

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

MARCH 19, 2009

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Allen Layman, Marie Assali, Tom DeLaMare, Annabel Gammon, Michael Navarro, Greg Pires, Jim Poore, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

A. March 5, 2009 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

*A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-45 - LEMOS FAMILY** - Request to create three (3) parcels of 43±, 40± and 40± acres in size from an existing 123± acre parcel (Williamson Act Contract No. 72-0779) in the A-2-40 (General Agriculture) zoning district, designated as Agriculture in the County General Plan. The property is located on the east side of Tim Bell Road, northeast of Hazeldean Road and north of Yosemite Blvd, in the Waterford area. A CEQA Negative Declaration will be considered on this project.

APN: 008-003-005

[\[View Staff Report and Exhibits A, B, C\]](#)

[\[View Exhibits D, E, F\]](#)

[\[View Exhibits G, H\]](#)

NON-CONSENT ITEMS

B. **GENERAL PLAN AMENDMENT APPLICATION NO. 2007-04, REZONE APPLICATION NO. 2007-04, TENTATIVE PARCEL MAP APPLICATION NO. 2008-11, AND WILLIAMSON ACT CANCELLATION APPLICATION NO. 2007-03 - SUN DRY PRODUCTS / JIM DAVIS - Continued from March 5, 2009.** This is a request to amend the General Plan and rezone 114.8 acres of a 200± acre parcel from Agriculture/A-2-40 (General Agriculture) to P-D (Planned Development) to allow the continued operation of the reclamation and recycling of agricultural products and add an industrial hauler, processing of commercial feed products and construction debris (such as pallets, and sulfur and gypsum wall board). A parcel map is being requested to subdivide the total 200± acre parcel into four parcels (63.69, 51.11, 42.87, and 42 acres respectively). The two larger parcels require a Williamson Act Cancellation. The two proposed smaller parcels will continue in agricultural uses. The project is located at 3401 Gaffery Road, on the north side of Gaffery Road, east of Koster Road, adjacent to the Delta Mendota Canal, in the Westley area. The project is also located in San Joaquin County, which splits the

property, leaving a small amount in San Joaquin County. The Planning Commission will consider a Mitigated Negative Declaration on this project.

APN: 016-003-009 (San Joaquin County APN: 265-001-009)

[\[View Staff Report and Exhibit A\]](#)

[\[View Exhibits B, C, D\]](#)

[\[View Exhibits E, F, G\]](#)

[\[View Exhibits H, I, J\]](#)

- C. USE PERMIT APPLICATION NO. 2008-10 - TURLOCK GOLF CENTER** - Request to establish a golf driving range on a 39± acre parcel in the A-2-40 (General Agriculture) zoning district, designated as Agriculture in the County General Plan. The development will include the construction of a 1,000 square foot maintenance building, a 2,000 square foot office/pro-shop, and a covered tee area. The project is located on the north side of Taylor Road, east of Highway 99 and west of Mountain View Road, in the Turlock area. A CEQA Negative Declaration will be considered on this project.

APN: 045-053-008 [\[View Item\]](#)

- 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., MARCH 30, 2009. THE FEE FOR APPEAL IS \$580.00.