

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

January 5, 2006

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO



<http://www.co.stanislaus.ca.us/planning/PlanAgMin.pdf>

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.

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.

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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

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. Matters under the jurisdiction of the Commission and not on the posted agenda may be addressed by the general public following the completion of the regular agenda and any off-agenda matters before the 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.

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.

AMERICANS WITH DISABILITIES ACT: Hearing devices are available for public use. If hearing devices are needed, please contact the Planning Commission Clerk at (209) 525-6330. Notification 24 hours prior to the meeting will enable the Clerk to make arrangements.

- I. **ROLL CALL:** Andrew Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Allen Layman, Mike Navarro, Jim Poore, and Ray Souza.
- II. **PLEDGE OF ALLEGIANCE**
- III. **ELECTION OF 2006 PLANNING COMMISSION OFFICERS**
- IV. **CITIZEN'S FORUM**

V. MINUTES

- A. December 15, 2005 [\[View Item\]](#)

VI. CORRESPONDENCE

- A. 2006 Planning Commission Meeting Calendar [\[View Item\]](#)
B. Farmland Working Group Newsletter - Fall / Winter 2005 [\[View Item\]](#)

VII. CONFLICT OF INTEREST DECLARATION

VIII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2005-25 - PETROGULF CORPORATION - VANDA PROSPECT** - This is a request to drill a natural gas well on a small portion of a 171 acre parcel located in the A-2-40 (General Agriculture) zoning district. The property is located at 1530 Oaklea Road, west of River Road in the Vernalis / Westley / Grayson area. This project is exempt from CEQA.
APN: 016-008-006 [\[View Item\]](#)
- *B. USE PERMIT APPLICATION NO. 2005-26 - PETROGULF CORPORATION - VANESSA PROSPECT** - This is a request to drill a natural gas well on a small portion of a 91.6 acre parcel located in the A-2-40 (General Agriculture) zoning district. The property is located at the southeast end of Burkhard Road, west of River Road, east of Highway 33 in the Westley / Grayson area. This project is exempt from CEQA.
APN: 016-011-008 [\[View Item\]](#)
- *C. USE PERMIT APPLICATION NO. 2005-27 - PETROGULF CORPORATION - VERA PROSPECT** - This is a request to drill a natural gas well on a small portion of a 21.78 acre parcel located in the A-2-40 (General Agriculture) zoning district. The property is located east of Highway 33 & west of River Road in the Vernalis / Westley / Grayson area. This project is exempt from CEQA.
APN: 016-011-017 [\[View Item\]](#)
- *D. USE PERMIT APPLICATION NO. 2005-31 - PETROGULF CORPORATION - VELVET PROSPECT - BOGETTI NO. 1-35** - This is a request to drill an exploratory natural gas well on a small portion of a 40-acre parcel located in the A-2-40 (General Agriculture) zoning district. This is not a gas storage project. The property is located on the west side of McCracken Road between Maze Boulevard (State Highway 132) and Highway 33, in the Vernalis area. This project is exempt from CEQA.
APN: 016-002-051 [\[View Item\]](#)

- *E. **USE PERMIT APPLICATION NO. 2005-01 - RIVER HAVEN NURSERY** - Request to establish a wholesale nursery on a 9.09 acre parcel in the A-2-10 (General Agriculture) zoning district. The property is located on the south side of Yosemite Avenue, just east of Skyline Blvd, in the Waterford area. The nursery will include a dry storage/office building, shade structure, cold-frame greenhouse, and shop building. The Planning Commission will consider adopting a Mitigated Negative Declaration.
APN 080-034-016 [\[View Item\]](#)
- *F. **PARCEL MAP APPLICATION NO. 2005-22 - JACK WEBSTER CONSTRUCTION** - This is a request to create four parcels consisting of 11,855, 9,005, 9,006, and 8,879 square feet in the R-A (Rural Residential) zoning district. Water and sewer for these proposed parcels will be provided by the Denair Community Services District. The project is located at 4932 Zeering Road, southwest corner of Zeering and Story Roads, in the Denair area. A Mitigated Negative Declaration will be considered.
APN: 024-024-032 [\[View Item\]](#)

NON-CONSENT ITEMS - None.

- IX. **OTHER MATTERS (Not Public Hearings)**
- X. **REPORT OF DIRECTOR**
- XI. **ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**
- XII. **ADJOURNMENT AND RECONVENE FOR WORKSHOP** [\[View Item\]](#)

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JANUARY 17, 2006. THE FEE FOR APPEAL IS \$555.00.