

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

January 18, 2007

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Annabel Gammon, Rob Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore and John Shores.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. December 21, 2006 [\[View Item\]](#)

V. CORRESPONDENCE

- A. 2007 Planning Commission Meeting Calendar [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2006-08 AND EXCEPTION NO. 2006-01 - JOHNNY & NINWA DECKER** - *Continued from December 21, 2006.* Request to create three parcels from a 26,072.5 square foot parcel at 844 River Road, Modesto, general planned Low Density Residential and zoned R-1 (Low Density Residential). Lots will be served with public sewer and water. An exception to the subdivision ordinance is no longer necessary. This project is exempt from CEQA. APN: 038-008-030 [\[View Item\]](#)
- *B. USE PERMIT APPLICATION NO. 2006-32 - DORWEN STINNETT** - This is a request to build a single-family dwelling on a 3.9 acre parcel located in the A-2-40 (General Agriculture) zoning district. This parcel is not enrolled in a Williamson Act Contract. The property is located on the south side of Elfers Road, between Del Puerto Road and Mistletoe Road, in the Patterson area. This project is exempt from CEQA. APN: 027-001-018 [\[View Item\]](#)
- *C. USE PERMIT APPLICATION NO. 2006-33 - RICHARD & NANCY JONES** - Request to build a single family dwelling on a 10.17 acre parcel, in the A-2-40 (General Agriculture) zoning district. The parcel is located on the east side of Blossom Road, north of Yosemite Boulevard / State Highway 132, west of Waterford. This project is exempt from CEQA. APN: 080-004-005 [\[View Item\]](#)
- *D. TIME EXTENSION FOR TENTATIVE MAP 2003-02, DEL RIO LAGO BY JOHN WILLIAMS** - Request for a one year time extension, to December 14, 2007 for filing the final map for a 47 single family lot subdivision, Tentative Map 2003-02 Del Rio Lago located on the east side of Carver Road, north of Ladd Road in Del Rio. The lots, contained within Planned Development No. 293 will be served by public water and an on-site package sewage treatment plant. This Time Extension is exempt from CEQA. APN: 004-075-044 & 004-059-061 [\[View Item\]](#)

- *E. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2005-34 - KEITH FRASER** - Request to create 14 parcels ranging in size from 40 acres to 68.70 acres from a 620.9 acre site in the A-2-40 (General Agriculture) zoning district. The property, currently under Williamson Act Contract No. 72-950, is located at 14637 Claribel Road, between Ellenwood Road and Tim Bell Road, in the Oakdale/Waterford Area. A CEQA Mitigated Negative Declaration will be considered on this project.
APN: 010-020-022 [\[View Item\]](#)

NON-CONSENT ITEMS

- F. **USE PERMIT APPLICATION NO. 2006-27 - FIRESIDE DODGE / HYUNDAI** - Request to modify the Development Plan to expand and/or relocate facilities located within three Planned Developments (PD). The modifications to the automobile sales and service business include the redesign of the building facade, expansion of the showroom, offices and services area, relocating existing car wash/detail area to the rear of the property and will provide additional landscaping and on-site customer parking. The site is a total of 5.70 acres located in three Planned Developments, Numbers 108, 156, and 159, at 4620 McHenry Ave in the Modesto area. A CEQA Negative Declaration will be considered on this project.
APN: 082-006-040, 082-006-042, and 082-006-052 [\[View Item\]](#)
- G. **PARCEL MAP APPLICATION NO. 2005-33 AND VARIANCE APPLICATION NO. 2005-05 - EDWARD BANDUCCI TRUST** - Request to create two parcels of approximately 22 and 27 acres in the 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 has been filed because both parcels would be well below the required 40 acre minimum parcel size in the A-2 -40 zoning district. A CEQA Mitigated Negative Declaration will be considered for this project.
APN: 010-026-002 [\[View Item\]](#)
- H. **USE PERMIT APPLICATION NO. 2006-01 - RESENDIZ FRUIT BARN** - Request to reclassify an existing 3,000 square foot Produce Stand to a Produce Market, as defined by County Zoning Ordinance Chapter 2.90, on a 31.5 acre parcel located at the northeast corner of Geer Road and Santa Fe Avenue intersection, in the Hughson area. The request includes operation of a seasonal hay maze and educational school tours. A CEQA Negative Declaration will be considered.
APN: 045-009-008 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. Election of Chair and Vice Chair for 2007
- B. Appointments to General Plan Update Committee

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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., JANUARY 29, 2007. THE FEE FOR APPEAL IS \$580.00.