

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

APRIL 2, 2009

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.

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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](http://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 10<sup>th</sup> 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, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**

**III. CITIZEN'S FORUM**

**IV. MINUTES**

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

**V. CORRESPONDENCE**

- A. Fax received March 19, 2009, from Patricia M. Cousins, regarding "E. Whitmore Ave. "Proposed" Jr. High School Ceres Unified School District" [\[View Item\]](#)
- B. Letter dated March 23, 2009, from Ron West & Associates, regarding "County Corridor Between Patterson (I-5) and Turlock (99)" [\[View Item\]](#)

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. TIME EXTENSION FOR VESTING TENTATIVE MAP NO. 2005-06 - WENSTRAND RANCH** - Requesting a one (1) year time extension to December 20, 2009, for a tentative map to create 45 lots ranging from 8,000 to 12,000 square feet in size. The project previously obtained a one (1) year time extension in 2007, extending the life of the tentative map to December 20, 2008. The 12± acre property is located within the R-A (Rural Residential) zoning district at 4148 Main Street, at the corner of Main Street, Monte Vista Avenue and Lester Road in Denair. This request is exempt from CEQA.

APN: 024-032-023 [\[View Item\]](#) [\[View Item\]](#) [\[View Item\]](#) [\[View Item\]](#)

- \*B. USE PERMIT APPLICATION NO. 2008-25 - VERIZON WIRELESS - SANTA FE CELL TOWER** - This is a request to construct a new 85-foot tall wireless communication facility (cell tower monopole) on a 6.53-acre parcel located in the Planned Industrial (P-I (18)) zoning district. The ground lease area is proposed at 1,225 square feet with a new 240 square foot equipment building, generator, fences, and the new tower on a site containing a light industrial fabrication business. The property is located at 772 S. Santa Fe Avenue, on the east side of S. Santa Fe Avenue, between the MID Lateral No. 1 and the Tuolumne River, in the Empire/Modesto area. The Planning Commission will consider a CEQA Negative Declaration on this project.

APN: 009-020-011 [\[View Item\]](#) [\[View Item\]](#)

**NON-CONSENT ITEMS** - None

- VIII. OTHER MATTERS (Not Public Hearings)
- IX. REPORT OF DIRECTOR
- X. ADDITIONAL MATTERS AT DISCRETION OF CHAIR
- XI. ADJOURNMENT AND TO RECONVENE AS AIRPORT LAND USE COMMISSION

***ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., APRIL 13, 2009. THE FEE FOR APPEAL IS \$580.00.***