

STANISLAUS COUNTY PLANNING COMMISSION

REVISED AGENDA

June 17, 2004

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO



<http://www.co.stanislaus.ca.us/planning/planningagenda.pdf>

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.

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.

CONSENT CALENDAR: CONSENT ITEMS 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 Chairman 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 Chairman. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

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. Matters under the jurisdiction of the Commission and not on the posted agenda may be addressed by the general public following the completion of the regular agenda and any off-agenda matters before the 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.

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 Chairman.

AMERICANS WITH DISABILITIES ACT: Hearing devices are available for public use. If hearing devices are needed, please contact the Planning Commission Clerk at (209) 525-6330. Notification 24 hours prior to the meeting will enable the Clerk to make arrangements.

- I. **ROLL CALL:** Chair Tony Cusenza, Rachele Antinetti, Marie Assali, Allen Layman, Mike Navarro, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**

A. June 3, 2004

V. CORRESPONDENCE

- A. Memo regarding cancellation of June 14th meeting of Tuolumne River Regional Park Commission.
- B. Memo dated June 10, 2004 from Planning and Community Development regarding Item VII-A, Use Permit Application No. 2004-06 - Martella-Chiese Walnut Sheller.

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***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
- *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
- *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

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

- VIII. OTHER MATTERS (Not Public Hearings)
- IX. REPORT OF DIRECTOR
- X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN
- XI. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JUNE 28, 2004. THE FEE FOR APPEAL IS \$485.00.