

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

May 4, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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:** Chair Ray Souza, Marie Assali, Tony Cusenza, Annabel Gammon, Rob Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. April 20, 2006 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Tuolumne River Regional Park Commission Agenda [\[View Item\]](#)
- B. Farmland Working Group - Spring 2006 [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2005-38 - NAVDEEP BALI** - Request to create 30 air space condominiums, ranging in size from 1,450 to 2,700 square feet in an approved (Staff Approval 2005-93), but not yet constructed, 55,300 square foot office building to be located in Planned Development (PD) # 286 on 3.49 acres located at the northwest corner of Pentecost Drive and Charity Way, north of Modesto. This project is exempt from CEQA.
APN: 004-065-033 [\[View Item\]](#)
- *B. PARCEL MAP APPLICATION NO. 2005-29 - JAMES SARAS** - Request to create two parcels of approximately 49 acres each, with a 217 acre remainder, in an A-2-40 (General Agriculture) zoning district. The project is located on the east side of Stone Road, between California Avenue and Maze Boulevard (Highway 132), west of Modesto. A CEQA Negative Declaration will be considered for this project.
APN: 007-041-001 and 007-041-002 [\[View Item\]](#)
- *C. VESTING TENTATIVE PARCEL MAP NO. 2005-35 - LAST FRONTIER** - Request to create 2 parcels of 250 and 368.9 acres in size from a 618.9 acre site in the A-2-40 (General Agriculture) zoning district on Williamson Act property (Contract No. 71-151). The property is located on the north side of Warnerville Road, east of Tim Bell Road in the Oakdale area. A CEQA Mitigated Negative Declaration will be considered for this project.
APN: 011-003-012, 011-003-014, and 011-005-030 [\[View Item\]](#)
- *D. PARCEL MAP APPLICATION NO. 2005-27 - PANOZ - DUCK PARCEL MAP** - Request to create two "estate lot" parcels of 5.1 and 3.9 acres from an un-surveyed remainder of 188 ± acres, located in the hills south of the "Legends" Golf Course in the Diablo Grande (SP-1) zoning district. The sites currently contain one single-family dwelling each, and are accessed from existing County and private roads. This map is considered exempt from CEQA.
APN: 025-015-007 [\[View Item\]](#)

NON-CONSENT ITEMS

- E. PARCEL MAP APPLICATION NO. 2005-30 - BARBARA DYKZEUL - Continued from April 6, 2006.** Request to create three parcels of 10 acres each in an A-2-10 (General Agriculture) zoning district located at the northwest corner of River Road and Cleveland Avenue, northwest of Oakdale. Property is under a Williamson Act contract. A Negative Declaration will be considered for this project.
APN: 006-009-070 [\[View Item\]](#)

- VIII. OTHER MATTERS (Not Public Hearings)**
- 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., MAY 15, 2006. THE FEE FOR APPEAL IS \$555.00.