

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

MARCH 6, 2008

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
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.

The agenda is divided into two sections:

CONSENT CALENDAR: These 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

NON-CONSENT CALENDAR: These items will be individually discussed and reviewed in detail.

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.

PUBLIC COMMENT PERIODS: Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning 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. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

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.

PLANNING COMMISSION AGENDAS AND MINUTES: Commission agendas, Minutes, and copies of items to be considered by the Planning Commission are typically posted on the Internet on Friday afternoons preceding the meeting at the following website: www.stanco-planning.org.

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.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

- I. **ROLL CALL:** Chair Marie Assali, Annabel Gammon, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore, John Shores, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

- A. January 17, 2008 [\[View Item\]](#)
- B. February 21, 2008 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP APPLICATION NO. 2007-23 - SARBJIT ATHWAL -**
This is a request to divide a 212.8± acre parcel into two 43.7± acre parcels, one 40.0± acre parcel, and a designated remainder parcel of 85.4± acres in the A-2-40 (General Agriculture) zoning district. The property is located on McCracken Road, on both sides of McCracken between Hamilton and Howard Roads, in the Patterson area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 016-036-022 & 016-037-042 [\[View Item\]](#)
- *B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-54 - ALBERT & BETTY ROEN** - Request to create three (3) parcels, 40 acres each, from a 120 acre site in the A-2-40 (General Agriculture) zoning district. The property is located at 14954 Tim Bell Road, west of Hazeldean Road, in the Waterford area, and is under Williamson Act contract 72-647. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN: 015-015-034 [\[View Item\]](#)
- *C. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2007-26 - BENEDIX PARCEL MAP** - This is a request for approval of a tentative parcel map which would divide a 30.9-acre parcel into a 10.54-acre parcel and a 20.36-acre parcel, in the A-2-10 (General Agriculture) zoning district. The property is located at 12171 Lambuth Road, on the north side of Valley Home Road, between Walnut and Frelove Avenues, in the Valley Home area, northwest of Oakdale. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN: 002-057-023 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. USE PERMIT APPLICATION NO. 2007-20 - JENSEN BROS. CO.** - This is a request to construct six (6) 7,200 square foot buildings for agricultural equipment and walnut storage facilities, a modular office, and an elevator scale operated in conjunction with an approved and existing walnut huller operation located on an adjacent parcel (100 Bartch Road, APN: 048-036-021). The equipment stored within the proposed buildings will be consistent with the types of equipment in use on the huller parcel (tractors and forklifts). The proposed site consists of 4.82 acres, in the A-2-20 (General Agriculture) zoning district. The property is located at 16801 Hwy 33, south of Bartch Avenue, within the Sphere of Influence of the City of Patterson. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 048-036-007 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. GENERAL PLAN CONSISTENCY FINDING FOR COUNTY 2007-2008 CAPITAL IMPROVEMENT PROGRAM** - (Continued from February 21, 2008) Consideration of the consistency of the Stanislaus County 2007-2008 Preliminary Capital Improvement Plan with the Stanislaus County General Plan. [\[View Item\]](#)

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 17, 2008. THE FEE FOR APPEAL IS \$580.00.