

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

March 19, 2020

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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: Agendas, Minutes, and copies of items to be considered by the Planning Commission are available at least 72 hours prior to the scheduled meeting date on the Planning Commission's Agenda & Minutes web page (www.stancounty.com/planning/agenda/index.shtm). 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.

1. **ROLL CALL:** Marjorie Blom, Kenneth Buehner, Erika Durrer, Scott Hicks, Thomas Maring, Wayne Mott, Perfecto Munoz, Lars Willerup, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM**

4. MINUTES

- A. February 20, 2020 [\[View Item\]](#)

5. CORRESPONDENCE

6. CONFLICT OF INTEREST DECLARATION

7. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A. TIME EXTENSION FOR USE PERMIT NO. PLN2017-0113 – ROSSINI HULLER**
- Request for a one-year time extension for Use Permit No. PLN2017-0113 – Rossini Huller, which approved the operation of a walnut hulling, drying, and storage facility on a 35.7± acre parcel in the A-2-40 (General Agriculture) zoning district. The project is located at 5261 Highway 108, between Walker Road and Mondo Lane, in the Oakdale area. This request is considered Exempt from the California Environmental Quality Act. APN: 062-002-006. [\[View Item\]](#)

NON-CONSENT ITEMS

- B. VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2018-0075 – T & L PARTNERSHIP** - Request to create a 5.1± acre and a 40.6± acre parcel from a 45.7± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposed 5.1± acre parcel will conform to the boundaries of Use Permit No. 2011-9 – T & L Partnership, which approved the operation of a custom contract harvesting business. The project site is located at 3312 S. Blaker Road, at the southeast corner of W. Harding and S. Blaker Roads, in the Turlock area. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was prepared) and that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 058-027-017. [\[View Item\]](#)
- C. VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2019-0038 – DAVID E. POTTER INVESTMENTS** - Request to create a 11.22± acres parcel and a 2.24± acre parcel, from a 13.46± acre parcel, in the A-2-20 (General Agriculture) zoning district. The 2.24± acre parcel will conform to the boundaries of Use Permit No. 97-05 – David Potter, which approved the operation of an apricot drying and processing facility. The property is located at 151 Pomelo Avenue, on the northeast corner of Highway 33 and Pomelo Avenue, in the Patterson area. The Planning Commission will consider finding that no further environmental analysis is required pursuant to the California Environmental Quality Act Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an Environmental Impact Report was prepared) and that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 048-016-022. [\[View Item\]](#)

- D. **GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2019-0077 – DERRELL’S MINI STORAGE** - Request to amend the General Plan and zoning designation of a 9.77 acre parcel from Agriculture and A-2-40 to Planned Development (P-D) and amend the zoning designation of three parcels totaling 3 acres from expired P-D (202) to a new P-D to allow expansion of an existing mini storage and RV storage business in phases. The project site is located at 5024, 5038, and 5118 Tunson Road, and 907 Kiernan Avenue, on the north side of Kiernan Avenue, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APNs: 004-057-001, 004-057-003, 004-057-004, and 004-057-005. [\[View Item\]](#)

8. **OTHER MATTERS (Not Public Hearings)**
- A. Presentation – Stanislaus County Pilot Hemp Program
9. **REPORT OF THE PLANNING DIRECTOR**
10. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR**
11. **ADJOURNMENT**

DECISIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION, EXCLUDING RECOMMENDATIONS, ARE APPEALABLE TO THE BOARD OF SUPERVISORS IF FILED WITH THE CLERK OF THE BOARD WITHIN TEN DAYS OF THE DATE OF THE PLANNING COMMISSION MEETING AT WHICH THE DECISION IS MADE (COUNTY CODE SECTION 21.112.040 – PLANNING COMMISSION DECISIONS). THE APPEAL FEE IS \$1,307.00.