

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

October 5, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. September 21, 2006 [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. Letter dated September 16, 2006 from Louis F. Bricchetto, regarding Stanislaus County General Plan Agricultural Element Update Comments [\[View Item\]](#)

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. USE PERMIT APPLICATION NO. 2006-21 - ROBERT HUNTER** - Request to expand an existing 1,200 square foot legal non-conforming duplex by adding some 640 square feet on property located in an A-2-40 (General Agriculture) zone at 18341 Kennedy Road, at the intersection of Shuper Road, Knight's Ferry. This project is exempt from CEQA.  
APN: 002-040-019 [\[View Item\]](#)
- \*B. TENTATIVE PARCEL MAP APPLICATION NO. 2006-10 - SANTOS PROPERTIES**  
- This is a request to create parcels of 1.61± acres and 14,156± square feet in the C-2 (General Commercial) zoning district. The property is located at 1627 Crows Landing Road, between Amador and Butte Avenues, in the Modesto area. This project is Exempt from CEQA.  
APN: 056-017-021 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- C. USE PERMIT APPLICATION NO. 2004-28- SALIDA BILLBOARD** - Continued from September 21, 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 [\[View Item\]](#)
- D. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-15, EXCEPTION APPLICATION NO. 2006-03, AND VARIANCE NO. 2006-01 - SALIDA RANCH** - Request to re-divide 12 parcels and create a total of eight parcels ranging in size from 228.2 to 10.6 acres, in the A-2-40 (General Agriculture) zoning district. The total project site is 423.20± acres. One of the parcels is to allow the Salida Sanitary District to increase from 36.9 acres to 55.3 acres. The other seven parcels will be Agriculture related. A Variance Application is requested to allow four existing parcels that are less than 40 acres to be relocated and remain less than 40 acres in size. An Exception Application is requested for the parcels that are less than 20

acres, that do not front a county maintain road. The project is located north of the Community of Salida, west of Stoddard Road, south of the Stanislaus River, in the Salida area. The Planning Commission will consider a Negative Declaration.  
APN: 003-020-001, 009, 010, 011, & 014; 136-032-008, 033 [\[View Item\]](#)

- E. REZONE APPLICATION NO. 2006-04 - BEST RV CENTER** - Request to rezone a 9.99 acre portion of an expired PD zone (PD #115), with a new PD zone to allow the construction and operation of a recreational vehicle sales and service business. Proposed building coverage will be a 7,500 square foot sales and service building. The project is located at 5340 Taylor Court, at the northern end of Taylor Court, between Keyes Road and Taylor Road, in the Keyes/Turlock area. The Planning Commission will consider a Negative Declaration.  
APN: 045-053-036 [\[View Item\]](#)

- F. USE PERMIT APPLICATION NO. 2005-35 - MB MATERIALS** - Request to operate a wood chipping, grinding, colorizing, and distribution operation on a one acre portion of a 57-acre property zoned A-2-40 (General Agriculture). No structures are proposed. The property is located at 7513 Paradise Road, west of Hart Road, in the Modesto area. The Planning Commission will consider a Negative Declaration.  
APN: 017-001-004 [\[View Item\]](#)

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

- A. CROWS LANDING AIR FACILITY AREA DESIGNATION & PRELIMINARY PLAN** - Consider the selection of the Crows Landing Naval Air Facility (CLNAF) as a redevelopment survey and project area. The area includes approximately 1,528 acres and is located between Patterson & the Community of Crows Landing. The facility is 1 mile west of State Route 33 and 1 mile east of I-5. The area is bounded by Davis Road on the west, Bell Road on the east, Fink Road on the south, and Marshall Road on the north. The facility is comprised of 2 runways (approximately 7,000 & 8,000 feet long), a mix of vacant buildings, and more than 1,112 acres of land that is currently being leased for agriculture production. The Planning Commission will consider the approval of the Survey and Project Area for redevelopment purposes, as well as the adoption of the Preliminary Plan that outlines the goals and objectives of redevelopment.  
APN: 027-003-013, 027-003-004, 027-003-022, 027-003-023 and 027-003-025  
[\[View Item\]](#)

**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., OCTOBER 16, 2006. THE FEE FOR APPEAL IS \$580.00.**