

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

FEBRUARY 21, 2008

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.

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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](http://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 Marie Assali, Annabel Gammon, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore, John Shores, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

**III. CITIZEN'S FORUM**

**IV. MINUTES**

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

B. February 7, 2008 [\[View Item\]](#)

**V. CORRESPONDENCE**

**VI. CONFLICT OF INTEREST DECLARATION**

**VII. PUBLIC HEARINGS (\* Consent Items)**

**\*CONSENT ITEMS** - None

**NON-CONSENT ITEMS**

**A. USE PERMIT APPLICATION NO. 2006-38 - ALP CUSTOM SPREADING, INC - Continued from December 20, 2007.** Request to allow a manure spreading business to operate on three (3) acres of a forty (40) acre property, located in the A-2-40 (General Agriculture) zoning district. The proposed project is for the parking and maintenance of vehicles associated with the spreading operation. The project is located at 2324 Villa Manucha Road between Villa Manucha Road and Azevedo Road, north of Newman. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 049-022-011 [\[View Item\]](#)

**B. REZONE APPLICATION NO. 2007-07 - WILLIAM ROSSI** - Request to rezone nine acres from A-2-10 (General Agriculture) to Planned Development, to establish an appropriate commercial use for the site, which includes an existing agricultural equipment sales business and will add a manufactured home sales business, a business/sales office, employee and customer parking, walkways, and model homes for customer viewing. The project site is located at 4831 Esmar Road, at the southern terminus of Esmar Road and Rohde Road, in the Ceres area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 041-022-027 [\[View Item\]](#)

**C. VARIANCE APPLICATION NO. 2007-02, LOT LINE ADJUSTMENT APPLICATION NO. 2007-03 AND WILLIAMSON ACT CANCELLATION APPLICATION NO. 2007-01 - FRIENDS OF THE TUOLUMNE** - Request to adjust lot lines from approximately 40.36, 68.74 and 115.2 acres to approximately 3.95, 71.96, and 148.39 acres in the A-2-40 (General Agriculture) zoning district. A variance application is required that if the lot line adjustment is approved, one of the parcels will be reduced from 40.36 acres to 3.95 acres, which is less than the 40-acre minimum requirement. If the proposed lot line adjustment is approved, there is a

proposed Williamson Act Cancellation for the 3.95 acre parcel, which is a portion of Williamson Act Contract No. 2002-4481. The property is located at 23792 and 23806 Yosemite Boulevard, north of the Tuolumne River and south of Rushing Road, in the Waterford area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.

APNs: 008-020-017, 008-020-018, and 008-020-020 [\[View Item\]](#)

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

**A. GENERAL PLAN CONSISTENCY FINDING FOR COUNTY 2007-2008 CAPITAL IMPROVEMENT PROGRAM** - Consideration of the consistency of the Stanislaus County 2007-2008 Preliminary Capital Improvement Plan with the Stanislaus County General Plan. [\[View Item\]](#)

**B. CONFIRMATION OF GENERAL PLAN UPDATE COMMITTEE MEMBERS.**

**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., MARCH 3, 2008. THE FEE FOR APPEAL IS \$580.00.***