

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

DECEMBER 3, 2009

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 Chair 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 Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Chair.

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. All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10th Street, Suite 3400, Modesto, during normal business hours.

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 Allen Layman, Marie Assali, Tom DeLaMare, Annabel Gammon, Michael Navarro, Greg Pires, Jim Poore, John Ramos, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

- A. November 19, 2009 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2009-14 - VERIZON WIRELESS - FAITH RANCH** - Request to construct a wireless communication facility with a 100-foot monopole and equipment shelter in the A-2-40 (General Agriculture) zoning district on a 160-acre parcel. The facility's lease area is 1,156 square feet. The site is located on the east side of River Road, south side of Orchard Road, at 3106 River Road, in the Vernalis area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 016-009-031 [\[View Item\]](#)

- *B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2007-12 - SHIRAZ RANCH** - Request to create eight (8) 40± acre parcels from three (3) parcels totaling 320± acres, currently under Williamson Act Contract (Nos. 2007-01, 86-4081 & 83-3861). The project site is located in the A-2-40 (General Agriculture) zoning district, between the Delta Mendota Canal and California Aqueduct, south of Anderson Road, north of Stuhr Road, in the Crows Landing / Newman area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN: 026-013-034, 047, & 049 [\[View Staff Report and Maps\]](#)

[\[View Application & Findings Statement and Conditions of Approval\]](#)

[\[View Initial Study\]](#)

[\[View Biological Reconnaissance Survey\]](#)

[\[View Mitigation Monitoring Plan, Mitigated Negative Declaration and Environmental Review Referrals\]](#)

NON-CONSENT ITEMS

C. TENTATIVE PARCEL MAP APPLICATION NO. 2007-28, EXCEPTION APPLICATION NO. 2007-02 - OSEGUERA - Request to divide a 2.92-acre parcel into three parcels of 0.83, 0.82 and 1.27 acres in the R-A (Rural Residential) zoning district. An Exception is requested to allow a 30-foot access easement on two lots that do not front on a county-maintained road. The applicant has waived the right to construct new dwellings on all parcels until cumulative impacts of further development are considered by a Specific Plan and/or an Environmental Impact Report is approved. The project is located on the west side of Dillwood Road (9553 Dillwood Road) and 300 feet north of Hwy 108/120, in the east Oakdale area. The Planning Commission will consider a CEQA Negative Declaration on this project. APN: 010-033-021 [\[View Item\]](#)

D. USE PERMIT APPLICATION NO. 2009-08 - AMERINE SYSTEMS - Continued from November 19, 2009. Request to expand an existing agricultural sprinkler/irrigation business, on a 13± acre site in the A-2-40 (General Agriculture) zoning district. The site is located at 10866 Cleveland Avenue, between Lon Dale Road (SR 120) and Valley Home Road, in the Oakdale/Valley Home area. The Planning Commission will consider a Mitigated Negative Declaration on this project. APN: 006-005-003 [\[View Staff Report, and Exhibits A thru G\]](#)

[\[View Traffic Study\]](#)

[\[View Traffic Study Appendix\]](#)

[\[View Exhibits I thru L\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

IX. REPORT OF DIRECTOR

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIR

XI. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., DECEMBER 14, 2009. THE FEE FOR APPEAL IS \$607.00.