

# STANISLAUS COUNTY PLANNING COMMISSION

## *REVISED*

### AGENDA

November 18, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Rachelle 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. November 4, 2004

**V. CORRESPONDENCE**

A. Memo regarding County Conflict of Interest Policy.

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. GENERAL PLAN AMENDMENT APPLICATION NO. 2003-08, REZONE APPLICATION NO. 2003-11 - BASSI PLAZA - JOE & KIRAN BASSI** - Request to rezone a 2.25 acre parcel from A-2-40 (General Agriculture) to Planned Development (PD) and amend the General Plan designation from Agriculture to Planned Development. The applicant's proposed uses are for a gas station and mini market in Phase I. In Phase II the proposed tenants could include agricultural service businesses and offices. The property is located at 4955 Crows Landing Road in the Ceres area. A Negative Declaration will be considered. (**Requesting continuance to December 2, 2004.**)  
APN: 041-004-018

**NON-CONSENT ITEMS**

- B. GENERAL PLAN AMENDMENT APPLICATION NO. 2004-02, REZONE APPLICATION NO. 2004-07 - JACOB AUTO SALES** - Request to change the General Plan & zoning designations from Agriculture and A-2-40 (General Agriculture) to PD (Planned Development) to allow construction & operation of a used car sales facility on 3.6 acres located at the southeast corner of Golden State Boulevard and Barnhart Road, south of Keyes. A Mitigated Negative Declaration will be considered.  
APN 045-053-023
- C. PARCEL MAP APPLICATION NO. 2004-15, VARIANCE NO. 2004-01, EXCEPTION NO. 2004-03 - GARY & DEANN AUTREY** - Request to create parcels of 1.08, 1.51, 1.11, and 1.10 acres in the A-2-40 (General Agriculture) zoning district located at 4336 Adams Gravel Plant Road, northeast of the City of Riverbank. Application includes a variance for parcels smaller than 40 acres and an exception for 2 parcels which would not have a direct frontage on a County Road. A Negative Declaration will be considered.  
APN: 062-009-031
- D. USE PERMIT APPLICATION NO. 2004-13 - McHENRY GOLF CENTER** - Request to establish a golf driving range on an 18+ acre parcel in the A-2-40 (General

Agriculture) zoning district on Mc Henry Avenue, north of Kiernan Avenue/Claribel Road, in the north Modesto area. A Negative Declaration will be considered.  
APN 074-015-002.

- E. PARCEL MAP APPLICATION NO. 2004-17 - PIRANHA PRODUCE** - Request to create two parcels from an approximately 10.3-acre site located on the northeast corner of Golden State Boulevard and Barnhart Road, in the Keyes area. Parcel 1 will be approximately 4.74 in size for a wholesale produce distribution center. Parcel 2 will be approximately 5.57 acres in size. This project is Exempt from CEQA. APN 045-052-019 and portion of 045-052-009
- F. SPECIFIC PLAN AMENDMENT NO. 2004-01, DIABLO GRANDE, SEWER LINE EXTENSION AND UTILIZATION OF THE CITY OF PATTERSON'S OFF-SITE WASTEWATER TREATMENT FACILITY TO SERVE DIABLO GRANDE** - Request to make a minor modification to the Diablo Grande Specific Plan to allow for on- or off-site wastewater treatment including construction of a sewer line from Diablo Grande to the City of Patterson Wastewater Treatment Facility. A gravity main would be installed from Diablo Grande and installed within existing road rights-of-way of Diablo Grande Parkway, Oak Flat Road, and Ward Avenue where it will connect to the existing Patterson Sewer System at the corner of Sperry Avenue and Ward Avenue. Stanislaus County will act as a responsible agency under CEQA (Public Resource Code Section 21069 and CEQA Guidelines Section 15381) in connection with the City of Patterson's Final EIR, and the Western Hills Water District Addendum. As a responsible agency, the County is proposing to make findings as required pursuant to CEQA Guidelines sections 15096, 15091, and 15093, and to adopt all necessary mitigation measures.

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

- A. PATTERSON JOINT UNIFIED SCHOOL DISTRICT SCHOOL SITE ACQUISITION**  
Patterson Joint Unified School District has chosen a 56-acre site for a high school at the northwest corner of Zacharias and Baldwin Roads, northwest of the City of Patterson. The Planning Commission will determine the site's consistency with the General Plan.

**IX. REPORT OF DIRECTOR**

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

**XI. ADJOURNMENT**

***ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., NOVEMBER 29, 2004. THE FEE FOR APPEAL IS \$535.00.***