

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

DECEMBER 6, 2012

6:00 P.M.

CHAMBERS – BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
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 That item will then be withdrawn from “Consent” and reviewed in detail as scheduled.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 10th 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:** Chair Greg Pires, John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Annabel Gammon, Richard Gibson, Ron Peterson
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN’S FORUM**
- IV. **MINUTES**
 - A. November 1, 2012 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS** - None

NON-CONSENT ITEMS

A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-44 – WILLMS RANCH** - Request to divide two (2) existing parcels totaling 2,383.83± acres, currently enrolled in Williamson Act Contract No. 71-0438, to create 42 parcels ranging in size from 40.0 to 69.9 acres, with a 277.7± acre remainder, in the A-2-40 (General Agriculture) zoning district. The property is located on the west side of Willms Road, south of Highway 108/120, in the Knight's Ferry area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.

APN: 011-013-001; 006; 009; & 011 [\[View Item\]](#)

B. **TIME EXTENSION FOR REZONE APPLICATION NO. 2007-01 - SANTA FE CROSSING** - Request to amend the Development Schedule for P-D (313) to allow development of the 11.44± acre site to be extended until January 8, 2018. The previously approved development schedule (expiring January 8, 2013) allowed a commercial project to be developed in three (3) phases. The development plan consisted of a 19,250 square foot commercial building, 435 mini storage units, 52 RV storage spaces, a gas station with a 5,065 square foot mini market, and a drive through coffee shop. The project is located at 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson.

APN: 045-007-031 [\[View Memo – Attachment 6\]](#) [\[View Attachment 7\]](#)
[\[View Attachments 8 - 14\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

A. Assignment of Nuisance Abatement Hearing Board Members, presented by Janis Mein, Environmental Health and Code Enforcement Program Manager.

B. **CONSIDERATION OF THE CONSISTENCY OF THE STANISLAUS COUNTY PRELIMINARY CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2012-2013 WITH THE STANISLAUS COUNTY GENERAL PLAN** [\[View Item\]](#)

View the 2012-2013 Preliminary Capital Improvement Plan at:
<http://www.stancounty.com/capitalprojects/>

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 17, 2012. THE FEE FOR APPEAL IS \$622.00.