

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

August 5, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Allen Layman, Mike Navarro, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
  - A. July 15, 2004
- V. **CORRESPONDENCE**

- A. Memo from Planning Department providing a formal response to the letter dated July 22, 2004 from the State Department of Conservation (July 22, 2004 letter attached).
- B. California Planning & Development Report - Vol. 19, No. 7 - July 2004.
- C. Planning Commissioners Journal - Number 55 / Summer 2004.
- D. California County Planning Commissioners Association - Special Bulletin Notice.

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. **PARCEL MAP APPLICATION NO. 2004-06 - BILL HOUCK - (CONTINUED FROM THE MAY 20, 2004 PLANNING COMMISSION MEETING)** - 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: 010-025-075
- \*B. **PARCEL MAP APPLICATION NO. 2004-09 - SMITH PROPERTY** - Request to create two parcels of 40.6 and 41.4 acres from an 80+ acre site, located on the south side of Taylor Road, between Berkeley Avenue and Quincy Road, in the Turlock area. The eastern 41.4 acres are located in the A-2-40 (General Agriculture) zoning district. The western 40.6 acres of the project site are located within the City of Turlock. A Negative Declaration will be considered.  
APN: 073-001-001

**NON-CONSENT ITEMS**

- C. **ZONING ORDINANCE AMENDMENT NO. 2004-03 - SEASONAL ACTIVITIES** - Proposed amendment to Chapter 21.100 - Staff Approval Permits, of the Stanislaus County Zoning Ordinance to address corn mazes, hay mazes, and similar seasonal activities. The proposed amendment adds language to clarify that corn mazes, hay mazes, and similar seasonal activities are allowed with a Staff Approval if they are accessory to an approved Produce Stand or Produce Market.

**VIII. OTHER MATTERS (Not Public Hearings)**

- A. **TOBACCO RETAIL LICENSING ORDINANCE**- Presentation by Health Services Agency/Tobacco Education Program.

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**IX. REPORT OF DIRECTOR**

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

**XI. ADJOURNMENT**

***ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., AUGUST 16, 2004. THE FEE FOR APPEAL IS \$535.00.***