

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

May 20, 2004

6:00 P.M.

CHAMBERS - BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10TH STREET, MODESTO



<http://www.co.stanislaus.ca.us/planning/planningagenda.pdf>

The Planning Commission welcomes you to its meetings which are regularly scheduled the first and third Thursday of each month, and your interest is encouraged and appreciated.

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedure Section 185 which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the Stanislaus County Planning Commission shall be in English and anyone wishing to address the Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

**CONSENT CALENDAR: CONSENT ITEMS** are items on this agenda designated by an asterisk (\*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing County policy and the County General Plan and are, therefore, **recommended for "routine" approval**. Prior to actual Planning Commission consideration, the Chairman will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from "Consent", please speak up and advise the Chairman. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.

**ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA:** While the Planning Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if comments are limited to five minutes so that everyone may be heard. Matters under the jurisdiction of the Commission and not on the posted agenda may be addressed by the general public following the completion of the regular agenda and any off-agenda matters before the Commission for consideration. However, California law prohibits the Commission from taking any action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors.

New agenda items will not be heard after 11:00 p.m. If agenda item is not fully discussed by 12:30 a.m., it will be continued at the discretion of the Chairman.

**AMERICANS WITH DISABILITIES ACT:** Hearing devices are available for public use. If hearing devices are needed, please contact the Planning Commission Clerk at (209) 525-6330. Notification 24 hours prior to the meeting will enable the Clerk to make arrangements.

- I. **ROLL CALL:** Chair Tony Cusenza, Rachelle Antinetti, Marie Assali, Kathleen Griffin, Allen Layman, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
  - A. May 6, 2004
- V. **CORRESPONDENCE**

- A. Information and registration form for "Role of the Planning Commissioner" to be held June 4, 2004 in Sacramento.
- B. Information and registration form for California County Planning Commissioners Association Spring Conference to be held June 4, 2004 in Columbia State Park in Columbia, CA.

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. USE PERMIT APPLICATION NO. 2003-22 - PAUL & SANDY WALL** - Request to establish a horse boarding and riding facility on 17 acres zoned A-2-40 (General Agriculture) zoning district. The property is located at 1631 Oakdale-Waterford Highway, north of Waterford. This project is Exempt from CEQA.  
APN: 015-03-03
- \*B. PARCEL MAP APPLICATION NO. 2003-36 - JOE'S TRAVEL PLAZA** - Request to create five parcels (1.0, 1.04, 1.5, 1.3 and 2.7 acres) in Planned Development #104. The property is located at the northwest corner of Howard Road and Ingram Creek Road, in the Westley area. This project is Exempt from CEQA.  
APN: 016-42-26 (a portion of)
- \*C. PARCEL MAP APPLICATION NO. 2004-08 - EDWARD CASTRO-** Request to create two parcels of 3.02 acres each in an A-2-3 (General Agriculture) zoning district. The property is located at 4901 California Avenue, east of Eleanor Avenue in the Riverbank area. This project is Exempt from CEQA.  
APN: 062-23-25
- \*D. PARCEL MAP APPLICATION NO. 2004-06 - BILL HOUCK** - Request to create two parcels of 1.26 and 2.00 acres in a R-A (Rural Residential) zoning district. The property is located on the southwest corner of Scarlet Oak Drive and Black Oak Court in the Oakdale area. This project is Exempt from CEQA.  
APN: 010-25-75
- \*E. TIME EXTENSION APPLICATION NO. 2004-03 FOR TENTATIVE MAP NO. 99-01 - NARANJO ESTATES AND TENTATIVE MAP NO. 99-07 - TUOLUMNE MEADOWS** - Request for a one-year extension to April 18, 2005 to allow Tentative Maps No. 99-01 and 99-07, located in the PD 247, 248, and 249 (Planned Development) zoning districts, to remain active. The properties are located west of Gratton Road, north of Tuolumne Road in Denair.  
APN: 024-036-030, 024-036-10, and 024-036-027
- \*F. PARCEL MAP APPLICATION NO. 2004-07 - ROBERT WATSON** - Request to

create parcels of 10.15, 10.06, 17.4, and 10.9 acres in an A-2-10 (General Agriculture) zoning district. The property is within the Sphere of Influence of the City of Modesto and is located at 4005 Litt Road, north of Sylvan Avenue, Modesto. This project is Exempt from CEQA.  
APN: 084-02-42

- VIII. **ADJOURN AS PLANNING COMMISSION**
- IX. **CONVENE AS AIRPORT LAND USE COMMISSION**
- X. **RECONVENE AS PLANNING COMMISSION**
- XI. **PUBLIC HEARINGS (CONTINUED)**

**NON-CONSENT ITEMS**

**NONE.**

- XII. **OTHER MATTERS (Not Public Hearings)**
- XIII. **REPORT OF DIRECTOR**
- XIV. **ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**
- XV. **ADJOURNMENT**

***ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JUNE 1, 2004. THE FEE FOR APPEAL IS \$485.00.***