

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

FEBRUARY 15, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. February 1, 2007 [\[View Item\]](#)

**V. CORRESPONDENCE**

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. PARCEL MAP APPLICATION NO. 2006-49, VARIANCE APPLICATION NO. 2006-05, EXC 2006-06 - SCHWARTZ PARCEL MAP - Requesting Continuance to March 1, 2006.** This is a request to create 4 residential lots, ranging in size from 36,725 to 52,009 square feet, with a 2.44 acre remainder (total of 5 parcels) from three existing parcels, in the R-A (Rural Residential) zoning district. Two parcels will be served by public water, the other three parcels will be served by private water wells. All the lots will be served by private septic systems. A variance is needed to create three parcels with less than 65 feet of width along the street frontage. The exception is to allow for three lots to be served by private water wells. The project is located at the southwest corner of Scarlet Oak Drive and Black Oak Court, east of Oakdale. This project is exempt from CEQA.  
APN: 010-025-076, 010-025-101, and 010-025-102 [\[View Item\]](#)
- \*B. PARCEL MAP APPLICATION NO. 2006-39 - ROSCOE & CINDY ANDERSON -** This is a request to create a 19,650 and a 27,873 square foot parcel from a 1.09 acre parcel in the R-A (Rural Residential) zoning district, designated as LDR (Low-Density Residential) on both the County General Plan and the Denair Community Plan. The property is located at 4316 Sperry Road, north of Zeering Road and south of Taylor Road, within the Community of Denair. This project is exempt from CEQA.  
APN: 024-016-001 [\[View Item\]](#)
- \*C. PARCEL MAP APPLICATION NO. 2006-36 - ANTHONY & FRANK DENIZ -** Request to create two parcels of 35.95 and 33.41 acres from a 69.36 acre site under the Williamson Act, in the A-2-3 (General Agriculture) zoning district located at 5230 Patterson Road, between Eleanor Road and Langworth Road, in the Oakdale area. The Planning Commission will consider approval of a Negative Declaration for this item.  
APN: 062-025-001 [\[View Item\]](#)
- \*D. TIME EXTENSION FOR PARCEL MAP NO. 2004-28 - OLD GERMAN BAPTIST BRETHERN CHURCH** - This is a request for a one-year time extension to December 16, 2007, to record the map for Parcel Map No. 2004-28. The project was approved to create a 3.9 acre parcel for the church site and a 14.80 acre remainder parcel from 18.65 acres in an A-2-40 (General Agriculture) zoning district. The project is located at 6306 Covert Road, in the Salida area. This project is exempt from CEQA.  
APN: 012-007-013 [\[View Item\]](#)

- \*E. TIME EXTENSION FOR GENERAL PLAN AMENDMENT NO. 2001-01 AND REZONE NO. 2001-01 - JIM MESSNER** - This is a request for a two year time extension to complete Phase II of the development for Planned Development 261 (PD 261) zoning district, first approved in December of 2001. Phase II, consisting of approximately ten (10) acres south of Piranha Produce was approved for commercial/warehouse type uses. The applicant is requesting a two year time extension, to begin construction by January 1, 2009, and to be completed by January 1, 2012. This project is exempt from CEQA.  
APN: 045-052-032 and 045-052-033 [\[View Item\]](#)
- \*F. PARCEL MAP APPLICATION NO. 2006-55 - SUNCREST II** - This is a request to create two parcels of 8,292 and 9,198 square feet from a 17,490 square foot parcel in the R-A (Rural Residential) zoning district. The parcels will be served by the Denair Community Services District for water and sewer. This parcel is part of the final map for Tentative Map No. 2005-03 - Suncrest II (Lot No. 2). The property is located at the northeast corner of Chica Avenue and Zeering Road, in the Denair area. This project is exempt from CEQA.  
APN: 024-017-022 [\[View Item\]](#)
- \*G. PARCEL MAP APPLICATION NO. 2006-48 - WILLIAM POOLEY** - This is a request to create two parcels of 1.0± and 0.74± acres from a 1.74± acre site in R-A (Rural Residential) zoning district located at 9806 Black Oak Court, south of Scarlet Oak Court, east of Oakdale. The project will be served by public water (Oakdale Irrigation District) and private septic systems. This project is exempt from CEQA.  
APN: 010-025-071 [\[View Item\]](#)

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

- H. USE PERMIT APPLICATION NO. 2006-39 - GROVER LANDSCAPE SERVICES, STODDARD ROAD** - This is a request to relocate Grover Landscape Services' main business office and a portion of the wholesale nursery to a 9.6 acre parcel in an A-2-40 (General Agriculture) zoning district. The parcel, enrolled in a Williamson Act Contract, is located at 6224 Stoddard Road, on the east side of Stoddard Road, just south of Ladd Road, north of Modesto. The site is now occupied by B & B Trucking, approved by a Use Permit as an agricultural trucking business, with buildings totaling 28,200 square feet, an acre of paving, an acre of landscaping, two drainage ponds and acres of compacted road base & gravel parking & drive areas. A 6,000 square foot office is to be constructed, 2-3 acres of existing parking area would be used as a nursery area to store large specimen box trees. Trucks used would change from 18 wheelers to pickups. This project is exempt from CEQA.  
APN: 003-021-017 [\[View Item\]](#)

- 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., FEBRUARY 26, 2007. THE FEE FOR APPEAL IS \$580.00.***