

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

September 1, 2016

6:00 P.M.

*CHAMBERS – BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10<sup>TH</sup> STREET, MODESTO  
[www.stancounty.com/planning](http://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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 10<sup>th</sup> 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 Kenneth Buehner, Marjorie Blom, Katherine Borges, Steve Boyd, Marc Etchebarne, Richard Gibson, Scott Hicks, Tom Orvis, Bobby Yamamoto
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

**IV. MINUTES**

- A. August 18, 2016 [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. Letter dated August 25, 2016, from California Rural Legal Assistance, Inc. regarding Non-Consent item VII-C, Use Permit Application No. PLN2013-0078 – Central Valley Recycling [\[View Item\]](#)

**VI. CONFLICT OF INTEREST DECLARATION**

**VII. PUBLIC HEARINGS (\*Consent Items)**

**\*CONSENT ITEMS** – None

**NON-CONSENT ITEMS**

- A. **USE PERMIT APPLICATION NO. PLN 2016-0040 – JOHN & CATHERINE MUNDT** - Request to establish a walnut storage facility, including the construction of four (4) 52,000 square foot partially enclosed agriculture storage buildings, on a 16.26 acres property in the A-2-40 (General Agriculture) zoning district. The project site is located at 5820 Pioneer Road, at the northeast corner of Pioneer and E. Keyes Road, east of State Highway 99, in the Keyes area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 045-035-056 [\[View Item\]](#)
- B. **PARCEL MAP APPLICATION NO. PLN2016-0023 – EO TRUCK AND TRAILER** – Request to create a 2.2± acre parcel and a 14 acre remainder parcel from a 16.2 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 7831 Crows Landing Road, between Zeering Road and Monte Vista Avenue, in the Ceres area. The Planning Commission will consider adoption of a CEQA Negative Declaration of this project. APN: 022-008-026 [\[View Item\]](#)
- C. **USE PERMIT NO. PLN2013-0078 – CENTRAL VALLEY RECYCLING** - Consideration of a recommendation of revocation of Use Permit No. PLN2013-078 to the Board of Supervisors. The Use Permit allows for the intensification of a California Redemption Value (CRV) and scrap metal recycling on a 2.2 acre parcel in the (C-2) General Commercial zoning district. The property is located at 522 and 524 S. 9<sup>th</sup> Street, on the east side of S. 9<sup>th</sup> Street, north of Hosmer Avenue, in the Ceres area. This project is exempt from CEQA pursuant to Section 15061(b)(3). APN: 038-012-008 & 038-012-009 [\[View Item\]](#)
- D. **CAPITAL IMPROVEMENT PLAN (CIP) GENERAL PLAN CONFORMITY FINDING:** A County-initiated request to consider a General Plan conformity finding for the recommended 2015-2017 CIP Report in accordance to California Government Code Section 65401. This project is exempt from CEQA pursuant to Section 15061(b)(3). [\[View Item\]](#)

**VIII. OTHER MATTERS (Not Public Hearings)**

- IX. REPORT OF THE PLANNING 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., September 12, 2016. THE FEE FOR APPEAL IS \$622.00.***