

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

May 19, 2005

6:00 P.M.

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

<http://www.co.stanislaus.ca.us/planning/PlanAgMin.htm>



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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Andrew Souza, Rachelle Antinetti, Marie Assali, Tony Cusenza, Annabel Gammon, Allen Layman, Mike Navarro, Jim Poore, and Ray Souza.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. May 5, 2005 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Letter dated May 6, 2005 from San Joaquin Valley Air Pollution Control District [\[View Item\]](#)
- B. Planning Commissioners Journal, Number 58 / Spring 2005 [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2004-21 - KENNEDY FARMS PRODUCE MARKET** - Request to establish and operate a 2400 square foot produce market on a 7.5 acre parcel located in an A-2-40 (General Agriculture) zoning district, at the northeast corner of Kiernan Avenue (State Route 219) and Tully Road, north of Modesto. A Negative Declaration will be considered for this project
APN: 004-071-029 [\[View Item\]](#)
- *B. PARCEL MAP APPLICATION NO. 2005-04 - SUMMIT CORPORATE CENTER** - Request to create parcels of 0.42, 0.53, 0.48, 0.28, 0.24, and 1.66 acres in Planned Industrial (PI) #24, at the southwest corner of North Star Way and Bangs Avenue, Modesto. To be served by Modesto water and septic tanks. This project is Exempt from CEQA.
APN: 046-004-049 [\[View Item\]](#)
- *C. USE PERMIT APPLICATION NO. 2005-08 - DAN AVILA & SONS** - Request to build a 16,000 square foot warehouse building on a 2.6 acre parcel to be used for storage of sweet potatoes, watermelons as well as for repair and storage of applicant's farm equipment in A-2-40 (General Agriculture) zoning district. Property located at 2718 Roberts Road in the Ceres/Turlock area. This project is Exempt from CEQA.
APN: 022-014-022 [\[View Item\]](#)
- D. USE PERMIT APPLICATION NO. 2004-27 - LESTER WILLIAMS - AG RECYCLE** - Request to establish a business that picks up ash, dirt, rock and concrete washout, collected from businesses in Stanislaus and neighboring counties, and distributes the materials to dairies in Stanislaus and neighboring counties. The business will occupy approximately half of 7.0 acre property located in an A-2-40 (General Agriculture) zoning district at 5748 Albers Road, south of Oakdale. A Negative Declaration will be considered for this project. **Requesting Continuance to June 2, 2005.**
APN: 064-032-023 [\[View Item\]](#)

NON-CONSENT ITEMS

None.

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., MAY 31, 2005. THE FEE FOR APPEAL IS \$535.00.