

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

July 21, 2016

6:00 P.M.

*CHAMBERS – BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10<sup>TH</sup> STREET, MODESTO  
[www.stancounty.com/planning](http://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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 10<sup>th</sup> 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 Kenneth Buehner, Marjorie Blom, Katherine Borges, Steve Boyd, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

**IV. MINUTES**

A. June 16, 2016 [\[View Item\]](#)

**V. CORRESPONDENCE**

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS** – None

**NON-CONSENT ITEMS**

**A. WILLIAMSON ACT CONTRACT CANCELLATION, GENERAL PLAN AMENDMENT, AND REZONE APPLICATION NO. PLN2016-0013 – FINDLAY AUTOMOTIVE GROUP** – Request to cancel Williamson Act Contract No. 75-2013 on a .71 acre parcel, amend the General Plan designation on a 9.42 acre parcel from Urban Transition to Planned Development (PD), and rezone four parcels totaling 11.06 acres from General Agriculture and PD 143 to a new PD zone to allow development of an auto dealership. The project site is located at the southwest corner of Pelandale and McHenry Avenues in the Modesto area. The Planning Commission will recommend adoption of a CEQA Negative Declaration for this project. APN: 046-008-024, 046-008-016, 046-005-010, 046-005-014 [\[View Item\]](#)

**B. GENERAL PLAN AMENDMENT APPLICATION NO. PLN2014-0051 – GENERAL PLAN UPDATE** – An update to the Stanislaus County General Plan, which is a comprehensive, long-term general plan to guide physical development within Stanislaus County. The project includes updates to the following elements of the Stanislaus County General Plan: Land Use, Circulation, Conservation/Open Space, Noise, Safety, and Agricultural Elements. The update does not include any changes in Land Use map designations, but rather is a ‘clean up’ of the General Plan to incorporate changes in state law, code, and local standards. The update also includes revisions to General Plan language and some new goals/policies/implementation measures designed to enhance and support existing goals/policies/implementation measures. No development project is proposed as part of the General Plan Update. The Planning Commission will also consider certification of a Final EIR, including final CEQA Findings and Statement of Considerations, for the General Plan Update and Airport Land Use Compatibility Update. [\[View Item\]](#)

**VIII. OTHER MATTERS (Not Public Hearings)**

**IX. REPORT OF THE PLANNING 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., *August 1, 2016*. THE FEE FOR APPEAL IS \$622.00.**