

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

April 20, 2006

6:00 P.M.

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

<http://www.co.stanislaus.ca.us/planning/PlanAgMin.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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Ray Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Rob Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

IV. MINUTES

- A. April 6, 2006 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Letter dated April 11, 2006 from Fred Manke regarding Item VII-D, Use Permit Application No. 2005-32 - Alpine Pacific Nut Co. [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2006-06 - DEON & BETTY TACKETT** - This is a request to construct a single-family dwelling on a 1.75-acre parcel in the A-2-40 (General Agriculture) zoning district, located at 172 Mitchell Road, at the intersection of West Main Street, in the Turlock area. This project is exempt from CEQA.
APN: 022-045-035 [\[View Item\]](#)
- *B. PARCEL MAP APPLICATION NO. 2005-40 - DIABLO GRANDE - LEGENDS** - This is a request to subdivide an 80.21 acre parcel into 2 parcels of 38.26 and 41.95 acres for phasing and development purposes for the Diablo Grande Legends Tentative Map No. 2004-02, which has been previously approved for 196 dwelling units in accordance with the Diablo Grande Specific Plan. The property is zoned SP (Specific Plan) #1. This project is exempt from CEQA.
APN: 025-015-010 and 025-010-015 [\[View Item\]](#)
- *C. PARCEL MAP APPLICATION NO. 2006-05 - DIABLO GRANDE HOTEL-SPA** - This is a request to create parcels of 20.47, 8.97, 17.74 and 21.53 acres at Diablo Grande at the corner of Diablo Grande Parkway and Morton Davis Drive. The proposed parcels are located in SP (Specific Plan) #1 and will serve to allow further development of the project as called for by the Specific Plan. This project is exempt from CEQA.
APN: 025-023-011, 025-023-012, 025-010-009, 025-011-010 and 025-010-011
[\[View Item\]](#)
- *D. USE PERMIT APPLICATION NO. 2005-32 - ALPINE PACIFIC NUT CO.** - This is a request to expand the facilities at an existing walnut huller/sheller on Williamson Act property zoned A-2-40 (General Agriculture). The expansion consists of three new buildings, including a 36,000 square foot structure for cracking, storage, and processing/grading; a 1,536 square foot fumigation building, and a 24,000 square foot building for future storage. The project is located at 6413 E. Keyes Road, in the Hughson area. A Negative Declaration will be considered for this project.
APN: 045-037-010 [\[View Item\]](#)

NON-CONSENT ITEMS

- E. REZONE APPLICATION NO. 2004-01 - TIMMERMAN STARLITE TRUCKING - Continued from April 6, 2006.** This is a request to rezone 3.22 acres from A-2-10 to Planned Development (PD) to allow continued operation of a truck yard specializing in agricultural trucking located in an A-2-10 (General Agriculture) zoning district at 3955 Starlite Drive in Keyes. A Mitigated Negative Declaration will be considered for this project
APN: 041-062-034 [\[View Item\]](#)
- F. USE PERMIT APPLICATION NO. 2005-28 - CEBRO FROZEN FOODS - Continued from April 6, 2006.** This is a request to add multiple buildings totaling some 116,000 square feet to an existing 26,000 square foot processing facility located on a 299.65 acre parcel in the A-2-40 (General Agriculture) zoning district (Williamson Act Contract No. 71-0205). The property is located at 2100 Orestimba Road east of Eastin Road, in the Newman area. A Negative Declaration will be considered for this project.
APN: 026-020-018 [\[View Item\]](#)
- G. TENTATIVE MAP APPLICATION NO. 2005-09 - DIABLO GRANDE - MOUNTAIN VIEW ESTATES** - This is a request to create a total of 147 residential lots, and three open space lots on 51.46 acres zoned SP (Specific Plan) #1 located on the west side of Oak Flat Road (10001 Oak Flat Road) at Diablo Grande. Project is consistent with the Specific Plan. Public Water and Sewer services will be provided by the Western Hills Water District. This project is exempt from CEQA.
APN: 025-010-009, 025-010-010, and 025-011-010 [\[View Item\]](#)
- H. VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2005-08 - LAWSON / QUALE** - This is a request to create 10 parcels ranging in size from 10,333 to 14,430 square feet from a 3.38 acre site in the R-A (Rural Residential) zoning district. The project will be served by the Denair Community Services District for water and sewer. The property is located on the east side of Lester Road, south of East Monte Vista Avenue, in the Denair area. A Mitigated Negative Declaration will be considered for this project.
APN: 024-035-018 and 024-035-040 [\[View Item-Part I\]](#) [\[View Item-Part II\]](#)

- VIII. OTHER MATTERS (Not Public Hearings)**
- 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., MAY 1, 2006. THE FEE FOR APPEAL IS \$555.00.