

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

May 4, 2017

6:00 P.M.

*CHAMBERS – BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10<sup>TH</sup> STREET, MODESTO  
[www.stancounty.com/planning](http://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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 10<sup>th</sup> 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:** Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Steve Boyd, Kenneth Buehner, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

**IV. MINUTES**

- A. April 6, 2017 [\[View Item\]](#)
- B. April 20, 2017 [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. Farmland Working Group Newsletter – Spring/Summer 2017 [\[View Item\]](#)

**VI. CONFLICT OF INTEREST DECLARATION**

**VII. PUBLIC HEARINGS (\*Consent Items)**

**\*CONSENT ITEMS**

- \*A. **TIME EXTENSION FOR USE PERMIT APPLICATION NO. PLN2015-0034 – WESTSIDE HULLING ASSOCIATION** – Request for a one year time extension. The Use Permit was approved on August 20, 2015, to allow for the expansion of an existing almond and walnut hulling operation with the construction of a 6,000 square-foot agricultural shop and four 10,000 square-foot agricultural storage buildings. The project site is located at 206 Frank Cox Road, at the intersection of Frank Cox Road and Highway 33, in the Patterson area. The request is considered Exempt from the California Environmental Quality Act. APN: 016-031-014. [\[View Item\]](#)
- \*B. **PARCEL MAP APPLICATION NO. PLN2016-0101 – STANLEY & GAIL MARTIN** – *Requesting continuance to May 18, 2017.* - Request to subdivide a 1.32± acre parcel into four parcels and a remainder parcel ranging in size from 8,000 – 12,630 square feet in the Rural Residential (R-A) zoning district. The property is located at 4800 Kersey Road, between Story and North Gratton Roads in the Community of Denair. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 024-024-037. [\[View Item\]](#)

**NON-CONSENT ITEMS**

- C. **REZONE APPLICATION NO. PLN2016-0066 - BRONCO WINE COMPANY** – Request to rezone a 117.93 acre parcel from existing Planned Development P-D (6) and P-D (321) zones to a new Planned Development (P-D) zone to allow for the expansion of an existing winery and bottling facility developed on 82.15 acres of the project site. The expansion includes 14 proposed buildings, totaling 1,462,186 square feet, the construction of two rail spurs, and the addition of a fleet of 53-foot-long trucks and tanker trucks. The project is located at 6342 Bystrum Road, at the southeast corner of Bystrum and E. Keyes Roads, east of Crows Landing Road, west of State Highway 99, and south of Ceres. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for the project. [\[View Item\]](#)

**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., May 15, 2017. THE FEE FOR APPEAL IS \$622.00.***