

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

MARCH 18, 2010

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Michael Navarro, Annabel Gammon, Allen Layman, Marie Assali, Tom DeLaMare, Greg Pires, Jim Poore, John Ramos
- II. **PLEDGE OF ALLEGIANCE**

III. CITIZEN'S FORUM

IV. MINUTES

A. March 4, 2010 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2009-06 - RESERVOIR RANCH** - Request to divide 575± acres into 14 - 40+ acre parcels in the A-2-40 (General Agriculture) zoning district. The parcels are currently enrolled in the Williamson Act. The property is located at 18118 Reservoir Road, north of Yosemite Boulevard (Hwy 132), in the Waterford area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 008-003-021, 008-003-047, 008-005-009, 008-006-002, and 008-006-003
[\[View Item\]](#)
- *B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2009-15 - CORDOVA** - Request to create 18 parcels ranging in size from 40 to 64 acres and a 50-acre remainder parcel from an 850± acre site in the A-2-40 (General Agriculture) zoning district. The parcels within Stanislaus County are currently enrolled in the Williamson Act. Proposed Parcel "17" will have a small section in Merced County and the proposed 50-acre remainder parcel will have a small section in Stanislaus County. The property is located at 3824 N. Montpelier Road, north of E. Monte Vista Avenue, in the Denair area/and in Merced County. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 020-013-028, 020-013-029, 020-013-035, 020-013-038
Merced County APNs: 042-001-013 & 042-001-017 [\[View Item\]](#)
- *C. USE PERMIT APPLICATION NO. 2009-20 - CALIFORNIA TRANSPLANTS** - Request to construct 110 green houses (6,930 square feet each) to grow transplants on an 85± acre parcel in the A-2-40 (General Agriculture) zoning district. The green houses will be constructed in four (4) phases and are an expansion of the existing California Transplants located north of the project site. The site is located on the north side of Orestimba Road, between Bell and Eastin Roads, west of the City of Newman. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 026-019-010 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. REZONE APPLICATION NO. 2009-04 - BRONCO WINE CO.** - Request to rezone a 35.78 acre parcel from A-2-40 (General Agriculture) to P-D (Planned Development) to allow expansion of the adjoining Bronco Wine facility by conversion of an existing house into an office, construction of two (2) new 14,400 square foot office buildings, an associated parking lot and two (2) driveways on E. Keyes Road. The project site is located at 800 E. Keyes Road, at the southeast corner of E. Keyes and Bystrum Roads, in the Ceres area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN: 041-046-019 [\[View Item\]](#)
- E. USE PERMIT APPLICATION NO. 2008-17 - DIAMOND BAR ARENA** - Request to expand the use of a legal non-conforming equestrian arena, training and boarding facility and to legalize a second dwelling for a full-time employee on an 11.34 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 6055 Central Avenue, south of E. Keyes Road, in the Ceres area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 041-049-018 [\[View Item\]](#)
- F. GENERAL PLAN AMENDMENT APPLICATION NO. 2009-04 - HOUSING ELEMENT UPDATE** - *Continued from February 18, 2010.* Consider a recommendation to the Board of Supervisors for adoption of an update of the Housing Element of the Stanislaus County General Plan. The changes are to State of California Department of Housing and Community Development (HCD) guidelines for context of a housing element. The 2009 Housing Element represents a modification to existing policies and implementation programs in the 2003 Housing Element. No specific housing projects are approved as a part of the Housing Element adoption. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: Countywide [\[View Memo through Exhibit F\]](#)
[\[View Exhibit G - Draft Housing Element\]](#)

- 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., MARCH 29, 2010. THE FEE FOR APPEAL IS \$607.00.