

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

February 1, 2007

6:00 P.M.

CHAMBERS - BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10TH STREET, MODESTO  
[www.stanco-planning.org](http://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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Jim Poore, Marie Assali, Annabel Gammon, Rob Hardie, Allen Layman, Arsenio Mataka, Michael Navarro, John Shores, and Ray Souza.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
  - A. January 18, 2007 [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. Fax received January 22, 2007 from Rosasco Ranches regarding Item VII-B, Parcel Map Application No. 2006-02 - Furtado Family Trust. [\[View Item\]](#)
- B. Fax received January 23, 2007 from Nathan Rosasco regarding Item VII-B, Parcel Map Application No. 2006-02 - Furtado Family Trust. [\[View Item\]](#)
- C. Memo dated January 24, 2007 from Planning Department, regarding Item VII-D, Use Permit Application No. 2006-51 - Signature Fruit Company. [\[View Item\]](#)

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. PARCEL MAP APPLICATION NO. 2006-29 - GARY MALL** - Request to divide a parcel of 343.49 acres under a Williamson Act contract into eight parcels ranging in size from 40.1 to 48.9 acres, in A-2-40 (General Agriculture) zoning district. The property is located at 1600 Pump Road, south of Anderson Road, east of Eastin Road, in the Newman area. A Negative Declaration will be considered.  
APN: 026-014-043, 026-014-060, and 026-014-062 [\[View Item\]](#)
- \*B. PARCEL MAP APPLICATION NO. 2006-02 - FURTADO FAMILY TRUST** - This is a request to create 13 parcels of 80± acres, one 70± acre parcel, and one 117± acre Remainder parcel from two existing parcels totaling 1,147 acres in the A-2-40 (General Agriculture) zoning district. This project site is enrolled in a Williamson Act Contract. The property is located southeast of the intersection of Tim Bell and Warnerville Roads, northeast of the Waterford area. A Mitigated Negative Declaration will be considered.  
APN: 011-005-007 and 011-005-021 [\[View Item\]](#)
- \*C. PARCEL MAP APPLICATION NO. 2006-52 - SUN DRY PRODUCTS, INC.** - Request to divide a 310 acre A-2-40 (General Agriculture) zoned Williamson Act property to create 67 acre parcel, totally occupied by Grover Landscape Services, with Remainder of approximately 253 acres. Exact same split was approved in 2004 but the map expired prior to being recorded. Property located on north side Gaffery Road, east of Koster Road, adjacent to Delta Mendota Canal, and San Joaquin County line which splits the property, leaving small amount in San Joaquin County. This project is exempt from CEQA.  
APN 016-003-003; San Joaquin County APN: 265-01-09 [\[View Item\]](#)

- \*D. PARCEL MAP APPLICATION NO. 2006-51 - SIGNATURE FRUIT COMPANY -**  
Request to create parcels of 33.04 acres and 67.24 acres in an M (Industrial) zone located at 555 Mariposa Road, at the southeast corner of Mariposa Road & Farrar Avenue, in the east Modesto area. Parcels will continue to be served by public water and sewer service from the City of Modesto. The property is already developed; Parcel "A" contains a warehouse, food processing facility, and several small structures. Parcel "B" contains a large warehouse. This project is exempt from CEQA.  
APN: 036-008-036 and 036-024-008 [\[View Item\]](#)
- \*E. USE PERMIT APPLICATION NO. 2006-35 AND LOT LINE ADJUSTMENT APPLICATION NO. 2006-51 - CANDIDO BORGES -** Request to adjust two adjoining parcels, in the A-2-40 (General Agriculture) zoning district, by lot line adjustment to create an 82.4 and 155.3 acre parcel. The applicant is also requesting to convert two existing dwellings from allowable single-family residential to employee housing. The property is located at 5148 W. Grayson Road and 5437 Quisenberry Road, in the Modesto area. This project is exempt from CEQA.  
APN: 017-059-006 and 017-059-007 [\[View Item\]](#)
- \*F. PARCEL MAP APPLICATION NO. 2006-34 AND EXCEPTION APPLICATION NO. 2006-04 - CALIFORNIA EQUITY MANAGEMENT - Requesting Indefinite continuance.** Request to divide a 30,635 square foot parcel into two parcels of 5,000 and 25,635 square feet each, in R-1 (Single Family Residential) zoning district. An exception is being requested for the 25,635 square foot parcel which would not have a sewer connection from Empire Sanitary District/City of Modesto (as required by 20.52.210 of the Subdivision Ordinance). The property is located at 325 E Street in the Empire area. A CEQA Negative Declaration will be considered on this project.  
APN: 133-004-041 [\[View Item\]](#)

#### **NON-CONSENT ITEMS**

- G. USE PERMIT APPLICATION NO. 2006-24 - CAMBODIAN BUDDHIST ASSOCIATION** - Request to convert a 495 square foot attached garage into a Buddhist temple and meeting facility. The existing single-family dwelling will serve as a residence for monks and nuns. The project also includes a plan for an expansion of up to 445 square feet to the temple. The 2.92 acre property is located at 3761 Roeding Road, west of Faith Home Road, within the Sphere of Influence of Ceres, in the A-2-10 (General Agriculture) zoning district. A Negative Declaration will be considered.  
APN: 069-020-017 [\[View Item\]](#)

- H. **GENERAL PLAN AMENDMENT APPLICATION NO. 2005-13 AND REZONE APPLICATION NO. 2005-17 - THE PIAZZA @ VELLA-FERRINI** - Request to change the General Plan designation of a 1.35 acre parcel and a 5.95 acre portion of another 24 acre parcel from Agriculture (AG) to Planned Development (PD) and to change the zoning from General Agriculture (A-2-40) to Planned Development (PD) for the purpose of developing a four phase commercial establishment consisting of a produce market, bakery, deli, mezzanine, plaza, gift shop, restaurant, banquet facility and on-site parking, on the northeast corner of Dale Road and State Highway 219 (Kiernan Avenue), Salida area. The Planning Commission will consider a Mitigated Negative Declaration on this project.  
APN: 003-009-044 and 003-009-045

[\[View Staff Report\]](#)

[\[View Initial Study\]](#)

[\[View Traffic Study Part I\]](#)

[\[View Traffic Study Part II\]](#)

[\[View Referral Responses\]](#)

- 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., FEBRUARY 12, 2007. THE FEE FOR APPEAL IS \$580.00.***