

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

September 6, 2018

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

1. **ROLL CALL:** Chair Katherine Borges, Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Richard Gibson, Scott Hicks, Thomas Maring, Wayne Mott, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM**
4. **MINUTES**
 - A. August 2, 2018 [\[View Item\]](#)

5. CORRESPONDENCE
6. CONFLICT OF INTEREST DECLARATION
7. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2017-0102 – MOUNTAIN VIEW FIELDS, LLC – VIVIAN ROAD** – Request to subdivide a 281± gross acre parcel into seven 40± gross acre parcels in the A-2-40 (General Agriculture) zoning district. The project site is located at the northeast corner of Vivian and West Fulkerth Roads, west of South Carpenter Road, in the Turlock area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 022-003-007. [\[View Item\]](#)

NON-CONSENT ITEMS

- B. **USE PERMIT APPLICATION NO. PLN2018-0019 – WESTSIDE HULLING ASSOCIATION** – Request to expand an existing almond and walnut hulling facility by constructing a 3,600 square foot shop building, with a breakroom and restrooms, four (4) 10,000 square foot storage buildings, and by expanding the outside nut storage area, on two (2) parcels with a combined size of 30.7± acres, in the A-2-40 (General Agriculture) zoning district. The property is located at 206 and 9843 Highway 33, east of Highway 33, west of Cox Road, in the Patterson area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 016-031-014 & 016-031-015. [\[View Item\]](#)
- C. **GENERAL PLAN AMENDMENT & VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2017-0013 – GOLD STAR INVESTMENTS, LLC** – Request to create 28 residential lots, ranging in size from 5,100± to 8,500± square feet, and a 4± acre remainder parcel from a 9.54± acre lot in the R-1 US (Single-Family Residential Urban Service) zoning district. The request includes an amendment to a portion of the site's Keyes Community Plan Designation from Commercial to Low Density Residential. The property is located at 4827 Nunes Road, south of Norma Way and west of Washington Road, in the Community of Keyes. The Planning Commission will consider a CEQA Mitigated Negative Declaration for this project. APN: 045-071-006. [\[View Item\]](#)
8. OTHER MATTERS (Not Public Hearings)
 9. REPORT OF THE PLANNING DIRECTOR
 10. ADDITIONAL MATTERS AT DISCRETION OF CHAIR
 11. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., *September 17, 2018*. THE FEE FOR APPEAL IS \$1270.00.