

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

March 17, 2005

6:00 P.M.

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

<http://www.co.stanislaus.ca.us/planning/PlanAgMin.htm>



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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 Andrew Souza, Rachelle Antinetti, Marie Assali, Tony Cusenza, Annabel Gammon, Allen Layman, Mike Navarro, Jim Poore, and Ray Souza
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. March 3, 2005 [\[View Item\]](#)

V. CORRESPONDENCE

- A. California Planning & Development Report, Vol. 20, No. 2 - February 2005
[\[View Item\]](#)
- B. Clipping from February 26, 2005 The Modesto Bee [\[View Item\]](#)
- C. Email received March 9, 2005 from Janice & Loren Sweet, regarding Item VII-C, Use Permit Application No. 2003-35 - Gurdwara Sagar Church [\[View Item\]](#)
- D. Information regarding California County Planning Commissioners Association Northern District Spring Conference

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. **USE PERMIT APPLICATION NO. 2004-25 - LARA NUT PROCESSING FACILITY -**
Request to expand an existing nut processing facility by adding four warehouse buildings and an office. The expansion will include four (4) phases of construction. The construction time line is as follows: 1st phase (2005) will include a 3,000 square foot warehouse and mobile office; 2nd phase (2006) will include a 3,000 and 100 square foot warehouse; 3rd (2009) and 4th (2012) phase will both include the addition of a 10,000 square foot warehouse building. The 17.77-acre parcel is in the A-2-40 (General Agriculture) zoning district. The property is located at 812 E. Hamilton Road, between of Highway 33 and River Road, in the Patterson area. The Planning Commission will consider a Negative Declaration on this project.
APN: 016-024-025 [\[View Item\]](#)

NON-CONSENT ITEMS

- B. **SPECIFIC PLAN AMENDMENT NO. 2005-01 - DIABLO GRANDE & TENTATIVE SUBDIVISION MAPS** - Tentative Map Application No. 2004-02 - The Legends; Tentative Map Application No. 2004-03 - The Vineyards I; Tentative Map Application No. 2004-04 - The Vineyards II; Tentative Map Application No. 2004-05 - The Cottages (SCH # 2004122053) - Requests to modify the text and percentage of various land uses within the Phase One Preliminary Development Plan of Diablo Grande. Concurrent with the plan amendment we are considering four tentative subdivision maps creating a total of 504 residential lots on 151.3 acres. The Planning Commission will consider a Negative Declaration on this project.
APN: 025-010-007, 025-011-008, 025-015-006, 025-023-012, 025-023-018, 025-023 [\[View Item\]](#)

- C. USE PERMIT APPLICATION NO. 2003-35 - GURDWARA SAGAR CHURCH (Continued from November 4, 2004 Planning Commission Meeting)** - Request to construct a church facility at 3418 Golf Road, south of Turlock. The 2.15+ acre site is largely undeveloped land, containing two dwellings with additional acreage in Merced County. Project will be served by private on-site well and septic system. The 4800 square foot temple would have an occupant load of 553 persons and provide 188 parking spaces. The Planning Commission will consider a Negative Declaration on this project.
APN: 044-052-019 [\[View Item\]](#)
- D. USE PERMIT APPLICATION NO. 2005-02 - McHENRY GOLF CENTER** - Request to establish a golf driving range on an 18+ acre site in the A-2-40 (General Agriculture) zoning district on McHenry Avenue, north of Kiernan Avenue/Claribel Road, in the north Modesto area. The site is comprised of one 9.5 acre parcel and the northern 9 acres of an adjoining 18.5 acre parcel. The Planning Commission will consider a Negative Declaration on this project.
APN: 075-015-001 and a portion of 075-015-002 [\[View Item\]](#)
- E. GENERAL PLAN AMENDMENT APPLICATION NO. 2000-09 AND REZONE APPLICATION NO. 2000-12 - VALLEY WOOD PRESERVING (Continued from December 2, 2004 Planning Commission Meeting)** - Request to rezone and amend the General Plan designation of a 13.1-acre property from Agriculture to Planned Development (PD) zoning for parking and storage of trucks, recreational vehicles, and equipment and remodel three existing buildings for office use, warehousing and storage. The proposed project will be done in three (3) phases. The project is located on Golden State Boulevard, Turlock. The Planning Commission will consider a Mitigated Negative Declaration on this project.
APN: 044-031-004 and 044-031-005 [\[View Item\]](#)
- F. GENERAL PLAN AMENDMENT APPLICATION NO. 2004-05 AND REZONE APPLICATION NO. 2004-12 - SEQUOIA APARTMENTS** - Request to rezone and amend the General Plan of two parcels totaling 30,021 square feet (0.69 acre) from Planned Development/Low Density Residential to new Planned Development for development of a 2-story, 24 unit apartment complex. The application also includes amending the existing Salida Community Plan from Low Density Residential to High Density Residential for 35 units per acre. The property is located at 4825 Sequoia Street, between Flint & Shearer Avenues, in Salida. The Planning Commission will consider a Mitigated Negative Declaration on this project.
APN: 135-051-008 and 135-051-009 [\[View Item\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

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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., MARCH 28, 2005. THE FEE FOR APPEAL IS \$535.00.