

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

April 19, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. April 5, 2007 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

***A. PARCEL MAP APPLICATION NO. 2006-18 - SPERRY RANCH** - This is a request to create six parcels containing 40.4±, 53.4±, 57.3±, 61.2±, 47.6± and 48± acres from a 308± acre site in the A-2-40 (General Agriculture) zoning district. This project site is not enrolled in a Williamson Act Contract. The property is located on the north and south sides of Warnerville Road, east of Emery Road, in the Waterford/Oakdale area. The Planning Commission will consider a Mitigated Negative Declaration for this project.

APNs: 010-015-058 and 010-020-021 [\[View Item\]](#)

***B. USE PERMIT APPLICATION NO. 2007-01- JAMES LOFORTI** - Request to construct a 2,915 square foot single-family dwelling on a 10.26 acre Williamson Act parcel (77-2902), in the A-2-40 (General Agriculture) zoning district. The property is located north of West Main Street and west of Crows Landing Road, in the Turlock area. This project is exempt from CEQA.

APN: 022-036-020 [\[View Item\]](#)

NON-CONSENT ITEMS

C. VARIANCE APPLICATION NO. 2007-01 AND LOT LINE ADJUSTMENT APPLICATION NO. 2007-01 - RANGEL/SNEDEGAR - A request to adjust lot line 6.5 feet south to create 11,462.5 and 13,947.5 square foot parcels. The existing home on 1328 Bennett Road extends approximately 3 feet past the property line. The lot line adjustment proposal will create a new setback for the two existing parcels of 3.5 feet each, which is less than the County's minimum 5 foot side yard setback. A variance is requested to allow the setbacks to be 3.5 feet. The property is located at 1324 and 1328 Bennett Road, north of Woodland Avenue, in the Modesto area. This project is exempt from CEQA.

APN: 081-029-007 and 081-029-008 [\[View Item\]](#)

D. APPEAL OF STAFF'S DETERMINATION REGARDING STAFF APPROVAL APPLICATION NO. 2007-09 AND LOT LINE APPROVAL APPLICATION NO. 2006-45 - CILION, INC. ETHANOL FACILITY - Appeal of a Staff determination to complete a lot line adjustment (LLA 2006-45) and to issue a staff approval permit for two drainage basins (SAA 2007-09) related to construction of the Cilion, Inc. Ethanol Facility and existing A.L. Gilbert Feed facilities on approximately 40 acres located in the "Industrial" (M) and "Planned Development" (PD123) zoning districts at 4209 and 4431 Jessup Road, Keyes area. Ethanol manufacturing is a permitted use within the "Industrial" zone and the lot line adjustment was approved to consolidate ownership patterns consistent with the proposed site plans for both the

existing A.L. Gilbert facility and the proposed Cilion, Inc. Ethanol Facility. The Staff Approval was required in order for two drainage basins to be constructed on A.L. Gilbert property located in Planned Development 123. Staff Approval permits are required for all uses in compliance with Development Standards of PD123.

APN: 045-026-014, 045-026-035, 045-026-036, 045-026-037

[\[View Item Part I \]](#) [\[View Item Part II \]](#) [\[View Item Part III \]](#)
[\[View Item Part IV \]](#) [\[View Item Part V \]](#) [\[View Item Part VI \]](#)

- 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 30, 2007. THE FEE FOR APPEAL IS \$580.00.