

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

JULY 17, 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 Chair 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 Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Chair.

**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). All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, during normal business hours.

**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. June 19, 2008 [\[View Item\]](#)

**V. CORRESPONDENCE**

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

**\*A. VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2008-01 - YAMASAKI** - This is a request to create five parcels, ranging in size from 10.52 to 14.05 acres, from two parcels totaling 58.56 acres in the A-2-10 (General Agriculture) zoning district. The property is located at 12800 Lambuth Road, northwest of Hinds Road, in the Valley Home area. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: 002-056-009 & 002-057-001 [\[View Item\]](#)

**\*B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2008-01 - DENAIR FARMS** - This is a request to create (12) twelve 40+ acre parcels from two adjoining parcels totaling 493 acres in size in the A-2-40 (General Agriculture) zoning district. The project is located at 12297 E. Monte Vista Avenue, between Hall and Montpelier Roads in Denair. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: 024-003-007 & 020-013-021 [\[View Item\]](#)

**\*C. PARCEL MAP APPLICATION NO. 2007-34 - BEARD LAND IMPROVEMENT CO. (MC CLURE ROAD)** - This is a request to divide 5 parcels totaling 63.85 acres into 4 parcels ranging in size from 22.66, 20.57, 19.18 and 1.44 acres in the M (Industrial) zoning district. The project is located on the southeast corner of Yosemite Boulevard and McClure Road in the Modesto area. This project is exempt from CEQA.  
APN: 036-014-001, 036-014-002, 036-014-003, 036-014-005 and 036-014-006  
[\[View Item\]](#)

**NON-CONSENT ITEMS**

**D. VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2006-06 & EXCEPTION APPLICATION NO. 2008-02 - KNIGHTS FERRY OVERLOOK** - This is a request to divide a 31.53 acre parcel to create 8 parcels ranging in size from 0.50 to 5.00 acres with a 12.03 acre "Remainder". The property is split zoned, consisting of both A-2-5 (General Agriculture) and H-S (Historical Site District). An

Exception is being requested on the four 1.00 acre parcels which would not have municipal water service/connection from Knights Ferry Community Services District. The property is located at the southeast corner of Cemetery and Frymire Roads, in the Community of Knights Ferry. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.

APN: 002-044-003 & 002-044-004 [\[View Item\]](#)

- E. GENERAL PLAN AMENDMENT APPLICATION NO. 2007-03 & REZONE APPLICATION NO. 2007-03 - THE FRUIT YARD** - This is a request to amend the General Plan Designation from Agriculture to Planned Development and to rezone the property from A-2-40 (General Agriculture) to P-D (Planned Development). This would authorize a development plan for The Fruit Yard which would include a 9,000 square foot banquet facility, relocation of the existing gas station and convenience market, relocation of the existing “card lock” fueling facility, and construction of a 3,000 square foot retail shell building. Also included is a 322 space vehicle/RV storage, a 66 space travel trailer park for short term stays, and a 2.0 acre site for retail tractor sales. A new facility for fruit packing and warehousing is also included, although these uses are consistent with the current zoning of the property. Occasional outdoor special events, from fund raising activities to private parties, will be held on site. The 45± acre site is located at 7948 Yosemite Blvd, at the intersection of Geer Road and Yosemite Blvd (Hwy 132), in the Modesto / Waterford area. A CEQA Mitigated Negative Declaration will be considered on this project. APN: 009-027-004
- [\[Staff Report & Maps\]](#)  
[\[Applicant’s Project Description, Development Standards & Schedule, Initial Study & Mitigation Monitoring Plan, Mitigated Negative Declaration\]](#)  
[\[Traffic Study Part I\]](#)    [\[Traffic Study Part II\]](#)    [\[Traffic Study Part III\]](#)  
[\[Applicant’s Findings Statement Part I\]](#)  
[\[Applicant’s Findings Statement Part II\]](#)  
[\[Applicant’s Findings Statement Part III and Environmental Review Referrals\]](#)

- VIII. OTHER MATTERS (Not Public Hearings)
- IX. REPORT OF DIRECTOR
- X. ADDITIONAL MATTERS AT DISCRETION OF CHAIR
- XI. ADJOURNMENT

***ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JULY 29, 2008. THE FEE FOR APPEAL IS \$580.00.***