

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

JUNE 19, 2014

6:00 P.M.

*CHAMBERS – BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stancounty.com/planning*

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.

The agenda is divided into two sections:

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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

NON-CONSENT CALENDAR: These items will be individually discussed and reviewed in detail.

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.

PUBLIC COMMENT PERIODS: Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning 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. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

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 Chair.

PLANNING COMMISSION AGENDAS AND MINUTES: Commission Agendas, Minutes, and copies of items to be considered by the Planning Commission are typically posted on the internet on Friday afternoons preceding the meeting at the following website: <http://www.stancounty.com/planning/>. All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10th Street, Suite 3400, Modesto, during normal business hours.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

- I. **ROLL CALL:** Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson, Greg Pires, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

IV. MINUTES

- A. June 5, 2014 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A. TIME EXTENSION FOR USE PERMIT NO. 2012-05 - VISTA TOWERS - LA GRANGE RD** - This is a request for a one-year time extension, from April 4, 2014, to April 4, 2015, to install a 130 foot monopole telecommunication facility and appurtenant structures on a 176.69± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located west of La Grange Road, south of Yosemite Boulevard, in the La Grange area. This project is considered exempt from CEQA.
APN: 008-041-001 [\[View Item\]](#)
- *B. RECONSIDERATION OF USE PERMIT APPLICATION NO. 2012-04 - RECOLOGY - GROVER ENVIRONMENTAL PRODUCTS – *Requesting indefinite continuance.*** – Request to expand an existing 112± acre composting business to an adjacent 42.87± acre parcel in the A-2-40 (General Agriculture) zoning district. This use permit proposes to add street sweepings and urban organics to the feedstocks processed and composted on both parcels. The project site is located at 3401 Gaffery Road, east of Koster Road and west of Welty Road, in the Vernalis area. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the Project.
APN: 016-003-010 & 014 (a portion of the project site is located on APN: 265-010-021 in San Joaquin County) [\[View Item\]](#)

NON-CONSENT ITEMS

- C. REZONE APPLICATION NO. PLN2013-0103 - DOLLAR GENERAL** - Request to rezone a 1.75 acre parcel from expired P-D (314) to a new P-D to construct a 9,100 square foot Dollar General retail store, parking lot, and road frontage improvements. The new P-D zoning will permit uses consistent with the H-1 zoning district. The property was previously rezoned from H-1 (Highway Frontage) to permit a lumber yard that was never developed. The project site is located along the southwest side of Fresno Avenue, south of Main Street, north of Village Avenue, in the Denair area. The Planning Commission will consider a CEQA Negative Declaration.
APN: 024-032-017 [\[View Staff Report and Exhibit A\]](#) [\[View Exhibit B\]](#)
[\[View Exhibits C – J\]](#) [\[View Exhibit K\]](#) [\[View Exhibits L – Q\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- IX. REPORT OF THE PLANNING DIRECTOR
- X. ADDITIONAL MATTERS AT DISCRETION OF CHAIR
- XI. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JUNE 30, 2014. THE FEE FOR APPEAL IS \$622.00.