

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

JULY 5, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. June 21, 2012 [\[View Item\]](#)
- B. June 21, 2012, Workshop [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. ASSIGNMENT OF NUISANCE ABATEMENT HEARING BOARD MEMBERS

VIII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A. **REZONE APPLICATION NO. 2011-02 - RANDY THOMAS** – *Requesting continuance to July 19, 2012.* Request to rezone 42± acres in five (5) different Planned Development zones to one new Planned Development zone which will allow specific commercial and light industrial uses. The major tenant is proposed to be an auction house specializing in vehicle, surplus equipment, and furniture auctions. The project is located just southwest of the McHenry Avenue (State Route 108)/St. Francis Avenue intersection, in the Modesto area. The Planning Commission will consider a CEQA Mitigated Negative Declaration.
APN: 004-018-042; 004-021-003, 004, 006, 008, 010; 004-065-001, 014; 004-070-011, 047, 048 [\[View Item\]](#)

NON-CONSENT ITEMS

- B. **USE PERMIT APPLICATION NO. 2012-01 AND VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2012-01 - V.A. RODDEN HULLER** - Request to create three (3) parcels, in the A-2-40 (General Agriculture) zoning district, of 166±, 10, and 94± acres from two (2) parcels with a combined acreage of 270± acres in conformance with County Code §21.20.060. The walnut hulling facility will be constructed on the 10-acre parcel in phases. Phase I: roof only 11,675 square foot huller building with an attached 15,120 square foot dryer building, 30,000 gallon propane tank, and a storm drain pond. Phase II: 20,000 square foot dryer building. The property is located at 4000 Ellenwood Road, south of Claribel Road, east of Heather Hills Lane, and north of Dry Creek, in the Oakdale/Waterford area. The Planning Commission will consider a CEQA Negative Declaration.
APNs: 015-081-006 and 015-081-049 [\[View Item\]](#)
- C. **GENERAL PLAN AMENDMENT APPLICATION NO. 2012-01, REZONE APPLICATION NO. 2012-01, VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. 2012-01 - DEL RIO VILLAS** - This is a three-part application requesting to make the following modifications to a 4.31 acre parcel: 1) Amend the General Plan designation from LDR (Low Density Residential) to P-D (Planned Development) and the Del Rio Community Plan (part of the General

Plan) residential unit density allowance from 2 to 4.5 units per acre; 2) Amend the Zoning designation from R-A (Rural Residential) to P-D (Planned Development); and 3) Subdivide into a gated development of 18 air space condominiums and a common area parcel which will include landscaping, a swimming pool, access easements, a package treatment plant, and drainage. The property is located at the southwest corner of Country Club Drive and Avenida Del Rio, in the Del Rio Community area. A CEQA Mitigated Negative Declaration will be considered.

APN: 004-059-044 [\[View Item\]](#)

- IX. OTHER MATTERS (Not Public Hearings)
- X. REPORT OF DIRECTOR
- XI. ADDITIONAL MATTERS AT DISCRETION OF CHAIR
- XII. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JULY 16, 2012. THE FEE FOR APPEAL IS \$622.00.