

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

April 5, 2007

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Jim Poore, Marie Assali, Annabel Gammon, Rob Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, John Shores, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. March 15, 2007 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Announcement for the California County Planning Commissioner Association Spring Conference [\[View Item\]](#)
- B. Copy of Appendix "C" of City of Waterford's General Plan Update Final Environmental Impact Report, presented to Planning Commission Clerk by Gus H. Oberthier, March 28, 2007, regarding Item VII-D, General Plan Amendment Application No. 2007-01 - Agricultural Element Update [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. **PARCEL MAP APPLICATION NO. 2006-30 - HAWKINS FAMILY TRUST** *(Continued from March 15, 2007)* Request to divide two parcels totaling 366.47 acres into three parcels of 122.3, 122.6, and 127.5 acres in an A-2-40 (General Agriculture) zoning district on Williamson Act property (Contract No. 71-0071 & 94-4258). Located at 1601 Hawkins Road, south of Lake Road, in the Waterford / Hickman area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN: 020-001-008 & 020-003-024 [\[View Item Part I\]](#) [\[View Item Part II\]](#)
- *B. **PARCEL MAP APPLICATION NO. 2006-49, VARIANCE APPLICATION NO. 2006-05, EXCEPTION APPLICATION NO. 2006-06 - SCHWARTZ PARCEL MAP** *(Continued from March 1, 2007)* **Requesting Indefinite Continuance.** Request to create 4 residential lots, ranging in size from 36,725 to 52,009 square feet, with a 2.44 acre remainder parcel (total of 5 parcels) from three existing parcels, in the R-A (Rural Residential) zoning district. All the lots will be served by public water and private septic systems. A variance is needed to create three parcels with less than 65 feet of width along the street frontage. The project is located at the southwest corner of Scarlet Oak Drive and Black Oak Court, east of Oakdale. This project is exempt from CEQA.
APN: 010-025-076, 010-025-101, and 010-025-102 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. **USE PERMIT APPLICATION NO. 2006-36 - FISCALINI CHEESE CO.** - Request to relocate and expand an existing farmstead cheese processing facility on a 38 acre parcel, in the A-2-40 (General Agriculture) zoning district. The new facility will consist of a two-story 81,800 square foot building designed to provide a visitor's center, office, processing and packaging rooms, cheese storage, and an equipment

room. The applicant is proposing to conduct tours of the facility to educate professional and public officials about the cheese making process as well as innovations and conservation methods available to the dairy industry. The visitor's center will include a research and development kitchen and 3,500 square foot retail store. Retail items will be limited to Fiscalini cheese, locally grown processed food items, and promotional non-food items intended to educate the public and advance agricultural sales. The project is located southeast of the Kiernan Avenue and Jackson Road intersection, in the Modesto/Salida area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 012-004-019 [\[View Item\]](#)

- D. GENERAL PLAN AMENDMENT APPLICATION NO. 2007-01 - AGRICULTURAL ELEMENT UPDATE** - Consider a recommendation to the Board of Supervisors for adoption of an update of the Agricultural Element of the Stanislaus County General Plan. The purpose of the Agricultural Element is to promote and protect local agriculture through the adoption of policies designed to achieve three main goals: 1) strengthen the agricultural sector of our economy, 2) conserve our agricultural lands for agricultural use, and 3) protect the natural resources to sustain agriculture in Stanislaus County. The update focuses on the need to address impacts to agricultural land and the natural resources needed to support local agriculture and changes which have occurred as a result of the policies adopted in the current element. The updated element has been reformatted to remove dated statistics, references to obsolete agencies and programs, and provide a layout consistent with other elements of the County General Plan. The Planning Commission will consider recommending approval of a Negative Declaration to the Board of Supervisors.
[\[View Item Part I\]](#) [\[View Item Part II\]](#) [\[View Item Part III\]](#)
[\[View Item Part IV\]](#)

- 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., APRIL 16, 2007. THE FEE FOR APPEAL IS \$580.00.