

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

MARCH 5, 2015

6:00 P.M.

CHAMBERS – BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10<sup>TH</sup> STREET, MODESTO  
[www.stancounty.com/planning](http://www.stancounty.com/planning)

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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: <http://www.stancounty.com/planning/>. 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 10<sup>th</sup> Street, Suite 3400, Modesto, during normal business hours.

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**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:** Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Tom Orvis, Ron Peterson, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

**IV. MINUTES**

- A. February 19, 2015 [\[View Item\]](#)

**V. CORRESPONDENCE**

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. USE PERMIT APPLICATION NO. PLN2014-0023 - VERIZON WIRELESS - E. HAWKEYE AVE – *Continued from January 15, 2015.*** Request to install a new wireless communication facility consisting of a 110' high stealth monopole with a 204 square foot equipment shelter at its base and nine (9) mounted antennas on a 17.13± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 3332 E. Hawkeye Avenue, on the south side of E. Hawkeye Avenue, between N. Waring and N. Verduga Roads, in the City of Turlock Sphere of Influence. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.  
APN: 024-038-001 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- B. GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2014-0077 - BPL PROPERTIES – *Continued from February 19, 2015.*** Request to amend the General Plan designation of Agriculture and zoning designation of A-2-40 (General Agriculture) of a 1.5± acre parcel to P-D (Planned Development) to modify the current legal non-conforming use to allow for C-2 (General Commercial) zoning district uses and construction of an additional 6,500 square foot building. The property is located at 5801 McHenry Avenue, at the northwest corner of Highway 108 (McHenry Avenue) and St. Francis Avenue, south of Ladd Road, north of the City of Modesto. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.  
APN: 004-070-010 [\[View Item\]](#)
- C. USE PERMIT APPLICATION NO. PLN2014-0076 - MORNING STAR CO. -** Request to establish a wholesale nursery with the construction of 33 new greenhouse buildings (totaling 1.95 million square feet) for the purpose of sowing and growing of vegetable and flower transplants. The 76± acre parcel is located in the A-2-40 (General Agriculture) zoning district at 3324 Orestimba Road, south west of the intersection of Orestimba and Eastin Roads, 2.5 miles west of the City of Newman. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.  
APN: 026-020-021 [\[View Item\]](#)

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

- IX. REPORT OF THE PLANNING 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., MARCH 16, 2015. THE FEE FOR APPEAL IS \$622.00.***