

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

JUNE 15, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Rob Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. June 1, 2006 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Letter dated June 5, 2006 from Kristin Stackhouse-Johns regarding Item VII-C - Ordinance Amendment No. 2006-03 - Produce Stands and Produce Markets.
[\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

None

NON-CONSENT ITEMS

- A. PARCEL MAP APPLICATION NO. 2005-39, WILLIAMSON ACT CANCELLATION NO. 2005-01 - CLIPPER RANCH - Continued from June 1, 2006.** Request to split 9.27 gross acres into three 3-acre gross parcels in the A-2-3 (General Agriculture) zoning district, and a petition for cancellation of the existing Williamson Act Contract (#78-3286). The property is located at 7125 Langworth Road, on the west side of Langworth Road between Highway 108 and Patterson Road, in the Oakdale area. The Planning Commission will consider a Negative Declaration on this project.
APN: 062-013-009 [\[View Item Part 1\]](#) [\[View Item Part 2\]](#)
- B. UP 2006-04 - PIONEER EQUINE HOSPITAL** - Request to establish a full-service equine hospital, consisting of a 13,194 square foot hospital building, a 24,000 square foot arena, and four barns totaling 18,000 square feet. Construction will occur in three phases. The site is located on a 19.48 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at the southeast corner of Cleveland Avenue and Valley Home Road, in the Valley Home area. The Planning Commission will consider a Negative Declaration on this project.
APN: 002-060-001 [\[View Item\]](#)
- C. ORDINANCE AMENDMENT 2006-03 - PRODUCE STANDS AND PRODUCE MARKETS** - Proposed amendment to Chapter 21.90 - Produce Stands and Produce Markets, of the Stanislaus County Zoning Ordinance, to expand the maximum allowable size of a Produce Stand and allow Produce Stands to have electricity. The ordinance amendment also adds the definition of "retail food law", revises the application type for a Produce Stand, clarifies standards for both produce stands and markets, and restructures the Chapter to eliminate redundant information. This project is exempt from CEQA.
This Ordinance Amendment is Countywide. [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. Change of Nuisance Abatement Hearing Board Members, presented by Mike Newton, Code Enforcement Unit Manager.

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., JUNE 26, 2006. THE FEE FOR APPEAL IS \$555.00.