

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

MAY 7, 2015

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 That item will then be withdrawn from “Consent” and reviewed in detail as scheduled.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:** Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Tom Orvis, Ron Peterson, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN’S FORUM**

IV. MINUTES

- A. April 2, 2015 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Letter from Brad Christian, dated April 8, 2015, regarding item VIII-A - Use Permit No. 2002-21 - Mar, Addai Church (Larsa Event Center). [\[View Item\]](#)
- B. Fax from Brett Dickerson, dated April 14, 2015, regarding item VIII-A - Use Permit No. 2002-21 - Mar, Addai Church (Larsa Event Center). [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0113 - STEWART & JASPER ORCHARDS – *Requesting indefinite continuance.*** Request to divide a 148± acre parcel into two parcels of 69± and 79± acres in the A-2-40 (General Agriculture) zoning district. The property is located at 20737 Armstrong Road, south of E. Marshall Road, in the Newman area. The parcel is currently improved with an existing barn and single-family dwelling, planted in almond orchards, and will remain in agricultural production. The project site is currently enrolled in Williamson Act Contract No. 71-234. Proposed Parcels 1 and 2 will have access to County maintained Armstrong Road. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 027-002-007 [\[View Item\]](#)
- *B. TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0019 - BURROUGHS** - Request to create a 5-acre parcel and an 8.81-acre parcel from a 13.81 acre parcel in the A-2-5 zoning district. The property is located at 15960 Orange Blossom Road, between Morrison Rd. and Grape Arbor Rd., near the community of Knight's Ferry, northeast of the City of Oakdale. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project.
APN: 002-063-018 [\[View Item\]](#)

NON-CONSENT ITEMS

- C. USE PERMIT APPLICATION NO. PLN2013-0078 – CENTRAL VALLEY RECYCLING, INC.** – Request to intensify a California Redemption Value (CRV) and Scrap Metal Recycling facility on a 2.2± acre property in the C-2 (General Commercial) zoning district. The site is located at 522 and 524 S. 9th Street, on the east side of S. 9th Street, north of Hosmer Avenue, in the Ceres area. The

Planning Commission will consider adoption of a Mitigated Negative Declaration for this project.

APNs: 038-012-008 and 038-012-009 [\[View Item Staff Report and Exhibit A\]](#)
[\[View Exhibits B-D\]](#) [\[View Exhibit E, Part 1\]](#) [\[View Exhibit E, Part 2\]](#)
[\[View Exhibits F-I\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

- A. USE PERMIT NO. 2002-21 - MAR, ADDAI CHURCH (LARSA EVENT CENTER)** - Report to the Planning Commission on the status of County efforts to address project's compliance with Conditions of Approval and the Stanislaus County Noise Ordinance. UP 2002-21 was approved on January 16, 2003, allowing the construction of a church, multi-purpose building, and single-family dwelling on a 9.63 acre site in the A-2-10 (General Agriculture) zoning district. The site is located at 2107 E. Monte Vista Avenue, between Amethyst Way and N. Quincy Road, in the Turlock area. This item will be heard as Other Matters.
APN: 073-007-005 [\[View Item\]](#)

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., MAY 18, 2015. THE FEE FOR APPEAL IS \$622.00.