

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

July 20, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. July 6, 2006 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Notice of Cancellation of the August 17, 2006 Meeting of the Airport Land Use Commission [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2006-06 - JAMES & CARRIE NORTHCUTT -**
Request to create two parcels of 7.1 acres from a 14.2 acre parcel in the A-2-5 (General Agriculture) zoning district. The property located on the west side of Olive Avenue, south of the Tulloch Lateral, in the east Oakdale area. The Planning Commission will consider a Negative Declaration.
APN: 010-048-019 [\[View Item\]](#)

NON-CONSENT ITEMS

- B. FINAL ENVIRONMENTAL IMPACT REPORT FOR PARCEL MAP APPLICATION NO. 2003-45 - ORCHARD ESTATES / LAKE ROAD GRIZZLY RANCH -** Request to subdivide 10 existing parcels on an existing 2,843-acre almond orchard site on the south side of Lake Road, east of Meikle Road in the Hickman area into 71 forty-acre parcels, dedicated for the cultivation and growth of almond orchards as a primary use, with a secondary use to allow potential future compatible residential development. Property owners would have the future option to convert up to 1 ½ acres of each forty acre parcel into a residential building development envelope. According to the Stanislaus County zoning regulations, (A-2-40/General Agriculture) each forty-acre parcel would be allowed a maximum of two homes within each residential development envelope. The proposed project's primary use would continue to be the cultivation of almonds upon build-out and approximately 106.5 acres of the property would be used for residential development. The proposed project would also include the construction of private streets and utilities. The Planning Commission will consider the certification of the Final EIR on this project.
APN: 020-003-014; 020-003-015; 020-003-016; 020-003-017; 020-001-017; 020-001-018; 020-001-019; 020-001-024; 020-001-025; 020-001-027 [\[View Part I\]](#)
[\[View Part II\]](#) [\[View Part III\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. REQUEST FOR ALTERNATE MEMBER FOR NUISANCE ABATEMENT HEARING BOARD**
Presented by Mike Newton, Code Enforcement Unit Manager

- B. PROPOSED SCHOOL SITE DEVELOPMENT BY RIVERBANK UNIFIED SCHOOL DISTRICT FOR NEW ELEMENTARY SCHOOL - Continued from July 6, 2006, by Applicant's request.** The school district is proposing to construct and operate a public school facility on approximately 9.23 acres located at the southeast corner of Eleanor Avenue and Mesa Drive, near Riverbank. The Planning Commission will determine the site's consistency with the County General Plan
APN: 062-017-007 [\[View Item\]](#)

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., JULY 31, 2006. THE FEE FOR APPEAL IS \$580.00.