

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

October 19, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. October 5, 2006 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Letter dated September 11, 2006 from Dr. Ray Cimino, M.D., regarding traffic on Dakota Avenue and Salida Hulling Association. [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. TIME EXTENSION APPLICATION NO. 2006-05 - STANISLAUS WILDLIFE CARE CENTER** - Request for a one year time extension to activate Use Permit # 2004-20 - Stanislaus Wildlife Care Center, which allowed the existing care facility to be expanded by approximately 14,305 square feet to provide additional room for the keeping and care of animals. It is located on a 32 acre parcel, zoned A-2-40 (General Agriculture) in the Fox Grove Fishing Access area at 1220 Geer Road, Hughson. The reason for the extension request is the Center is awaiting grant money to be used to install security fencing prior to constructing the facilities approved by the use permit. This project is exempt from CEQA.
APN: 018-005-003 [\[View Item\]](#)
- *B. USE PERMIT APPLICATION NO. 2006-28 - AZEVEDO DAIRY** - Request to legalize two (2) existing single-family dwellings (2622 and 21487 White Road) to provide housing for full-time employees of the on-site dairy operation in the A-2-40 (General Agriculture) zoning district. The property is located at 2800 White Road, in the Turlock area. This project is exempt from CEQA.
APN: 057-019-004 [\[View Item\]](#)
- *C. USE PERMIT APPLICATION NO. 2006-15 - BJORN BERGSTROM SCANDIA NURSERY** - Request to expand Use Permit No. 89-15, which was approved for a year-round wholesale nursery at 12654 Pioneer Avenue, onto a 9.82 acre parcel located south at 12147 Pioneer Avenue in the A-2-10 (General Agriculture) zoning district. The hours of operation will be Monday thru Saturday from 7:00 a.m. to 5:00 p.m., with a maximum of 5 employees. There will be no traffic entering the property except for the employees parking on site. The property is located at 12147 Pioneer Avenue, south of Aker Avenue and north of Pleasant Valley Road, in the Valley Home area. The Planning Commission will consider a Negative Declaration.
APN: 002-011-035 [\[View Item\]](#)
- *D. PARCEL MAP APPLICATION NO. 2006-23 - RICHARD & MARIE LARA TRUST** - Request to create 8 parcels ranging in size from 40.5 to 54.32 gross acres in the A-2-40 (General Agriculture) zoning district. The property is located at 619 Gaffery Road, northeast corner of Gaffery Road and McCracken Road, in the Westley area. The Planning Commission will consider a Negative Declaration.
APN: 016-008-018 [\[View Item\]](#)

NON-CONSENT ITEMS

- E. GENERAL PLAN AMENDMENT APPLICATION NO. 2005-09, COMMUNITY PLAN AMENDMENT APPLICATION NO. 2005-02, REZONE APPLICATION NO. 2005-09, TENTATIVE SUBDIVISION MAP APPLICATION NO. 2005-05 - PARK VIEW ESTATES** - Request to amend the Stanislaus County General Plan, the Salida Community Plan, and the Zoning District of an 0.86 acre parcel, and to create six (6) residential lots. The proposal is to change the General Plan and the Community Plan designations from "Agriculture" to "Planned Development" and to change the zone from A-2-40 (General Agriculture) to PD (Planned Development). The applicants also wish to create six new parcels by Tentative Subdivision Map, all of which would be consistent with all three of the new designations. The parcels will be 4,649 to 4,252 square feet in size. The existing home will be removed. All new parcels will front on a County maintained road. The project will be connected to the City of Modesto Water (Del Este) and sewer will be provided for by the Salida Sanitary District. The project is located at 5554 Finney Road, in the Salida area. The Planning Commission will consider a Negative Declaration.
APN: 136-028-091 [\[View Item\]](#)

- 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 30, 2006. THE FEE FOR APPEAL IS \$580.00.