

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

SEPTEMBER 18, 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 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Marie Assali, Annabel Gammon, Allen Layman, Arsenio Mataka, Michael Navarro, Jim Poore, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

- A. September 4, 2008 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Memo dated September 10, 2008, from County Counsel, regarding Mandatory Ethics Training (AB 1234) being offered September 30, 2008. [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP APPLICATION NO. 2008-06 - RONALD MARTELLA -**
This project was continued from September 4, 2008. This is a request to subdivide two parcels totaling 166.20 acres into four parcels of approximately 40 acres each, in an A-2-40 (General Agriculture) zoning district, with a portion of the project enrolled under the Williamson Act. The property is located on the north end of Goodwin Road, west of Albers Road, and south of Dry Creek, in the Modesto area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 009-012-032 and 009-013-004 [\[View Item\]](#)
- *B. USE PERMIT APPLICATION NO. 2008-18 - VERIZON WIRELESS - CASHMAN CREEK CELL TOWER** - This is a request to replace a 75-foot tall wireless communication facility (cell tower) and existing equipment structures on a 52.25-acre parcel in the A-2-40 (General Agriculture) zoning district, with a new 100-foot tall cell tower. The ground lease area is proposed to be expanded to 1,200 square feet with a new shelter, generator, fences, and a new tower on a site containing a commercial poultry farm with an existing Williamson Act Contact No. 1996-4325. The project is located at 13242 Hwy 108, on the south side of Hwy 108, east of Wamble Road, in the Oakdale area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 010-011-038 [\[View Item\]](#)
- *C. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2008-05 - MONTPELIER FARMING CORP.** - This is a request to divide a 626 acre property, consisting of three parcels, into 14 parcels ranging from 40+ to 53± acres in size, in the A-2-40 (General Agriculture) zoning district. The property is enrolled in the Williamson Act, and is located at 5043 Montpelier Road, between E. Monte Vista Avenue and E. Keyes Road, east of Denair. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 019-041-060, 020-013-001, and 024-003-003 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. USE PERMIT APPLICATION NO. 2008-13 - LAKEWOOD MEMORIAL PARK -**
This is a request to construct a new 15,200 square foot funeral home on a 77-acre site in the A-2-40 (General Agriculture) zoning district. The existing reception hall, operation, maintenance, and administration offices will be demolished and replaced with future cemetery inventory development. The project will convert the existing funeral home building to a reception hall and administration offices and construct two (2) additional mausoleums of approximately 1,920 and 1,440 square feet. The number of employees and hours of operation will not change. The project site is located at 900 Santa Fe Avenue, between the Tuolumne River and Leedom Road, in the Hughson area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 018-001-074 [\[View Item\]](#)

- 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., SEPTEMBER 29, 2008. THE FEE FOR APPEAL IS \$580.00.