

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

May 21, 2015

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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:** Katherine Borges, Steve Boyd, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Tom Orvis, Ron Peterson, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

IV. PRESENTATION

- A. Governor's Drought Executive Order and Water Related Issues Update presented by Water Ward, Stanislaus County's Water Resource Manager.

V. MINUTES

- A. May 7, 2015 [\[View Item\]](#)

VI. CORRESPONDENCE

VII. CONFLICT OF INTEREST DECLARATION

VIII. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A **USE PERMIT APPLICATION NO. PLN2014-0093 – PATTERSON NUT CO.** - *Requesting continuance to July 2, 2015.* Request to construct ten (10) 5,600 square foot buildings for the purpose of storing unprocessed nuts on a 4.45± acre parcel in the A-2-20 (General Agriculture) zoning district. The property is located at 112 Holly Avenue, at the intersection of Holly Avenue and Highway 33, in the Patterson area. The proposed project will serve as an ancillary storage facility site for a nearby nut processing plant. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 048-036-034 [\[View Item\]](#)

NON-CONSENT ITEMS

- B. **USE PERMIT APPLICATION NO. PLN2013-0079 - JNM DAIRY** - Request to re-establish and expand a dairy facility to include 1,120 milk cows, 151 dry cows, and 577 bred heifers on a 97± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 7742 Paradise Road, on the south side of Paradise Road, west of Shiloh Road, northeast of and adjacent to the Tuolumne River, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 017-027-040 [\[View Item\]](#)
- C. **USE PERMIT APPLICATION NO. PLN2015-0008 – NUTCHER FARMS** - Request to change the use of an existing 3,500 square foot agricultural storage building into a milk bottling facility, for milk produced on-site, on a 220± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposed change in use will initially pasteurize and bottle 500 gallons of milk, once per week, with future growth anticipating a maximum of 3,000 gallons per day. The property is located at 5213 W. Grayson Road, west of Jennings Road, in the Modesto area. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.
APN: 017-050-005 [\[View Item\]](#)

IX. OTHER MATTERS (Not Public Hearings)

- X. REPORT OF THE PLANNING 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., JUNE 1, 2015. THE FEE FOR APPEAL IS \$622.00.