

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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

- V. CORRESPONDENCE
- VI. CONFLICT OF INTEREST DECLARATION
- VII. PUBLIC HEARINGS (\* Consent Items)

**\*CONSENT ITEMS**

- \*A. **GENERAL PLAN AMENDMENT APPLICATION NO. 2005-13, REZONE APPLICATION NO. 2005-17 - THE PIAZZA @ VELLA-FERRINI - Requesting an indefinite continuance.** 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 CEQA Mitigated Negative Declaration on this project.  
APN: 003-009-044 and 003-009-045 [\[View Item\]](#)
- \*B. **PARCEL MAP APPLICATION NO. 2006-30 - HAWKINS FAMILY TRUST - Requesting continuance to April 5, 2007.** Request to divide two parcels totaling 366.47 acres into three parcels of 122.3, 122.6, and 127.5 acres in an A-2-40 (General Agriculture) zoning district on Williamson Act property (Contract No. 71-0071 & 94-4258). Located at 1601 Hawkins Road, south of Lake Road, in the Waterford / Hickman area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.  
APN: 020-001-008 and 020-003-024 [\[View Item\]](#)
- \*C. **VESTING PARCEL MAP APPLICATION NO. 2006-53 - MARY T. MORRIS RANCH** - Request to divide a 268± acre parcel into three parcels of 68.41, 69.09, and 130.18 acres in an A-2-40 (General Agriculture) zoning district on Williamson Act property (Contract No. 73-1208). Located at 1538 Orchard Road, at the southwest corner of Orchard and River Roads, in the Vernalis area. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: 016-008-041 [\[View Item\]](#)
- \*D. **USE PERMIT APPLICATION NO. 2006-34 - DANIEL FARMS ALMOND HULLER -** Request to establish an almond huller with two 40-foot high bag houses and two conveyers on a 315.20 acre parcel in the A-2-40 (General Agriculture) zoning district, under Williamson Act Contract No. 70-0027. The project location is 10800 E. Monte Vista Avenue in the Denair area. Parcel Map Application No. 2005-01 was approved in March of 2006 to create seven parcels ranging in size from 40.1 to 48.6 acres. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: 024-005-011 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- E. REZONE APPLICATION NO. 2004-11 AND PARCEL MAP APPLICATION NO. 2004-30 - VALLEY LEXUS** - Request to rezone 9.07 acres from A-2-10 (General Agriculture) to PD (Planned Development) to allow a new automobile dealership, and as yet unspecified commercial uses at the rear of the property. Site is located at 4701 McHenry Avenue (State Route 108), south of Kiernan Avenue (State Route 219), Modesto. The property is to be split into four parcels sized from 0.18 to 4.67 acres with the auto dealership occupying the largest parcel. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: 046-011-014 [\[View Item Part I\]](#) [\[View Item Part II\]](#)
- F. REZONE APPLICATION NO. 2006-07 - GOLDEN STATE COMMERCIAL CENTER** - This is a request to rezone a 2.55 acre site from A-2-10 (General Agriculture) to a Planned Development to allow for a variety of commercial type businesses. The site will be served by a well and septic system. There are five proposed buildings, a landscape plan which provides adequate screening and landscaping, and two large signs. The project is located east of the Highway 99 on-ramp and west of N. Golden State Boulevard, in the Turlock area. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: 045-062-014 [\[View Item\]](#)
- G. PARCEL MAP APPLICATION NO. 2006-47 AND VARIANCE APPLICATION NO. 2006-04 - GREWAL PARCEL MAP** - This is a request to create a 41.5± acre parcel and a 22± acre parcel from a 63.5± acre parcel in the A-2-40 (General Agriculture) zoning district. A Variance has been requested since the 22± acre parcel is less than the required 40-acre minimum zoning requirement for the proposed project. The property is located on the north and south sides of Spencer Road, east of McCracken Road and west of Highway 33, south of Vernalis. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: 016-006-011 and a portion of 016-008-001 [\[View Item\]](#)

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