

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

September 6, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. August 16, 2007 [\[View Item\]](#)
  - B. Historical Site Subcommittee Meeting Held in Knights Ferry August 23, 2007 [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. Farmland Working Group Newsletter, Summer 2007 [\[View Item\]](#)
- B. Letter received August 29, 2007 from Norm Layman, regarding Item VII-G - Use Permit Application No. 2002-30 - Salida Hulling Association [\[View Item\]](#)
- C. Letter received August 29, 2007 from William and Gina McKinney, regarding Item VII-G - Use Permit Application No. 2002-30 - Salida Hulling Association [\[View Item\]](#)

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. PARCEL MAP APPLICATION NO. 2007-05 - GROEFSEMA** - This is a request to create 6 parcels ranging in size from 40.0 to 50.86 acres from an existing 251-acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the north side of Yosemite Boulevard, just east of Crabtree Road and south of the Modesto Irrigation District main canal, in the Waterford / La Grange area. The Planning Commission will consider a Mitigated Negative Declaration on this project. APN: 008-008-010 [\[View Item\]](#)
- \*B. TENTATIVE PARCEL MAP APPLICATION NO. 2007-03 - REDWOOD PARCEL MAP** - This is a request to create a 101.3 acre parcel and a 508.7 acre remainder parcel from a 610-acre site, in the A-2-40 (General Agriculture) zoning district. The project is enrolled in a Williamson Act contract. The property is located at 19130 E. Keyes Road, between Hawkins and Bledsoe Roads, east of Denair. The Planning Commission will consider a Negative Declaration on this project. APN: 020-006-004 [\[View Item\]](#)
- \*C. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-31 - PATRICIA KNOWLES** - This is a request to create a 10± acre parcel and a 23.8± acre remainder parcel from a 34.97 acre parcel site, in the A-2-10 (General Agriculture) zoning district. The project site is enrolled in a Williamson Act contract. The property is located at 13669 Valley Home Road, between Victory Avenue and Valley Home Road, in the Valley Home area. The Planning Commission will consider a Negative Declaration on this project. APN: 002-004-011 [\[View Item\]](#)
- \*D. TENTATIVE PARCEL MAP APPLICATION NO. 2007-04 - MALIEPAARD** - This is a request to create two (2) parcels of 44± and 50± acres from an existing 95.67± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the south side of East Linwood Avenue, east of South Golden State Boulevard, west of South Roselawn Avenue, and north of the Merced County line, in the Turlock area. The Planning Commission will consider a Negative Declaration on this project. APN: 024-048-021 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- E. VARIANCE APPLICATION NO. 2007-03 - RUPINDER DHALIWAL - (Continued from July 19, 2007)** This is a request to authorize a variance from required setbacks for the C-2 (General Commercial) zoning district to allow a fuel island canopy to encroach into a required front yard setback. The property is located at 4617 Kiernan Avenue, north side of Kiernan Avenue, east of State Route 99 northbound on-ramps, in Salida area. This project is exempt from CEQA.  
APN: 135-045-038 [\[View Item\]](#)

- F. USE PERMIT APPLICATION NO. 2006-29 - WATERFORD COMMUNITY BAPTIST CHURCH** - This is a request for a church facility to be constructed in up to two phases on a 27.23 acre site on the north side of Yosemite Boulevard, east of the City of Waterford. The project will ultimately be the new Community Baptist Church. The project site is located outside the adopted Sphere of Influence for the City of Waterford and is in the A-2-40 (General Agriculture) zoning district.

Phase One will consist of an athletic field and a parking lot. This sports field will be used for youth leagues of soccer and baseball. No concessions or food preparation facilities will be provided for this phase. This project will be served by a private on-site well and septic system.

Construction for Phase Two, the Church, will require City services and will not occur until the property is annexed into the City of Waterford and is not part of this project.

The project is located at 14043 Yosemite Boulevard, east of Waterford. The Planning Commission will consider a Mitigated Negative Declaration on this project  
APN: 080-015-012 [\[View Item\]](#)

- G. USE PERMIT APPLICATION NO. 2002-30 - SALIDA HULLING ASSOCIATION** - This is a request for an almond hulling and shelling facility on approximately 50.42 acres, in the A-2-40 (General Agriculture) zoning district, located on the northeast corner of State Route 132 (Maze Boulevard) and Dakota Avenue intersection, in the Modesto area. The project will consist of a shelling plant, dryer, office, shop, and truck scale. The project will not serve members of the public, only members of Salida Hulling Association. Operation is seasonal, August to December, 6 days a week (Monday through Saturday), 24 hours a day, 18-22 employees. Off-season, operated for maintenance purpose only (5 employees), 5 days a week. The Planning Commission will consider Certification of a Final EIR.  
APN: 007-024-006 [\[View Item\]](#)

**VIII. OTHER MATTERS (Not Public Hearings)**

**IX. REPORT OF DIRECTOR**

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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., SEPTEMBER 17, 2007. THE FEE FOR APPEAL IS \$580.00.***