

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

January 6, 2005

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, and Ray Souza.
- II. **PLEDGE OF ALLEGIANCE**
- III. **ELECTION OF 2005 PLANNING COMMISSION OFFICERS**
- IV. **CITIZEN'S FORUM**

**V. MINUTES**

- A. December 16, 2004

**VI. CORRESPONDENCE**

- A. Information regarding Stanislaus County Planning Commissioners Workshop for 2005, to be held Saturday, January 22, 2005 at Samaritan Village, Hughson.
- B. 2005 Planning Commission Meeting Calendar.
- C. California Planning & Development Report, Vol. 19, No. 12 - December 2004.

**VII. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. PARCEL MAP APPLICATION NO. 2004-29 - MARIO & ARACELI PLACENCIA -**  
Request to create parcels of 5,000 and 6,163.9 square feet in a R-1 (Single Family Residential) zoning district, with a General Plan designation of LDR (Low Density Residential). The property is located at the northeast corner of Lassen Avenue and Tulsa Street, in the Modesto area. This project is exempt from CEQA.  
APN: 056-046-045

**NON-CONSENT ITEMS**

- B. TENTATIVE MAP APPLICATION NO. 2004-06, AND USE PERMIT APPLICATION NO. 2004-22 - PIRRONE BUSINESS CENTER -** Request to create a total of 61 "condominium lots" on a 5.83 acre parcel, zoned Planned Development # 266. The project also includes a use permit request to modify the building locations and site layout, while keeping the same basic types and intensity of uses as originally granted. The property is located on the east side of Pirrone Road, south of MID Lateral #8, south of the Hammett Road/State Route 99 Interchange in Salida. This project is exempt from CEQA.  
APN: 136-008-035
- C. USE PERMIT APPLICATION NO. 2002-24 - SILVEIRA ORGANIC MATERIAL -**  
Request to operate a facility which accepts organic material for processing and then redistributes bulk or bagged organic material on 10 acres of a 40+/- acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 8337 Milnes Road, in the Riverbank area. A Mitigated Negative Declaration will be considered.  
APN: 014-022-002

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

- A. CAPITAL IMPROVEMENT PROGRAM AND SCHOOL SITE ACQUISITION - MODESTO CITY SCHOOLS - JOSEPH A. GREGORI HIGH SCHOOL** - The Modesto City Schools District is proposing to acquire an 80-acre high school site located in the Salida area to accommodate 3,000 students. The property is located at 5518 Stoddard Road, east of the community of Salida, north of Kiernan Avenue and the City of Modesto. Modesto City Schools has requested the Planning Commission to review the proposed high school site. The Planning Commission will determine the site's consistency with the County General Plan pursuant to Section 65403(c) of the Government Code and provide a written investigation report pursuant to Section 21151.2 of the Public Resources Code. The Planning Commission will determine the site's consistency with the General Plan.  
APN: 003-018-005

**X. REPORT OF DIRECTOR**

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

**XII. ADJOURNMENT**

***ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., JANUARY 18, 2005. THE FEE FOR APPEAL IS \$535.00.***