

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

November 16, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. November 2, 2006 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2006-13 - ALLEN MARTIN** - Request to create parcels of approximately 40.1 and 41.9 acres in the A-2-40 (General Agriculture) zoning district, located at 742 Charles Street, adjacent to the Tuolumne River, in the Hughson area. The Planning Commission will consider a Mitigated Negative Declaration on this project.
APN: 009-029-017 [\[View Item\]](#)
- *B. PARCEL MAP APPLICATION NO. 2006-24 - MICHAEL LARA FARMS** - Request to divide the current 182.19 acre property into four parcels, ranging in size from 40.5 to 50.7 gross acres, in the A-2-40 (General Agriculture) zoning district. The property is located at 12213 Raines Road, west of Donkin Road, in the Patterson area. The Planning Commission will consider a Mitigated Negative Declaration on this project.
APN: 021-019-005 [\[View Item\]](#)
- *C. PARCEL MAP APPLICATION NO. 2006-25 - LE ROY DEL DON - HIGHWAY 33** - Request to divide a 193.25 acre parcel, in the A-2-40 (General Agriculture) zoning district, under Williamson Act Contract No. 76-2112, into four (4) parcels of 42.5, 47.91, 53.47, and 49.23 acres. The property is located on the west side of State Highway 33 immediately adjacent to the town of Westley. The Planning Commission will consider a Negative Declaration on this project.
APN: 016-019-015 [\[View Item\]](#)
- *D. PARCEL MAP APPLICATION NO. 2006-26 - LE ROY DEL DON - COX ROAD** - Request to divide a 199.30 acre parcel, in the A-2-40 (General Agriculture) zoning district, under Williamson Act Contract No. 85-4039, into four (4) parcels of 56.4, 56.6, 46.2, and 41.0 acres. The property is located on the southwest side of Cox Road in the Grayson area. The Planning Commission will consider a Negative Declaration on this project.
APN: 016-031-009 [\[View Item\]](#)
- *E. PARCEL MAP APPLICATION NO. 2006-35 - BRIGHT DEVELOPMENT (ARAKELIAN)** - Request to divide a 78.3 acre parcel into three parcels (15.0, 15.0 and 20.0 acres) and a 28.3 acre remainder, in the A-2-10 (General Agriculture) zoning district. The property is located at 644 Frazine Road, in the east Modesto area. The Planning Commission will consider a Negative Declaration on this project.
APN: 009-004-001 [\[View Item\]](#)

NON-CONSENT ITEMS

- F. **USE PERMIT APPLICATION NO. 2006-05 - MARING AGRICULTURAL PROCESSING FACILITY** - Request to construct three new storage buildings (3,783, 9,900, and 9,900 square feet each) on a 154.9 acre site, in the A-2-40 (General Agriculture) zoning district, currently in production agriculture and also supporting an existing storage and processing facility. The property is located at 9843 Cox Road, in the Patterson area. The Planning Commission will consider a Negative Declaration on this project.
APN: 016-031-012 [\[View Item\]](#)
- G. **GENERAL PLAN AMENDMENT NO. 2006-03, REZONE APPLICATION NO. 2006-08 - FLORY INDUSTRIES** - Request to rezone and amend the General Plan to PD (Planned Development) zoning district, to allow an existing equipment manufacturer to expand, for outdoor storage and employee parking, onto an additional 10.8 acres (currently zoned Ag). The parcel is currently 39.25 acres and has divided zoning. The developed portion is 16.55, zoned PI-13 (Planned Industrial), and the remaining 11.9 acre portion of the property will remain in agricultural production. The A-2-40 (General Agriculture) zoned portion is 22.70 acres. The parcel is located at 4737 Toomes Road, in the Salida area. The Planning Commission will consider a Negative Declaration on this project.
APN: 135-052-037 [\[View Item\]](#)

- 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., NOVEMBER 27, 2006. THE FEE FOR APPEAL IS \$580.00.