

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

MARCH 15, 2012

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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:** Chair Greg Pires, John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Annabel Gammon, Richard Gibson, Ron Peterson
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

IV. MINUTES

- A. March 1, 2012 [\[View Item\]](#)

V. CORRESPONDENCE

- A. Historic Preservation Conference Flier [\[View Item\]](#)

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP APPLICATION NO. 2011-04 – KOCHEVAR – Requesting indefinite continuance.** Request to divide 40.74 acres into one 10-acre and one 30.74-acre parcel in the A-2-10 (General Agriculture) zoning district. The property is located at 11880 Valley Home Road, south of Lambuth Road and east of Walnut Avenue, in the Valley Home area. The Planning Commission will consider a CEQA Negative Declaration on this project. (Project was continued indefinitely at the December 1, 2011, Planning Commission Meeting.)
APN: 002-014-010 [\[View Item\]](#)
- *B. TENTATIVE PARCEL MAP APPLICATION NO. 2011-05 - HINDS/26-MILE ROAD** - Request to divide 626.51 acres into 14 parcels ranging in size from 40+ to 61+ acres in the A-2-40 (General Agriculture) zoning district. The property is located at 6755 Hinds Road, at the intersection of Hinds and 26-Mile Roads, in the Valley Home area. A CEQA Negative Declaration will be considered by the Planning Commission.
APNs: 002-008-044 & 002-008-045 [\[View Item\]](#)
- *C. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2011-06 - SOUZA/WARREN** – Request to split two existing parcels totaling 158± acres into two 40-acre parcels and a 78± acre remainder in the A-2-40 (General Agriculture) zoning district. The project site is located on the south side of E. Marshall Road (812 and 862 E. Marshall Road), between Davis and Armstrong Roads, in the Patterson area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 027-001-035 and 027-001-036 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. USE PERMIT APPLICATION NO. 2011-15 AND VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2011-07 - CHIESA RANCH** - Request to upgrade/expand an existing walnut huller operation on an 86± acre site in the A-2-40 (General Agriculture) zoning district and to create three parcels of 40, 34, and 12 acres. The property is located at 8607 John Fox Road, at the intersection of Aldrich and John Fox Roads, in the Hughson area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APNs: 018-006-005 and 018-009-003 [\[View Item\]](#)

- E. **USE PERMIT APPLICATION NO. 2011-16 - HENDLEY HULLER** - Request to convert and expand an existing 18,000 square foot almond huller to a walnut huller and construct an agricultural storage building on a 19.7 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 5601 E. Keyes Road, between Pioneer and Mountain View Roads, in the Keyes area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 045-035-013 [\[View Item\]](#)
- F. **USE PERMIT APPLICATION NO. 2010-03 - FINK ROAD SOLAR FARM – Continued from March 1, 2012.** Request to establish an 80-100 megawatt solar farm on 800± acres of a 1,687± acre site in the A-2-40/A-2-160 (General Agriculture) zoning district. The project site is located at 4401/4881 Fink Road, west of I-5, in the Newman/Crows Landing area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.
APN:025-012-016, 017, 031, 033 and 027-033-012 [\[View Item\]](#)

- VIII. **OTHER MATTERS (Not Public Hearings)**
- IX. **REPORT OF 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., MARCH 26, 2012. THE FEE FOR APPEAL IS \$622.00.