

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

July 15, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Rachelle 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. July 1, 2004

- V. CORRESPONDENCE
- VI. CONFLICT OF INTEREST DECLARATION
- VII. PUBLIC HEARINGS (* Consent Items)

***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
- *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
- *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
- *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
- *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

- *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

NON-CONSENT ITEMS

NONE.

VIII. OTHER MATTERS (Not Public Hearings)

A. APPOINTMENT TO GENERAL PLAN UPDATE COMMITTEE

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., JULY 26, 2004. THE FEE FOR APPEAL IS \$485.00.