

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

February 19, 2004

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO



<http://www.co.stanislaus.ca.us/planning/planningagenda.pdf>

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.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedure Section 185 which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the Stanislaus County Planning Commission shall be in English and anyone wishing to address the Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

CONSENT CALENDAR: CONSENT ITEMS 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 Chairman 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 Chairman. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

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. Matters under the jurisdiction of the Commission and not on the posted agenda may be addressed by the general public following the completion of the regular agenda and any off-agenda matters before the 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.

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 Chairman.

AMERICANS WITH DISABILITIES ACT: Hearing devices are available for public use. If hearing devices are needed, please contact the Planning Commission Clerk at (209) 525-6330. Notification 24 hours prior to the meeting will enable the Clerk to make arrangements.

- I. **ROLL CALL:** Chair Tony Cusenza, Marie Assali, Kathleen Griffin, Allen Layman, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. February 5, 2004
- V. **ADJOURN AS PLANNING COMMISSION**

VI. CONVENE AS AIRPORT LAND USE COMMISSION

VII. RECONVENE AS PLANNING COMMISSION

VIII. CORRESPONDENCE

- A. Planning Commissioners Journal, Number 53, Winter 2004

IX. CONFLICT OF INTEREST DECLARATION

X. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2003-41 - MANUEL LUIZ TRUST** - This is a request to create a 68± acre parcel and a 59± acre remainder parcel from a 130± acre site in the A-2-40 (General Agriculture) zoning district. The property is located on the east side of River Road, south of Freitas Road and west of the San Joaquin River, in the Newman area. A Negative Declaration will be considered.
APN: 049-025-003 and 004
- *B. TIME EXTENSION 2003-03 - KIT FOX WINERY** - This is a request for a three-year extension of General Plan Amendment No. 2002-06, Kit Fox Winery in Planned Development No. 271 on the west side of Ward Avenue between Fink Road and Oak Flat Road, southwest of Patterson.
APN 025-012-023
- *C. TIME EXTENSION FOR USE PERMIT NO. 2002-13 - GARY SCHMIDT** - This is a request for a one-year time extension to February 1, 2005, to construct a single-family dwelling on a 10.3± acre site (part of an Antiquated Subdivision) in the A-2-40 (General Agriculture) zoning district. The property is located on Sperry Road, north E. Whitmore Avenue and east of Verduga Road, in the Hughson area.
APN: 019-018-048
- *D. USE PERMIT APPLICATION NO. 2003-34 - SALIDA FIRE PROTECTION DISTRICT** - This is a request to construct a 6,900 square foot fire station, with parking, on a 1.65 acre parcel located in the A-2-40 (General Agriculture) zoning district. The property is located at the northwest corner of Ciccarelli and Toomes Roads, in the Salida Area. A Negative Declaration will be considered.
APN: 136-001-015
- *E. PARCEL MAP APPLICATION NO. 2003-55 - WOLF FAMILY LIMITED PARTNERSHIP** - This is a request to create three parcels of 1.57, 1.72, and 1.30 acres, each developed with an existing building in Planned Development No. 44 located at 4701 North Star Way, Modesto. This project is Exempt from CEQA.
APN 046-010-002

NON-CONSENT ITEMS

- F. REZONE APPLICATION NO. 2003-07 - RAY GRITTON** - This is a request to rezone from A-2-40 to Planned Development for office / warehouse business center on 1.01 acre at 4843 Kiernan Court, Salida area. A Mitigated Negative Declaration will be considered.
APN: 136-19-02
- G. USE PERMIT APPLICATION NO. 2003-26 - FORREST AARVIG** - This is a request to construct 2 single-family dwellings, 1 each on 2 separate parcels containing approximately 3.5+ acres each in A-2-40 (General Agriculture) zoning district, located on southeast corner of Dunn Road & Kiernan Avenue, Modesto. This project is Exempt from CEQA.
APN: 012-004-010 (portion).

- XI. OTHER MATTERS (Not Public Hearings)**
- XII. REPORT OF DIRECTOR**
- XIII. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**
- XIV. ADJOURNMENT**

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., MARCH 1, 2004. THE FEE FOR APPEAL IS \$485.00.