

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

July 6, 2006

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.

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. June 15, 2006 [\[View Item\]](#)
- B. June 29, 2006 Special Meeting [\[View Item\]](#)

V. CORRESPONDENCE

- A. California Planning & Development Report, Vol. 21, No. 6 - June 2006
[\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2006-09 - NORMAN BEACH** - Request to divide an A-2-40 (General Agriculture) zoned property into a parcel of approximately 40 acres, leaving a remainder of approximately 43 acres, under a Williamson Act contract. The property is located at 2324 Villa Manucha Road at Azevedo Road in the Newman area. A Negative Declaration will be considered on this project.
APN: 049-022-008 [\[View Item\]](#)

- *B. TIME EXTENSION NO. 2006-04 FOR PARCEL MAP NO. 2003-36 - JOE'S TRAVEL PLAZA** - Request for a one-year time extension to May 20, 2007 to record the map for Parcel Map No. 2003-36 - Joe's Travel Plaza. The project was approved to create parcels of 1.0, 1.04, 1.3, 1.5 and 2.7 acres and a 106.34 acre remainder parcel from a 113.86 acre site located in Planned Development No. 104. The property is located at the northwest corner of Howard Road and Ingram Creek Road, in the Westley area.
APN: 016-042-026 [\[View Item\]](#)

- *C. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-01, USE PERMIT APPLICATION NO. 2006-02 - MARTELLA FARMS / GROWER DIRECT NUT CO.** - Request to expand two existing businesses in three phases. Phase 1 would be to construct two 20,000 square foot storage buildings, a small portable office, a 30 foot diameter and height shell storage tank and a newly located scale house. Except for the scale house, all would be located on the proposed southerly 10.79 acre parcel. Phase 2 will construct a 20,000 square foot storage building adjacent to the Phase 1 dry storage building while Phase 3 will be a 4,000 square foot office building, all on the A-2-40 (General Agriculture) zoned site of an existing walnut / almond processing operation. Also to create by Parcel Map parcels of 5.66 and 11.12 net acres to allow legal separation of two existing on-site businesses. Property located at 2100 Geer Road, between Whitmore & Fox Roads, east of Hughson. A Negative Declaration will be considered on this project.
APN: 018-010-013 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. **APPEAL OF DENIAL OF BUSINESS LICENSE FOR D&L CONCRETE PUMPING, INC.** - Appeal of a staff decision to deny the issuance of a business license for D&L Concrete Pumping, Inc. at 3730 Dakota Avenue, in the Modesto area.
APN: 076-068-016 [\[View Item\]](#)
- E. **REZONE APPLICATION NO. 2005-15 - CARMAX - MODESTO** - Request to rezone 9.56 acres of two expired PD (Planned Development) zones, located on four parcels, with a new PD zone to allow construction and operation of an automobile sales and service dealership. Proposed building coverage will be approximately one acre of the site and will require a parcel merger. The project is located at the northeast corner of McHenry Avenue (SR 108) and Claratina Avenue, in the Modesto area. A Negative Declaration will be considered on this project.
APNs: 082-009-016, 017, 018, & 019 [\[View Item\]](#) [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. **PROPOSED SCHOOL SITE DEVELOPMENT BY RIVERBANK UNIFIED SCHOOL DISTRICT FOR NEW ELEMENTARY SCHOOL** - The school district is proposing to construct and operate a public school facility on approximately 9.23 acres located at the southeast corner of Eleanor Avenue and Mesa Drive, near Riverbank. The Planning Commission will determine the site's consistency with the County General Plan
APN: 062-017-007 [\[View Item\]](#)

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., JULY 17, 2006. THE FEE FOR APPEAL IS \$580.00.