

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

September 20, 2007

6:00 P.M.

CHAMBERS - BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10TH STREET, MODESTO  
[www.stanco-planning.org](http://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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. September 6, 2007 [\[View Item\]](#)

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

**\*CONSENT ITEMS**

- \*A. **PARCEL MAP APPLICATION NO. 2006-41 - WENDELL NARAGHI** - This is a request to create parcels of 47.18±, 60.95±, two 40.0± acres, and a 1,099.7± acre Remainder parcel in the A-2-40 (General Agriculture) zoning district. This project site is currently enrolled in a Williamson Act Contract. The property is located at 17500 E. Keyes Road, between Montpelier and Hawkins Roads, in the Denair area. A CEQA Mitigated Negative Declaration will be considered.  
APN: 020-005-008 [\[View Item\]](#)
- \*B. **USE PERMIT APPLICATION NO. 2006-23 - UNITARIAN UNIVERSALIST CHURCH - Requesting Continuance to October 4, 2007** This is a request for expansion of an existing church onto an adjacent property, located in the A-2-10 (General Agriculture) zoning district. The expansion would consist of a new building of approximately 5,200 square feet for classrooms, meeting rooms, service areas, and related parking. The facility would be used in conjunction with the long-existing church on the adjacent parcel to the east. The project site is approximately 0.5 acres in size and is located at 2206 Kiernan Avenue, within the Sphere of Influence of Modesto. A CEQA Mitigated Negative Declaration will be considered on this project.  
APN: 078-016-018 [\[View Item\]](#)
- \*C. **PARCEL MAP APPLICATION NO. 2007-06 - CALIFORNIA AVENUE** - This is a request to create five (5) parcels ranging in size from approximately 40 to 45 acres from a 208 acre property, in A-2-40 (General Agriculture) zoning district. All parcels will have access to a county maintained roadway and be served by private well and septic systems. The property is located on the east side of Stone Avenue, between California Avenue and Paradise Road, in the Modesto area. A CEQA Negative Declaration will be considered on this project.  
APN: 017-007-001 and 017-008-001 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- D. **USE PERMIT APPLICATION NO. 2007-14 - CALIFORNIA NUT COMPANY** - This is a request to construct two 100' x 300' storage buildings that will be used for cold/dry storage in conjunction with an established nut processing facility. The processing facility was originally established under Use Permit No. 89-33. The 38.75± acre Williamson Act parcel is located in the A-2-40 (General Agriculture) zoning district, at 5024 Sperry Road, in the Denair area. A CEQA Negative Declaration will be considered on this project.  
APN: 019-031-003 [\[View Item\]](#)

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- 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 1, 2007. THE FEE FOR APPEAL IS \$580.00.***