

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

FEBRUARY 7, 2008

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.

The agenda is divided into two sections:

CONSENT CALENDAR: These 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

NON-CONSENT CALENDAR: These items will be individually discussed and reviewed in detail.

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.

PUBLIC COMMENT PERIODS: Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning 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. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

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.

PLANNING COMMISSION AGENDAS AND MINUTES: Commission agendas, Minutes, and copies of items to be considered by the Planning Commission are typically posted on the Internet on Friday afternoons preceding the meeting at the following website: www.stanco-planning.org.

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.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

- I. **ROLL CALL:** Chair Jim Poore, Marie Assali, Annabel Gammon, Allen Layman, Arsenio Mataka, Michael Navarro, John Shores, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

- A. January 3, 2008 [\[View Item\]](#)
- B. January 17, 2008 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Letter and photographs received January 25, 2008, from Merlyn E. Garber, regarding Item VII-C, Use Permit Application No. 2007-25 - Galen Filbrun Brethren Church Conference 2009. [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2006-37 - MONTPELIER ROAD PARCEL MAP - Continued from January 3, 2008. Requesting Indefinite Continuance.** This is a request to divide a 249.3 acre property into six (6) parcels ranging in size from 41.3 to 41.6 acres in the A-2-40 (General Agriculture) zoning district. The project is east of Montpelier Road, in the Hickman area. The property is currently under a Williamson Act contract. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 019-013-019 [\[View Item\]](#)
- *B. TIME EXTENSION FOR PARCEL MAP NO. 2004-28 - OLD GERMAN BAPTIST BRETHREN CHURCH** - This is a request for a one-year time extension to December 16, 2008, to record the map for Parcel Map No. 2004-28. The project was approved to create a 3.9 acre parcel for the church site and a 14.80 acre remainder parcel from 18.65 acres in an A-2-40 (General Agriculture) zoning district. The project is located at 6306 Covert Road, in the Salida area. This project is exempt from CEQA.
APN: 012-007-013 [\[View Item\]](#)
- *C. USE PERMIT APPLICATION NO. 2007-25 - GALEN FILBRUN BRETHREN CHURCH CONFERENCE 2009** - Request to allow a four (4) day annual church conference at the Old German Baptist Brethren Church from May 30, 2009 to June 2, 2009. The parcel is located in the A-2-40 (General Agriculture) zoning district at 17013 Claribel Road, in the Oakdale area. Approximately 2,500 people are expected to attend. Following the closing of the conference on June 2, 2009, the property will be returned to its original state. This project is exempt from CEQA.
APN: 011-005-039 [\[View Item\]](#)

- *D. **USE PERMIT APPLICATION NO. 2007-23 - DUTCH HOLLOW PUMPKIN FARM - Requesting Indefinite Continuance.** Request to operate a seasonal, educational, pumpkin farm in the A-2-40 (General Agriculture) zoning district. The project will include a farm tour for school children, a retail pumpkin patch, animal barns, picnic areas, hay rides, and play area that includes hay maze, adventure course, bounce house, and mural/photo area. The property is located at 5101 Oakdale Road, adjacent to Claribel Road, in the Modesto area. This project is exempt from CEQA. APN: 074-014-007 [\[View Item\]](#)

NON-CONSENT ITEMS

- E. **PARCEL MAP APPLICATION NO. 2007-24 - MONO DRIVE PARCEL MAP -** Request to divide an existing 1.07± acre parcel into two parcels, each approximately .535± acres. The parcel currently has two existing industrial businesses on it and is located in the M (Industrial) zoning district. The property is located north of 1601 and 1603 Mono Drive, west of Empire Avenue, in the Modesto area. This project is exempt from CEQA. APN: 035-028-006 [\[View Item\]](#)
- F. **GENERAL PLAN AMENDMENT APPLICATION NO. 2007-05, REZONE APPLICATION NO. 2007-08, AND LOT LINE ADJUSTMENT APPLICATION NO. 2007-25 - FRANTZ LANDSCAPE CENTER** - Request to amend the General Plan and rezone five (5) acres from A-2-40 (General Agriculture) to PD (Planned Development) and construct a retail landscape business in two (2) phases. Phase one (1) is to build an 1,800 square foot retail/commercial building and a 22,100 square foot shade canopy on five (5) acres for retail landscaping. The project is to expand the existing wholesale tree nursery with a commercial element. Phase two (2) is to complete the development area of the five (5) acre property by doubling the shade structure area, parking and office area. The project will allow an existing wholesale tree nursery to continue to grow and expand. The project is located at 12741 Riverview Road, Hickman. The Planning Commission will consider a CEQA Negative Declaration on this project. APN: 019-008-023 [\[View Item\]](#)

VIII. **OTHER MATTERS (Not Public Hearings)**

IX. **REPORT OF DIRECTOR**

X. **ELECTION OF CHAIR AND VICE CHAIR FOR 2008 AND APPOINTMENTS TO GENERAL PLAN UPDATE COMMITTEE - Postponed from January 17, 2008.**

XI. **ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

XII. **ADJOURNMENT**

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., FEBRUARY 19, 2008. THE FEE FOR APPEAL IS \$580.00.