

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

JULY 19, 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 That item will then be withdrawn from “Consent” and reviewed in detail as scheduled.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. July 5, 2012 [\[View Item\]](#)

- V. CORRESPONDENCE
- VI. CONFLICT OF INTEREST DECLARATION
- VII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A. **TIME EXTENSION FOR USE PERMIT APPLICATION NO. 2010-09 – SCATEC WESTSIDE SOLAR RANCH** - This is a time extension request to amend the conditions of approval to allow an additional five (5) years to establish a 50 megawatt solar facility on 382 acres of a 1,132 acre property in the A-2-40 and A-2-160 (General Agriculture) zoning district. The property is located southwest of the Fink Road Landfill, west of I-5 and Davis Road, in the Newman/Crows Landing area. This project is Exempt from CEQA.
APN: 025-017-019, 027-017-077, 026-012-003 [\[View Item\]](#)
- *B. **TIME EXTENSION FOR USE PERMIT APPLICATION NO. 2010-04 - SIKH TEMPLE** - Request for a one-year time extension to June 2, 2013, to expand an existing Sikh Temple on an 11.25-acre site in the A-2-40 (General Agriculture) zoning district by adding a 15,000 square foot multi-purpose building, a 2,400 square foot storage building, a house for visiting priests with a covered walkway and patio, a car port, a 750 square foot storage vestment, a 5,000 square foot library, and additional parking. The property is located at 5713 E. Hatch Road, in the Hughson area. This project is Exempt from CEQA.
APN: 018-065-004 [\[View Item\]](#)
- *C. **USE PERMIT APPLICATION NO. 2012-03 - ROLLING HILLS NUT – Requesting continuance to August 2, 2012.** Request to expand an existing almond warehousing site, on a 40.8 acre parcel in the A-2-40 (General Agriculture) zoning district, by constructing four (4) additional almond storage buildings and an office totaling 58,000 square feet, in three (3) phases. The property is located at 3443 and 3439 Montpelier Road, between Montpelier and Hickman Roads, north of E. Keyes Road, in the Hickman/Denair area. The Planning Commission will consider a CEQA Negative Declaration.
APN: 019-030-020 [\[View Item\]](#)

NON-CONSENT ITEMS

- D. **REZONE APPLICATION NO. 2011-02 - RANDY THOMAS** - 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.
PN: 004-018-042; 004-021-003, 004, 006, 008, 010; 004-065-001, 014; 004-070-011, 047, 048 [\[View Item\]](#)

- 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., JULY 30, 2012. THE FEE FOR APPEAL IS \$622.00.