

STANISLAUS COUNTY PLANNING COMMISSION

REVISED

AGENDA

September 2, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Rachele Antinetti, Marie Assali, Allen Layman, Mike Navarro, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. August 5, 2004

B. August 19, 2004

V. CORRESPONDENCE

- A. California Planning & Development Report, Vol. 19, No. 8 - August 2004
- B. Dan Walters' article in The Modesto Bee, August 24, 2004 - "Public's Views on State Growth Bad for Future."

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2004-16 - CALIFORNIA EQUITY MANAGEMENT GROUP / ANDREW KATAKIS** - Request to create parcels of 1.02 and 1.20 acres zoned Planned Development # 20 with a General Plan designation of HCPD (Highway Commercial Planned Development). The property is located on the west side of McCracken Road at its interchange with Interstate 5, west of Westley. The map would allow an existing restaurant and an existing service station to be on individual parcels. This project is exempt from CEQA.
APN: 016-036-016
- *B. PARCEL MAP APPLICATION NO. 2004-18 - GC FARMS** - Request to create a 68.0 acre parcel and a 150.7 acre remainder in the A-2-40 (General Agriculture) zoning district. The project is located on the southwest corner of Anderson Road and Hale Road in the Crows Landing area. The property is under Williamson Act contract number 90-4203. This project is exempt from CEQA.
APN: 026-014-057
- *C. USE PERMIT APPLICATION NO. 2004-11 - STEVEN R. KELLOGG** - Request to build a single-family home on a 14.75 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located on the east side of Root Road, north of Garst Road, in the Empire area. This project is exempt from CEQA.
APN: 014-040-008

NON-CONSENT ITEMS

None.

VIII. OTHER MATTERS (Not Public Hearings)

IX. REPORT OF DIRECTOR

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

XI. ADJOURNMENT

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ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., SEPTEMBER 13, 2004. THE FEE FOR APPEAL IS \$535.00.