

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

June 7, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. May 3, 2007 [\[View Item\]](#)
  - B. May 17, 2007 [\[View Item\]](#)
- V. **CORRESPONDENCE**

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. TIME EXTENSION FOR GENERAL PLAN AMENDMENT 2005-07 AND REZONE 2005-08 - CG PROPERTIES** - This is a request for a two-year time extension to June 20, 2009, to begin construction of the allowed development of Planned Development (PD) 301. PD 301 was approved to allow development of professional office uses with accessory warehouse/storage on a 1.16 acre parcel. The project is located on the northeast corner of Kiernan Avenue and Pentecost Drive (625 Kiernan Avenue), in the Modesto area. This project is exempt from CEQA.  
APN: 004-094-029 [\[View Item\]](#)
- \*B. USE PERMIT APPLICATION NO. 2007-09- EUGENE WAINWRIGHT-** Request to construct a 4,500 square foot single-family dwelling on a 10 acre Williamson Act parcel (93-4245), in the A-2-40 (General Agriculture) zoning district. The property is located north of East Service Road, between Tully and Mountain View Roads, in the Hughson area. This project is exempt from CEQA.  
APN: 018-050-028 [\[View Item\]](#)
- \*C. USE PERMIT APPLICATION NO. 2006-07 - UNBRIDLED HOPE AT WILLOW CREEK** - This is a request to operate "Unbridled Hope at Willow Creek" which proposes to provide an opportunity for the community to interact with horses for the purposes of personal growth, learning and development on a 3.3 acre site in the A-2-3 (General Agriculture) zoning district. This will be a three-prong approach which will include relationship building, training and riding lessons, and therapeutic horse-human interaction. The hours of operation will be Sunday through Saturday, sunrise to sundown, by appointment only, with a maximum of 30 participants for large group demonstrations. The property is located at 5153 Santa Fe Street, on the north side of Santa Fe Street and west of Richardson Road, in the Riverbank/Oakdale area. A CEQA Negative Declaration will be considered.  
APN: 062-015-023 [\[View Item\]](#)

**NON-CONSENT ITEMS** - None

**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., JUNE 18, 2007. THE FEE FOR APPEAL IS \$580.00.**