie, Arsenio Mataka, John Shores, and Ray Souza
- Absent: Jim Poore, Allen Layman, and Michael Navarro
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Assistant Director; Angela Freitas, Senior Planner; Dana McGarry, Senior Planner; Ron Cherrier, Transportation Project Coordinator, Public Works Department; 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. May 3, 2007 - unable to approve due to lack of quorum.

B. May 17, 2007
Mataka/Gammon, 5-0, **APPROVED**
Ray Souza abstained.

V. CORRESPONDENCE - No correspondence

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**

- *A. TIME EXTENSION FOR GENERAL PLAN AMENDMENT 2005-07 AND REZONE 2005-08 - CG PROPERTIES** - This is a request for a two-year time extension to June 20, 2009, to begin construction of the allowed development of Planned Development (PD) 301. PD 301 was approved to allow development of professional

office uses with accessory warehouse/storage on a 1.16 acre parcel. The project is located on the northeast corner of Kiernan Avenue and Pentecost Drive (625 Kiernan Avenue), in the Modesto area. This project is exempt from CEQA.

APN: 004-094-029

Staff Report: Angela Freitas Recommends **APPROVAL OF TIME EXTENSION TO JUNE 20, 2009.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Hardie/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND GRANTED TIME EXTENSION TO JUNE 20, 2009.**

- *B. USE PERMIT APPLICATION NO. 2007- 09- EUGENE WAINWRIGHT** - Request to construct a 4,500 square foot single-family dwelling on a 10 acre Williamson Act parcel (93-4245), in the A-2-40 (General Agriculture) zoning district. The property is located north of East Service Road, between Tully and Mountain View Roads, in the Hughson area. This project is exempt from CEQA.

APN: 018-050-028

Staff Report: Dana McGarry Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Hardie/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

- *C. USE PERMIT APPLICATION NO. 2006-07 - UNBRIDLED HOPE AT WILLOW CREEK** - This is a request to operate "Unbridled Hope at Willow Creek" which proposes to provide an opportunity for the community to interact with horses for the purposes of personal growth, learning and development on a 3.3 acre site in the A-2-3 (General Agriculture) zoning district. This will be a three-prong approach which will include relationship building, training and riding lessons, and therapeutic horse-human interaction. The hours of operation will be Sunday through Saturday, sunrise to sundown, by appointment only, with a maximum of 30 participants for large group demonstrations. The property is located at 5153 Santa Fe Street, on the north side of Santa Fe Street and west of Richardson Road, in the Riverbank/Oakdale area. A CEQA Negative Declaration will be considered.

APN: 062-015-023

Staff Report: Carole Maben Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Hardie/Mataka, Unanimous (6-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS - None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF MAY 22, 2007

- A. The Board found that the city of Waterford's Sphere of Influence expansion was logical and orderly.
- B. The Board introduced and waived the first reading of an ordinance adding Chapter 9.86 to the Stanislaus County Code to regulate medical marijuana dispensaries.

BOARD OF SUPERVISORS' ACTIONS OF MAY 29, 2007

- A. The Board did not meet this date.

BOARD OF SUPERVISORS' ACTIONS OF JUNE 5, 2007

- A. The Board set a public hearing for June 26, 2007, at 9:25 a.m. to consider an appeal of Planning Commission's denial of Variance Application 2006-03 and Lot Line Adjustment 2006-47, Hardister.
- B. The Board received the first quarter status report and recommendations for the 12-month exclusive negotiation with PCCP West Park, master developer preparing a re-use project description and proposal at the former Crows Landing Air Facility and adjacent properties located on the west side of the county.

6:09 p.m. County Counsel Jack Doering entered meeting.

- C. The Board conducted a public hearing to consider the appeal of Planning Commission's decision to deny an appeal of Staff Approval 2007-09 and Lot Line Adjustment 2006-45, Cilion Inc, an ethanol facility. The Board upheld your decision and again denied the appellant's appeal of the approval of the Lot Line Adjustment and Staff Approval on a 5-0 vote.

MISCELLANEOUS & ON THE HORIZON

June 21, 2007

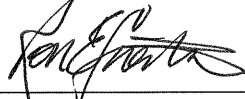
- 1. A Variance
- 2. An appeal of a Condition of Approval for a Parcel Map
- 3. A Use Permit
- 4. A Parcel Map

July 5, 2007 - Meeting cancelled

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:10 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.)