

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

February 2, 2006

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stanco-planning.org



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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Ray Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Robert Hardie, Allen Layman, Arsenio Mataka, Mike Navarro, and Jim Poore
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

IV. MINUTES

- A. January 19, 2006 [\[View Item\]](#)

V. CORRESPONDENCE - None

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2005-21 - SHEREE VEGAS - Continued from January 19, 2006.** Request to create a 60-acre and a 40-acre parcel from a 100-acre site in the A-2-40 (General Agriculture) zoning district. The property is located at 4236 Crow Road, south of Claribel Road and west of Ellenwood Road, in the Oakdale area. A Negative Declaration will be considered.
APN: 015-001-009 [\[View Item\]](#)
- *B. TIME EXTENSION NO. 2005-05 FOR PARCEL MAP NO. 2003-01 - TIM GALAS - Requesting Continuance to March 2, 2006.** Request for a one year time extension for Parcel Map 2003-01 - Tim Galas, which was approved by the Planning Commission on December 4, 2003. This was a request to create nine 40+ acre parcels in the A-2-40 (General Agriculture) zoning district located at 10031 Frankenheimer Road in the Oakdale area. This project is exempt from CEQA.
APN: 002-021-032 and 002-021-052 [\[View Item\]](#)
- *C. USE PERMIT APPLICATION NO. 2005-30 - McPHEE WHOLESALE NURSERY AND LANDSCAPING CONTRACTOR BUSINESS** - Request to operate a wholesale nursery and landscape contracting business on a 12.63 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the north side of Highway 108/120, west of Kennedy Road, in the Knights Ferry area. The Planning Commission will consider a Negative Declaration for this item.
APN: 002-046-009 [\[View Item - Part I\]](#) [\[View Item - Part II\]](#)
- *D. PARCEL MAP APPLICATION NO. 2005-31 - MARTY DE LA MOTTE** - Request to create four parcels (11,111 square feet, 8,883 square feet, 8,836 square feet, and 8,788 square feet) from a 0.86 acre parcel in the R-A (Rural Residential) zoning district. Water and sewer will be provided by the Denair Community Services District. The property is located on the east side of Derr Road in Denair. This project is exempt from CEQA
APN: 024-050-025 [\[View Item\]](#)

- *E. USE PERMIT APPLICATION NO. 2005-34 - DENAIR COMMUNITY SERVICES DISTRICT CORPORATION YARD BUILDING** - Request to construct a 4,000 square foot metal building to be used for vehicle and equipment storage and a small office, and build five 10' x 10' masonry bins for materials storage at the southeast corner of a 2.3 acre parcel, located in the R-A (Rural Residential) zoning district. Parcel already contains the Denair Community Services District main building and the Denair Library. It is designated Low Density Residential (LDR) on the General Plan and Commercial in the Denair Community Plan. The property is located at 3850 N. Gratton Road, Denair. This project is exempt from CEQA.
APN: 024-024-018 [\[View Item\]](#)
- *F. PARCEL MAP APPLICATION NO. 2005-28 - LLOYD WALTON** - Request to create two parcels of 13,870 and 25,548 square feet in the R-A (Rural Residential) zoning district. The property is located at 3540 Story Road, in the Denair area. This project is exempt from CEQA.
APN: 024-053-042 [\[View Item\]](#)

NON-CONSENT ITEMS

- G. APPEAL OF STAFF'S DETERMINATION - 6137 McCracken Road, Westley**
- Request to appeal staff's determination regarding the legal status of a structure located on a one-acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 6137 McCracken Road, in the Westley area. This project is exempt from CEQA.
APN: 016-036-024 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. Appointments to the General Plan Update Committee [\[View Item\]](#)

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., FEBRUARY 13, 2006. THE FEE FOR APPEAL IS \$555.00.