

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

May 18, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. May 4, 2006 [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. Announcement of California County Planning Commissioners Association Conference to be held October 27 and 28, 2006. [\[View Item\]](#)

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. PARCEL MAP APPLICATION NO. 2005-33 AND VARIANCE 2005-05 - EDWARD BANDUCCI TRUST - C/O JIM BANDUCCI - Requesting Indefinite Continuance.** Request to create parcels of approximately 22 and 27 acres in an A-2-40 (General Agriculture) zoning district, general planned for Agriculture, located between the east side of Rodden Road and the west side of Arbini Road, northeast of Oakdale. A Variance application is being filed because both parcels will be below the required 40 acre minimum parcel size in the A-2-40 zone. A Mitigated Negative Declaration will be considered for this project  
APN: 010-026-002 [\[View Item\]](#)
- \*B. VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2005-08 - LAWSON/QUALLE - Continued from April 20, 2006.** This is a request to create 8 parcels ranging in size from 14,698 to 18,534 square feet from a 3.38 acre site in the R-A ( Rural Residential) zoning district. Water and sewer will be provided by the Denair Community Services District. The project is located on the east side of Lester Road, south of East Monte Vista Avenue, in the Denair area. A Mitigated Negative Declaration will be considered.  
APN: 024-035-018 and 024-035-040 [\[View Item Part I\]](#) [\[View Item Part II\]](#)

**NON-CONSENT ITEMS**

- C. EL REMATITO MARKETPLACE - Continued from April 6, 2006.** Request to adopt a Development Schedule for Planned Development 285, El Rematito Marketplace, 401 W. Hackett Road, Ceres.  
APN: 056-055-004 and 056-055-005 [\[View Item\]](#)
- D. USE PERMIT APPLICATION NO. 2005-29 - LAWRENCE KELSO** - Request to operate a horse boarding and riding facility for up to 15 horses. The request includes a temporary mobile home to house a full-time employee and a riding arena used for junior rodeo events. The site is a 6.18-acre parcel located in the A-2-40 (General Agriculture) zoning district, at 4600 West Linwood Avenue in the Turlock area. A CEQA Negative Declaration will be considered on this project.  
APN: 044-013-031 [\[View Item\]](#)

- 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 30, 2006. THE FEE FOR APPEAL IS \$555.00.***