

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
BOARD ACTION SUMMARY

DEPT: Planning and Community Development BOARD AGENDA #: \*D-1

AGENDA DATE: May 2, 2017

**SUBJECT:**

Approval to Set a Public Hearing for May 16, 2017, at 6:35 p.m. to Consider the Planning Commission's Recommendation for Approval of Specific Plan Amendment Application No. PLN2015-0123 – Diablo Grande 2016, Located 10 Miles Southwest of the City of Patterson, in the Diablo Grande Community (APN Book 025, Index B, C, & D) and Adoption of an Addendum to an Environmental Impact Report

**BOARD ACTION AS FOLLOWS:**

No. 2017-224

On motion of Supervisor DeMartini, Seconded by Supervisor Withrow  
and approved by the following vote,

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:



ATTEST: PAM VILLARREAL, Assistant Clerk

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Planning and Community Development  
Urgent  Routine

BOARD AGENDA #: \*D-1

AGENDA DATE: May 2, 2017

AF

CEO CONCURRENCE:

4/5 Vote Required: Yes  No

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**STAFF RECOMMENDATIONS:**

1. Set a public hearing for May 16, 2017, at 6:35 p.m. to consider the Planning Commission's recommendation for approval of Specific Plan Amendment Application No. PLN2015-0123 – Diablo Grande 2016, a request to modify the Diablo Grande Specific Plan text and Phase 1 Preliminary Development Plan to reflect current site conditions, refine development standards, increase development density, and utilize the 15 percent unit shift between villages, to increase the number of permitted residential units from 2,017 to 2,354 in the 2,250± acre Diablo Grande Community, located 10 miles southwest of the City of Patterson.
2. Authorize the Clerk of the Board to publish notice of public hearing as required by State law.

**DISCUSSION:**

This is a request to modify the Diablo Grande Specific Plan text and Phase I Preliminary Development Plan (PDP) to: (1) reflect current conditions, and (2) refine development standards allowing for an increase in development density.

On April 6, 2017, the Planning Commission held a public hearing and on a 6-0 vote, recommended the Board of Supervisors approve the request as proposed. The applicant's representative, counsel for West Stanislaus County Fire Protection District, and a Diablo Grande resident spoke in favor of the project. No one spoke in opposition.

This item will set the date and time for a public hearing to consider the Planning Commission's recommendation before the Board of Supervisors.

Approval to Set a Public Hearing for May 16, 2017, at 6:35 p.m. to Consider the Planning Commission's Recommendation for Approval of Specific Plan Amendment Application No. PLN2015-0123 – Diablo Grande 2016, Located 10 Miles Southwest of the City of Patterson, in the Diablo Grande Community (APN Book 025, Index B, C, & D) and Adoption of an Addendum to an Environmental Impact Report

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**POLICY ISSUE:**

In order to consider an amendment to the Specific Plan, the Board of Supervisors must hold a public hearing. The proposed project is consistent with the site's existing General Plan designation of Specific Plan. Modifying the Specific Plan text and Phase I Preliminary Development Plan will retain consistency between the General Plan and Zoning Designation for this site.

**FISCAL IMPACT:**

Costs associated with processing the application, setting the public hearing, publishing of required notices, and conducting the hearing will be covered by the application fee deposit plus revenue from additional invoicing at project end. Final calculations will determine if additional invoicing to the applicant is needed.

**BOARD OF SUPERVISORS' PRIORITY:**

The proposed project is consistent with the Board's priorities of A Well Planned Infrastructure System and A Strong Local Economy by providing a land use determination consistent with the overall goals and policies of the Stanislaus County General Plan.

**STAFFING IMPACT:**

This is an at cost application and all associated costs are charged against the application.

**CONTACT PERSON:**

Angela Freitas, Planning and Community Development Director Telephone: (209) 525-6330

**ATTACHMENTS:**

None

STANISLAUS COUNTY  
NOTICE OF PUBLIC HEARING FOR  
SPECIFIC PLAN AMENDMENT  
APPLICATION NO. PLN2015-0123  
DIABLO GRANDE 2016


NOTICE IS HEREBY GIVEN that on May 16, 2017, at 6:35 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider Planning Commission's recommendation for approval of a request to modify the Diablo Grande Specific Plan text and Phase 1 Preliminary Development Plan to reflect current site conditions, refine development standards, increase development density, and utilize the 15 percent unit shift between villages, to increase the number of permitted residential units from 2,017 to 2,354 in the 2,250± acre Diablo Grande community. The project site is located 10 miles southwest of the City of Patterson, in the Diablo Grande community. APN: Book 025, Index B, C, & D. A CEQA Addendum to the Environmental Impact Report will be considered.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-6330.

BY ORDER OF THE BOARD OF SUPERVISORS.

DATED: May 2, 2017

ATTEST: Elizabeth A. King, Clerk of  
the Board of Supervisors  
of the County of Stanislaus,  
State of California

BY:  for  
Pam Villarreal, Assistant Clerk

**DECLARATION OF PUBLICATION  
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS  
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of THE MODESTO BEE, printed in the City of MODESTO, County of STANISLAUS, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of STANISLAUS, State of California, Under the date of February 25, 1951, Action No. 46453; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

May 05, 2017

STANISLAUS COUNTY  
NOTICE OF PUBLIC HEARING FOR  
SPECIFIC PLAN AMENDMENT  
APPLICATION NO. PLN2015-0123  
DIABLO GRANDE 2014

NOTICE IS HEREBY GIVEN that on May 14, 2017, at 6:35 p.m. or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St. Modesto, CA, to consider Planning Commission's recommendation for approval of a request to modify the Diablo Grande Specific Plan text and Phase 1 Preliminary Development Plan to reflect current site conditions, refine development standards, increase development density, and utilize the 15 percent unit shift between villages, to increase the number of permitted residential units from 2,017 to 2,354 in the 2,250± acre Diablo Grande community. The project site is located 10 miles southwest of the City of Patterson, in the Diablo Grande community, APN: Book 025, Index B, C, & D. A CEQA Addendum to the Environmental Impact Report will be considered.

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I certify (or declare) under penalty of perjury  
That the foregoing is true and correct and that  
This declaration was executed at

MODESTO, California on

May 5th, 2017

(By Electronic Facsimile Signature)

Cynthia A. Villarreal