

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

December 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. November 16, 2006 [\[View Item\]](#)
 - B. December 7, 2006 [\[View Item\]](#)

- V. CORRESPONDENCE
- VI. CONFLICT OF INTEREST DECLARATION
- VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. **PARCEL MAP APPLICATION NO. 2006-08 AND EXCEPTION NO. 2006-01 - JOHNNY & NINWA DECKER - Requesting Continuance to January 18, 2007.**
Request to create four parcels of just over 6,200 square feet from a 26,072.5 square foot parcel at 844 River Road, Modesto, general planned Urban Transition and zoned A-2-10 (General Agriculture). One parcel would not have direct access to a County maintained road, thereby requiring an Exception Application. Lots will be served with public sewer and water. On November 2, 2006, the Planning Commission recommended approval of General Plan Amendment 2006-11 and Rezone 2006-03 to change the designations to R-1 zoning and General Plan designation of LDR. These applications are scheduled to be heard by the Board of Supervisors on December 19, 2006. This project is exempt from CEQA.
APN: 038-008-030 [\[View Item\]](#)
- *B. **USE PERMIT APPLICATION NO. 2006-30 - LESTER HENSLEE ORGANIC FERTILIZER SALES** - Request to operate a business buying, selling, delivering and spreading chicken manure from local ranches in the A-2-40 (General Agriculture) zoning district. No manure will be kept at the subject property, but the site will be used for parking approximately 15 pieces of heavy equipment and some maintenance of equipment for the business. The property is located at 631 Hickman Road, just north of the town of Hickman. This project is exempt from CEQA.
APN: 080-010-027 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. **USE PERMIT APPLICATION NO. 2006-03 - TURLOCK SPORTSMAN'S CLUB** - Request to operate a recreational vehicle camp with electrical and sewer hook-ups for use by individual recreation vehicles on a 13 acre parcel, in the A-2-40 (General Agriculture) zoning district. The property is located at the northwest corner of Crows Landing Road and Carpenter Road, in the Patterson/Newman area. The project includes a request to cancel Williamson Act Contract No. 78-3489. The Planning Commission will consider a Negative Declaration on this project.
APN: 057-001-005 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. Change of Nuisance Abatement Hearing Board Members, presented by Mike Newton, Code Enforcement Unit Manager.
- B. **GENERAL PLAN CONSISTENCY FINDING FOR COUNTY CAPITAL IMPROVEMENT PROGRAM** - Consideration of the consistency of the Stanislaus County Preliminary Capital Improvement Plan for Fiscal Year 2006-2007 with the Stanislaus County General Plan. [\[View Item\]](#)

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., JANUARY 2, 2007. THE FEE FOR APPEAL IS \$580.00.