

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

NOVEMBER 20, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. October 16, 2008 [\[View Item\]](#)
- B. November 6, 2008 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2008-09 - AT&T WIRELESS (STAR AVENUE) -**
This is a request to construct and operate a wireless collocation communication facility in the A-2-40 (General Agriculture) zoning district, on a 12.54 acre parcel. The proposal includes a 130' tall monopole, with an equipment building. The property is located at 11912 Star Avenue, adjacent to Reinway Avenue, within the Sphere of Influence of Waterford. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 080-002-021 [\[View Item\]](#)
- *B, PARCEL MAP APPLICATION NO. 2008-09 - MARING - STARK ROAD -** This is a request: to subdivide three (3) existing parcels totaling 203.22 acres into three (3) parcels ranging from 47.53 to 70.48 acres in size, and a 28.62 acre remainder in the A-2-40 (General Agriculture) zoning district. The property is currently under a Williamson Act Contract. The project is located on the northeast corner of Stark and Needham Roads in the Patterson area. The Planning Commission will consider a Negative Declaration on this project.
APN: 021-014-022 and 021-014-001 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. USE PERMIT APPLICATION NO. 2008-16 - RIDDLE RANCHES** -This is a request to expand an existing hulling operation by establishing a 19,800 square foot almond huller. The 37.63 acre property is located at 12013 El Pomar Road, in the A-2-40 (General Agriculture) zoning district and within the Sphere of Influence of the City of Waterford. The Planning Commission will consider a Negative Declaration for this project.
APN: 015-009-003 [\[View Item\]](#)

- D. **GENERAL PLAN AMENDMENT APPLICATION NO. 2008-05 - MINOR TEXT AMENDMENT TO ADD THE STANISLAUS COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN TO THE SAFETY ELEMENT OF THE GENERAL PLAN** - Overview: The purpose of this amendment is to incorporate language in the General Plan to comply with state law requiring that local jurisdictions include a local hazard mitigation plan as part of their Safety Element. [\[View Item\]](#)

- 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., DECEMBER 1, 2008. THE FEE FOR APPEAL IS \$580.00.