

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

December 16, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. December 2, 2004

- V. CORRESPONDENCE
- VI. CONFLICT OF INTEREST DECLARATION
- VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. **PARCEL MAP APPLICATION NO. 2004-26 - DIABLO GRANDE** - Request to divide a 157.69 acre property to create four parcels of 31.10, 30.79, 86.08, and 9.72 acres zoned Specific Plan (SP) #1 located at Diablo Grande, west of Interstate 5, approximately 10 miles southwest of Patterson. The map is for the purpose of allowing the processing of four subsequent tentative subdivision maps to develop subject property consistent with SP #1. The project is part of an approved Specific Plan and therefore exempt from CEQA.
APNs: 025-011-007, 025-011-008, & 025-015-006.
- *B. **PARCEL MAP APPLICATION NO. 2004-25 - ROEN RANCH** - Request to create a 120 acre parcel and a 565 acre remainder in the A-2-40 (General Agriculture) zoning district. The project is located at 14954 Tim Bell Road, northeast of the City of Waterford, and is under Williamson Act contract 72-0647. A Negative Declaration will be considered.
APN: 015-015-034

NON-CONSENT ITEMS

- C. **PARCEL MAP APPLICATION NO. 2004-28, USE PERMIT APPLICATION NO. 2004-17 - OLD GERMAN BAPTIST BRETHERN CHURCH** - Request to construct a 15,171 square foot church building on a 3.9 acre portion of a 18.65 acre parcel in an A-2-40 (General Agriculture) zoning district. The project is located at 6306 Covert Road, in the Salida area. The church would not include any weekday school activities. Capacity would be 803 people. A parking lot for 318 vehicles is planned. A Parcel Map application is requested to subdivide 18.65 acres into one 3.9 acre parcel for the church site and a 14.80 acre remainder parcel. A Negative Declaration will be considered.
APN: 012-007-013
- D. **USE PERMIT APPLICATION NO. 2004-18 - LORETELLI PRODUCE MARKET-** Request to establish a 3,000 square foot produce market on a 16.2 acre parcel in an A-2-10 (General Agriculture) zoning district. The project is located on the north side of Claratina Avenue, west of Coffee Road, in the Modesto area. A Negative Declaration will be considered.
APN: 082-007-006

- VIII. OTHER MATTERS (Not Public Hearings)
- 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., DECEMBER 27, 2004. THE FEE FOR APPEAL IS \$535.00.