

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

September 7, 2006

6:00 P.M.

CHAMBERS - BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10TH STREET, MODESTO  
[www.stanco-planning.org](http://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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. August 17, 2006 [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. Farmland Working Group Newsletter [\[View Item\]](#)

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. USE PERMIT APPLICATION NO. 2006-13 - JUST TOMATOES** - Request to expand an existing fruit and vegetable hydration/processing facility in two phases; by adding a new 6,000 square foot steel building for packing, and converting the existing AG storage building to a commercial building for their produce storage, and adding 750 square feet to the existing building in the A-2-40 (General Agriculture) zoning district on an 8.5 acre parcel. Located at 2245 Hamilton Road, northwest of Westley area. The Planning Commission will consider a Negative Declaration on this project.  
APN: 016-013-042 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- B. APPEAL OF DENIAL OF BUSINESS LICENSE FOR D&L CONCRETE PUMPING, INC.** - Continued from August 17, 2006. Appeal of a staff decision to deny the issuance of a business license for D&L Concrete Pumping, Inc. at 3730 Dakota Avenue, in the Modesto area.  
APN: 076-068-016 [\[View Item\]](#)
- C. PARCEL MAP APPLICATION NO. 2003-45 - LAKE ROAD GRIZZLY RANCH / ORCHARD ESTATES** - Adoption of **Findings of Facts and Statement of Overriding Considerations**, and approval of a 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. The Final Environmental Impact Report was adopted and certified on July 20, 2006 for 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  
[\[View Item Part I\]](#) [\[View Item Part II\]](#) [\[View Item Part III\]](#)

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

- A. PROPOSED SCHOOL SITE DEVELOPMENT BY DENAIR UNIFIED SCHOOL DISTRICT FOR A NEW MIDDLE SCHOOL** - Request to construct and operate a public school facility on approximately 19.58 acres located near the northeast corner of Lester Road and East Zeering Road, near Denair. The Planning Commission will determine the site's consistency with the County General Plan.  
APN: 024-012-026 [\[View Item\]](#)

**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., SEPTEMBER 18, 2006. THE FEE FOR APPEAL IS \$580.00.***