

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

AUGUST 21, 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 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. 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 10th 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. August 4, 2008 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2008-07 - VERDEGAAL**
- This is a request to create five (5) parcels of 40 acres each from two (2) parcels, approximately 200 acres combined, in the A-2-40 (General Agriculture) zoning district. Both parcels are enrolled in the Williamson Act, and in almond production. The project is located on the north side of Frankenheimer Road, east of 28 Mile Road, in the Oakdale area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 002-021-081 & 002-021-082 [\[View Item\]](#)
- *B. TENTATIVE PARCEL MAP APPLICATION NO. 2007-19 - RIDDLE RANCH** - This is a request to create three 40+ acre parcels from a 159.1 acre parcel in the A-2-40 (General Agriculture) zoning district. The project site is enrolled in the Williamson Act, and is located at 22705 Yosemite Boulevard, west of Rushing Road in the Waterford area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 008-017-015 [\[Part I\]](#) [\[Part II\]](#) [\[Part III\]](#) [\[Part IV\]](#) [\[Part V\]](#)
- *C. TIME EXTENSION FOR REZONE NO. 2006-07 - GOLDEN STATE COMMERCIAL CENTER** - Request for a time extension to December 17, 2009, to start construction for the Development Plan. The project was approved by Board of Supervisors, April 17, 2007, to rezone a 2.55 acre site from A-2-10 (General Agriculture) to a Planned Development to allow for a variety of commercial type businesses. The parcel is zoned P-D (310) and is located on the east side of Highway 99, west side of N. Golden State Boulevard, and north of W. Taylor Road in the Turlock area. This project is exempt from CEQA.
APN: 045-062-014 [\[View Item\]](#)
- *D. TIME EXTENSION FOR USE PERMIT NO. 2006-27 - FIRESIDE DODGE/HYUNDAI** - Request for a one year time extension to July 18, 2009, for Use Permit No. 2006-27 - Fireside Dodge/Hyundai, which modified the development

plans for an existing auto dealership to expand and/or relocate facilities. The 5.70± acre project site consists of three separate parcels zoned Planned Development (PD) No.'s 108, 156, and 159. The project site is located at 4620 McHenry Avenue, Modesto. This project is exempt from CEQA.
APN: 082-006-040, 082-006-042, & 082-006-052 [\[View Item\]](#)

NON-CONSENT ITEMS

- E. USE PERMIT APPLICATION NO. 2007-27 - WAT CAMBODIAN BUDDHIST CHURCH** - This is a request to construct a church facility, including two meeting halls (worship and meditation), two school buildings, two storage buildings, a Cambodian home exhibit, church related festivals, soccer field, and two residences for priests and nuns, on an 11.68-acre parcel in the A-2-10 (General Agriculture) zoning district. The property is located at 1538 Grimes Avenue, east of Grimes Avenue and south of California Avenue, in the Modesto area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 017-012-023 [\[Part I\]](#) [\[Part II\]](#) [\[Part III\]](#) [\[Part IV\]](#) [\[Part V\]](#)
[\[Part VI\]](#) [\[Part VII\]](#)

- 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., SEPTEMBER 2, 2008. THE FEE FOR APPEAL IS \$580.00.