

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 15, 2004

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Tony Cusenza, Rachelle Antinetti, Allen Layman, Mike Navarro, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- Absent: Marie Assali
- Staff Present: Ron E. Freitas, Director; Kirk Ford, Deputy Director; Bob Kachel, Senior Planner; Debra Whitmore, Senior Planner; Bill Carlson, Associate Planner; Jack Doering, Assistant 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. July 1, 2004
A. Souza/White, 8-0, **APPROVED.**
- V. CORRESPONDENCE**
- A. None.
- VI. CONFLICT OF INTEREST**
- A. None.
- 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. PARCEL MAP APPLICATION NO. 2004-13 - SUN DRY PRODUCTS - (Requesting continuance to August 19, 2004.)** Request to create parcels of 67.0 and 252.96 acres in an A-2-40 (General Agriculture) zoning district. The property

is located on the north side of Gaffrey Road, east of Koster Road and the Delta Mendota Canal. The purpose of the project is to legally separate two existing businesses: a 67-acre business producing compost for agricultural use from green waste (Use Permit #98-19), and a recycling facility which includes 75 acres of Vermiculture producing a soil amendment, 80-acres of concrete surface (former runways on this old air field) used to process pomace into animal feed, and for feedstock storage and blending. Various other waste streams are recycled on a more limited basis. There will be no new uses as a result of this parcel map. The composting facility which was granted a use permit in February 2003 to move to and occupy 55 acres of orchard land on the south side of Gaffrey Road will remain at its current site. This project is Exempt from CEQA.

APN: 016-003-003

Staff Report: Bob Kachel Recommends **CONTINUANCE TO AUGUST 19, 2004.**
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Poore/Layman, Unanimous (8-0) **APPROVED CONTINUANCE TO AUGUST 19, 2004.**

- *B. **REZONE APPLICATION NO. 2003-15 - RAMAN V. PATEL - (Requesting continuance to August 19, 2004.)** Request to rezone a 1.8 acre lot to a Planned Development (PD) zoning district to allow a 95-room, 4-story hotel with an 1,800 square foot restaurant and lounge, 2100 square foot meeting room and 100 parking spaces. The property is located on the southeast corner Bangs Avenue and Sisk Road in the Salida area. A Mitigated Negative Declaration will be considered.

APN: 135-042-028

Staff Report: Bill Carlson Recommends **CONTINUANCE TO AUGUST 19, 2004.**
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Poore/Layman, Unanimous (8-0) **APPROVED CONTINUANCE TO AUGUST 19, 2004.**

- *C. **PARCEL MAP APPLICATION NO. 2004-12 - DANIEL & CHRISTINA DONOVAN - (Continued from June 17, 2004) PARCEL MAP APPLICATION NO. 2004-12 - DANIEL & CHRISTINA DONOVAN - (Continued from June 17, 2004)** Request to create parcels of 1.24, 1.06, 1.06, & 1.06 acres in an R-A (Rural Residential) zoning district located at the northwest corner of Nunes Road & Washington Road in Keyes. This project is exempt from CEQA.

Item VII-C is removed from Consent Calendar and will be heard under Non-Consent Calendar.

- *D. **USE PERMIT APPLICATION NO. 2004-10 - GLEN BRICKEY** - Request to construct a single family dwelling on a 9.068 acre in the A-2-40 (General Agriculture) zoning district. The property is located north of Clayton Road, between Mitchell and Prairie Flower Roads in the Turlock Area. This project is Exempt from CEQA.

APN: 058-013-025

Staff Reprt: Bill Carlson Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Poore/Layman, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

- *E. **USE PERMIT APPLICATION NO. 2004-09 - MONTE VISTA FARMS** - Request to construct a building consisting of a 5000 square foot office and a 39,000 square foot almond storage warehouse located in an A-2-40 (General Agriculture) zoning district. The property is located at 5043 N. Montpelier Road, south of Keyes Road in the Denair area. This project is Exempt from CEQA.

APN: 019-041-028

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

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Poore/Layman, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

- *F. **USE PERMIT APPLICATION NO. 2004-12 - ALPINE PACIFIC NUT COMPANY** - Request to construct a 20,160 square foot metal building to house equipment and nuts associated with an existing nut processing operation located in an A-2-40 (General Agriculture) zone located at 6413 Keyes Road in the Hughson area. This project is Exempt from CEQA.

APN: 045-037-010

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

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: No one spoke.

Public hearing closed.

Poore/Layman, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

Item VII-C was removed from Consent Calendar.

- C. **PARCEL MAP APPLICATION NO. 2004-12 - DANIEL & CHRISTINA DONOVAN** - **(Continued from June 17, 2004)** Request to create parcels of 1.24, 1.06, 1.06, & 1.06 acres in an 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

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

Public hearing opened.

APPLICANT COMMENT: Kent Hysell, 1015 12th Street, Modesto; Christina Donovan, 5851 Washington Road, Keyes.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

A. Souza/Poore, Unanimous (8-0) **APPROVED THE STAFF RECOMMENDATION AS PRESENTED AND WITH THE MODIFIED CONDITIONS AS SET FORTH IN THE MEMO DATED JUNE 30, 2004 FROM THE DEPARTMENT OF PUBLIC WORKS, COMBINING THE WORDING OF CONDITION NO. 22 AND CONDITION NO. 18 TO READ AS FOLLOWS:**

18. **PRIOR TO THE FINAL PARCEL MAP BEING RECORDED, THE PROPERTY SHALL BE ANNEXED TO THE GOLDEN STATE LIGHTING DISTRICT. THE SUBDIVIDER SHALL PROVIDE ALL NECESSARY DOCUMENTS AND PAY ALL FEES ASSOCIATED WITH THIS ANNEXATION PROCESS. THE ANNEXATION TAKES APPROXIMATELY 2 MONTHS. ALL STREET LIGHTS SHALL BE ON STEEL POLES TO COUNTY STANDARDS. A PULL BOX SHALL BE INSTALLED AT THE BASE OF EACH LIGHT STANDARD AND EACH LIGHT SHALL BE INDIVIDUALLY FUSED. PRIOR TO THE FINAL PARCEL MAP BEING RECORDED, THE SUBDIVIDER SHALL DEPOSIT THE FIRST YEAR'S OPERATING AND MAINTENANCE COST OF THE STREET LIGHTS WITH THE DEPARTMENT OF PUBLIC WORKS.**

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. **APPOINTMENT TO GENERAL PLAN UPDATE COMMITTEE**

Appointments of Tony Cusenza and Marie Assali to the General Plan Update Committee, with Helen White as alternate.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS' ACTIONS OF JULY 6, 2004

- A. The Board did not meet this date.

BOARD OF SUPERVISORS' ACTION OF JULY 13, 2004

- A. The Board approved a property tax sharing agreement with the City of Modesto for the Kaiser Medical Campus and Cornerstone Business Park, which is precedent to the area being put into the Sphere of Influence of the City of Modesto and ultimately annexed into the City for the development of that project.
- B. The Board approved a preliminary application for a state enterprise zone designation for portions of Stanislaus County including portions of the cities of Modesto, Ceres, and Turlock.

MISCELLANEOUS & ON THE HORIZON

- A. Stanislaus County Board of Supervisors is hosting a presentation by the Fair Political Practices Commission (FPPC) on Tuesday, July 20th from 7-9 p.m., in the Chambers. Attendance is highly recommended for all Form 700 filers.

On the Horizon

August 5, 2004

- A. Two Parcel Maps
- B. Tobacco Retail License information presented by Health Services Agency

August 19, 2004

- A. One General Plan Amendment, with a Rezone and Parcel Map
- B. One Rezone
- C. One Parcel Map
- D. One Tentative Map and a Specific Plan Amendment
- E. One Use Permit and Williamson Act Cancellation
- F. One Ordinance Amendment

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A. Commissioners discussed the California County Planning Commissioners Association Convention in Pleasanton in November.
- B. Commissioner Cusenza announced that he won't be at the August 5th Planning Commission meeting. Andrew Souza will chair that meeting.

XI. ADJOURNMENT

The meeting was adjourned at 6:45 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.)