

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

September 21, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. September 7, 2006 [\[View Item\]](#)
- V. **CORRESPONDENCE**

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2006-03 - NUNES** - Request to create parcels of 7.74± and 1.78± acres from a 9.52± acre site in the R-1 (US) zoning district. The Urban Services District requires the property be annexed, and receive services from, the sanitary district, water district, or community services district within whose sphere of influence the property lies. A condition of approval will be placed on the project that the entire project site will need to be annexed to the Keyes Community Services District and a "Will Serve" letter for both parcels are obtained for water and sewer. The project is located on the north side of Nunes Road, west of Washington Road, and south of Norma Way, in the Keyes area. This project is exempt from CEQA.
APN: 045-071-006 [\[View Item\]](#)
- *B. USE PERMIT APPLICATION NO. 2004-28- SALIDA BILLBOARD** - Requesting **Continuance to October 5, 2006.** Request to modify an existing legal non-conforming 12' x 40' single-sided (advertisement) billboard. The modification will include the installation of a second side to the existing billboard. The 1.34-acre parcel is in the PD-260 (Planned Development) zoning district. The property is located at 5057 Kiernan Court, east of Highway 99, and north of Kiernan Avenue, in the Salida area. This project is exempt from CEQA.
APN: 136-018-002 [\[View Item\]](#)
- *C. PARCEL MAP APPLICATION NO. 2006-07 - DANIEL J. PEREZ** - Request to create four parcels of 42.15±, 57.30±, 40.97±, and 43.05± acres from a 182± acre site in the A-2-40 (General Agriculture) zoning district, under a Williamson Act Contract. The property is located on the west side of River Road, between Oaklea Road and West Stanislaus Road, in the Grayson area. A CEQA Negative Declaration will be considered on this project.
APN: 016-011-024 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2006-03 - ORANGE GROVE ESTATES** - Request to subdivide a 1.93 acre parcel currently zoned R-1 (US) (Single-Family Residential, Urban Services), Low-Density Residential on the General Plan & Community Plan, into 9 single-family lots, ranging in size from 7,000 to 16,580 square feet. The project is located at 5537 Washington Road, east of Tanya Way and on the north side of Kim Drive, in the Keyes area. A CEQA Mitigated Negative Declaration will be considered on this project.
APN: 045-021-041 [\[View Item\]](#)

- 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., OCTOBER 2, 2006. THE FEE FOR APPEAL IS \$580.00.