

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

March 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Kathleen Griffin, Allen Layman, Jim Poore, Andrew Souza, Ray Souza, and Helen White.
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**
- IV. **MINUTES**
 - A. March 4, 2004

V. CORRESPONDENCE

- A. Petition received March 8, 2004, signed by residents of Denair, regarding Item VII-I, General Plan Amendment Application No. 2003-01, Rezone Application No. 2003-03, Tentative Map Application No. 2002-02 - Riopel & Associates.
- B. Letter received March 8, 2004 from William "Bill" M. Daly, regarding Item No. VII-I, General Plan Amendment Application No. 2003-01, Rezone Application No. 2003-03, Tentative Map Application No. 2002-02 - Riopel & Associates.
- C. Fax received March 10, 2004 from Denair Municipal Advisory Council regarding Item No. VII-I, General Plan Amendment Application No. 2003-01, Rezone Application No. 2003-03, Tentative Map Application No. 2002-02 - Riopel & Associates.
- D. California Planning & Development Report, Vol. 19, No. 2 - February 2004

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. PARCEL MAP APPLICATION NO. 2004-01 - STEPHEN HICKS** - This is a request to create parcels of 10.0 and 14.5 acres in an A-2-10 (General Agriculture) zoning district. The property is located at 11254 Walnut Avenue, north of Oakdale. This project is Exempt from CEQA.
APN: 002-016-009
- *B. TIME EXTENSION APPLICATION NO. 2004-02 FOR REZONE NO. 2001-21 - CROSSROADS FEED AND RANCH SUPPLY** - This is a request for a 2-year time extension to initiate the expansion of an existing feed and seed ranch supply business on a 9.97 acre site in the PD 268 (Planned Development) zoning district. The project is at 118 Albers Road, located on the northeast corner of Albers Road and Yosemite Boulevard (State Route 132) in the Empire/Waterford area.
APN: 009-014-023
- *C. USE PERMIT APPLICATION NO. 2003-31 - ISLAMIC CENTER OF MODESTO** - This is a request to modify Use Permit No. 94-24 to allow expansion of an existing 1,326 square foot building to 6,000 square feet for religious practice, add additional parking spaces, and a 1,440 square foot mobile office that will be used in the interim for religious activities during the renovation of the building and then be used as an administrative office on 1.64 acres in the R-A (Rural Residential) zoning district. The property is located at 1445 N. Carpenter Road, west side of N. Carpenter Road and north of Shaddox Avenue, in the Modesto area. A Negative Declaration will be considered.
APN: 081-028-015

- *D. TIME EXTENSION APPLICATION NO. 2004-02 FOR TENTATIVE MAP NO. 99-08 - RUNYAN COUNTRY ESTATES** - This is a request for a one-year time extension to April 18, 2005 to allow Tentative Map No. 99-88, in PD 245 (Planned Development) zoning district, to remain active. The subdivision site is on a 10-acre parcel which will be split into 20 lots and is located on the north side of Tuolumne Road, adjacent to existing residence fronting Lester Road, in the Denair area.
APN: 024-049-011
- *E. PARCEL MAP APPLICATION NO. 2003-53 - CERUTTI** - This is a request to create 13 parcels of 40+ to 46.2 acres from two parcels totaling 520+ acre in the A-2-40 (General Agriculture) zoning district. The properties are located at 2100 Orestimba Road, east side of Eastin Road, between Orestimba and Shiells Roads in Newman area. Development resulting from this project will be on individual well and septic systems. A Mitigated Negative Declaration will be considered.
APN: 026-020-014, 026-020-018
- *F. PARCEL MAP APPLICATION NO. 2003-54 - STEVE AND LOIS FARINHA** - This is a request to create two parcels of 20+ (gross) acres from a 40+ (gross) acre site in the A-2-20 (General Agriculture) zoning district. The property is located at the southeast corner of Almond and Locust Avenues, north of Pomelo Avenue, in the Patterson area. Requesting an indefinite continuation.
APN: 048-016-028
- *G. PARCEL MAP APPLICATION NO. 2004-02 - VILLA DEL LAGO/DOMINIC SPENO**
This is a request to create two commercial parcels of .95 acres and .90 acres in Planned Development 199 (PD199). The property is located at 14950 Rogers Road, north of Speno Drive and south of Rogers Court, in the Patterson area. This project is Exempt from CEQA.
APN: 021-028-024
- *H. USE PERMIT APPLICATION NO. 2003-15 - SHIRAZ RANCH, LLC** - This is a request to construct a 7,000 square foot building to be utilized for offices, fruit packing, and cold and dry storage, using fruit produced on site on a portion of a 283± acre site in the A-2-40 (General Agriculture) zoning district. There will be a maximum of 10 employees with the hours of operation typically being Monday through Saturday, 7:00 a.m. to 4:00 p.m. The property is located at 24143 Bell Road, west side of Bell Road and east of Interstate 5, in the Newman area. A Negative Declaration will be considered.
APN: 026-013-029, 026-013-049 and 027-017-055

NON-CONSENT ITEMS

- I. GENERAL PLAN AMENDMENT APPLICATION NO. 2003-01, REZONE APPLICATION NO. 2003-03, TENTATIVE MAP APPLICATION NO. 2002-02 - RIOPEL & ASSOCIATES** - This is a two part request. Part one is a request to amend the general plan and rezone a 19.16 acre parcel from Urban

Transition/General Agriculture to Planned Development to allow for the development of a 4.43 acre dual-use drainage basin with a .25 acre park site. Part two is a request to create 53 residential lots of 8,000+ square feet from a 13.77 acre site, consisting of two parcels. Access to the proposed subdivision will occur via three connections (Zeering Road, Corona Way, and Chalmer Way) or one connection (Zeering Road) to the existing Denair street systems. The project site is located on the north side of Zeering Road, between N. Gratton Road and Arnold Road, in the Denair area. A Mitigated Negative Declaration will be considered.

APN's: 024-022-005, 024-020-002, and 024-021-043

Project returned to Planning Commission by the Board of Supervisors.

VIII. OTHER MATTERS (Not Public Hearings)

- A. Initiation of Zoning Ordinance Amendment for Large-Scale Retail Developments

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 29 2004. THE FEE FOR APPEAL IS \$485.00.