

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 17, 2004

I. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Chair Cusenza introduced and welcomed new Planning Commissioner Mike Navarro, who gave a brief autobiography.

Present: Chair Tony Cusenza, Rachelle Antinetti, Marie Assali, Allen Layman, Mike Navarro, Jim Poore, Ray Souza, and Helen White.

Absent: Andrew Souza

Staff Present: Ron E. Freitas, Director; Kirk Ford, Deputy Director; Bob Kachel, Senior Planner; Debra Whitmore, Senior Planner; Angela Freitas, Associate Planner; Sara Lytle-Pinhey, Assistant Planner; Ed Burroughs, County Counsel; Ron Cherrier, Senior Land Development Coordinator, Public Works Department; Bella Badal, Department of Environmental Resources; Eva Rosa, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM**

A. No one spoke.

IV. **APPROVAL OF MINUTES**

A. June 3, 2004
R. Souza/White, 7-0, **APPROVED**
Navarro abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners on various correspondence mailed in their agenda packet and placed before them this evening:

A. Revised Agenda

B. Memo from Department of Planning and Community Development, along with letter from Tom Terpstra, Herum Crabtree Brown, representing Salida Hulling Association, requesting Use Permit Application No. 2002-30 - Salida Hulling Association be continued indefinitely.

- C. Letter dated June 11, 2004 from David Baker, Director, Member Relations of Blue Diamond Growers, regarding Item VII-D, Use Permit Application No. 2002-30 - Salida Hulling Association.
- D. Letter received June 16, 2004 from Lamar Tool & Die Casting, Inc regarding Item VII-D, Use Permit Application No. 2002-30 - Salida Hulling Association.
- E. Memo from Planning and Community Development, requesting Item VII-B, Parcel Map Application No. 2004-12 - Daniel & Christina Donovan, be continued to July 15, 2004.
- F. Memo dated June 10, 2004 from Planning and Community Development regarding Item VII-A, Use Permit Application No. 2004-06 - Martella-Chiese Walnut Sheller.
- G. Letter received June 14, 2004 from Donna and Michael Ures, regarding Item VII-C, Parcel Map Application No. 2004-10 - Karl Graupner.
- H. Memo regarding cancellation of June 14th meeting of Tuolumne River Regional Park Commission.

VI. CONFLICT OF INTEREST

- A. Commissioner Assali knows the Martella and Chiesa families but this will not be a conflict of interest.
- B. Commissioner Antinetti knows the Martella and Chiesa families, however this will have no bearing on her ability to render an impartial decision.
- C. Commissioner Ray Souza is acquainted with the Martella and Chiesa families, and it will have no bearing on his ability to render an impartial decision.
- D. Commissioner Poore knows the Martella family and this will have no impact on his decision.

VII. PUBLIC HEARINGS (* - Consent Items)

Commissioner Cusenza informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

CONSENT ITEMS

- *A. **USE PERMIT APPLICATION NO. 2004-06 - MARTELLA-CHIESA WALNUT SHELLER** - Request to build and operate a 35,000 square foot building to house a walnut sheller, grading tables and equipment storage in the A-2-40 (General Agricultural) zoning district. The property is located at 2100 Geer Road, between Whitmore & Fox Roads, east of Hughson. The applicants currently operate a walnut huller on this 18.56 acre parcel. A Negative Declaration will be considered for this

project. APN: 018-010-013

Staff Report: Sara Lytle-Pinhey Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Assali/R. Souza, Unanimous (8-0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

- ***B. PARCEL MAP APPLICATION NO. 2004-12 - DANIEL AND CHRISTINA DONOVAN** - Request to create parcels of 1.24, 1.06, 1.06, and 1.06 acres in a R-A (Rural Residential) zoning district located at the northwest corner of Nunes Road & Washington Road in Keyes. This project is Exempt from CEQA. APN: 045-021-009
Applicant is requesting continuance to July 15, 2004.

Staff Report: Bob Kachel Recommends **CONTINUANCE TO JULY 15, 2004.**

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Assali/R. Souza, Unanimous (8-0) **APPROVED CONTINUANCE TO JULY 15, 2004.**

- ***C. PARCEL MAP APPLICATION NO. 2004-10 - KARL GRAUPNER** - Request to create two parcels of 5.05 acres each in an A-2-5 (General Agriculture) zoning district located on the south side of Orange Blossom Road at 15454 Orange Blossom Road, just west of Morrison Road, west of Knight's Ferry. This project is Exempt from CEQA. APN: 002-024-020

Staff Report: Bob Kachel Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Assali/R. Souza, Unanimous (8-0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- D. USE PERMIT APPLICATION NO. 2002-30 - SALIDA HULLING ASSOCIATION** - Request to establish an almond hulling facility on approximately 50.42 acres in the A-2-40 (General Agriculture) zoning district. The property is located on the northeast corner of State Route 132 (Maze Blvd.) and Dakota Avenue intersection, in the Modesto area. Facility will consist of a sheller plant, dryer, office, shop and truck scale. The business will not serve the general public; services are only provided to members of the Salida Hulling Association. The operation of the facility is seasonal during the months of August to December, six days a week (Monday through Saturday), 24 hours a day. During the off season, the facility is operated

for maintenance purposes only, 5 days a week (Monday through Friday) between the hours of 8:00 a.m. to 5:00 p.m. The number of employees will be 5 employees during the off season and from 18 to 22 employees during the harvest season. The proposed project includes a landscape plan to act as a buffer between the project and adjacent uses. A Mitigated Negative Declaration will be considered. APN: 007-024-006

Staff Report: Debbie Whitmore Recommends **INDEFINITE CONTINUANCE**.
Director Freitas told of the Environmental Impact Report (EIR) process, which will give the public five different times for input.

Public hearing opened.

PUBLIC REMARKS: Sharon Custer, 901 Ranleigh Way, Modesto; Marc Chytilo, PO Box 92233, Santa Barbara, CA.

Public hearing closed.

White/Layman, Unanimous (8-0) **APPROVED INDEFINITE CONTINUANCE.**

Debbie Whitmore asked that those interested in being on a notification list, see her after the meeting and she will get their names and addresses.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. None.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS MEETING OF JUNE 8, 2004

- A. The Board approved the new fee schedule for 2004.
- B. The Board appointed Mike Navarro to the Planning Commission.
- C. Adopted several recommendations of the Nuisance Abatement Board.
- D. Set a public hearing for June 22, 2004 at 9:25 a.m. to consider the introduction and waiving of the reading and adoption of Planning and Community Development Ordinance Amendment No. 2004-01 relating to the regulation of produce stands, produce markets, and seasonal activities.
- E. Approved two Williamson Act Lot Line Adjustments and new Williamson Act contracts.
- F. Authorized the reallocation of \$50,740 to assist in the cost for design for Keyes storm drains infrastructure projects.
- G. Approved the Millefiore Landscape Materials request. This was a request to rezone 3.56 acres from A-2-40 (General Agriculture) to PD (Planned Development) to operate a landscape materials business which includes recycling wood chips, bark colorizing and bulk storage, landscape material sales, and a concrete batch plant located on the west side of Highway 99, south of the East Keyes Road overpass at

the north end of Taylor Court, in the Keyes/Turlock area. Amended Condition No. 7 to read "A landscaping plan shall be approved by the Planning Director prior to operation, which shall include continuous screening 3 to 6 feet tall, except that if a batch cement plan is installed, landscaping in the area in front of the batch plant will be 8 to 10 feet tall with appropriate trees."; amended Condition No. 8 to read "A plan for any proposed sign indicating the location, height, area of the sign, and message must be approved by the Planning Director as stated and found by the Planning Commission, which is 35 feet tall and limited to a 250 square foot sign."; deleted Condition No. 16.

BOARD OF SUPERVISORS' ACTION OF JUNE 15, 2004

- A. The Board approved the proposed County budget for 2004.

ON THE HORIZON

July 1, 2004

- A. One Parcel Map
B. Workshop by Department of Environmental Resources

July 15, 2004

- A. Three Use Permits
B. Two Parcel Map
C. One Rezone

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Commissioners Assali, White, and Cusenza reported on the California County Planning Commissioners Association Conference, held in Columbia on June 4, 2004.

XI. ADJOURNMENT

The meeting was adjourned at 6:23 p.m.

Ron E. Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Director.)