



City Hall Council Chambers * 520 J Street * Los Banos, California 93635

PLANNING COMMISSION

**AGENDA
for the Regular Meeting of
Wednesday October 8, 2003 7:00 PM**

If you require special assistance to attend or participate in this meeting, please call the Office of the Planning Secretary @ (209) 827-7000 Extension 18 at least 48 hours prior to the meeting.

The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.

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Si requiere asistencia especial para atender o participar en esta junta por favor de llamar a la oficina de la Secretaria del Departamento de Planificación al (209) 827-7000 Extensión 18 al menos 48 horas previas de la junta.

La Ciudad de Los Banos cumple con la Acta de Americanos con Deshabilitad (ADA) de 1990.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
Buettner, Giesel, Lewis, Pruitt,
Williams, Chairperson Hurley
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
September 10, 2003
5. PUBLIC PARTICIPATION FORUM
6. OLD BUSINESS
- e. **Meadowlands 3 Planned Development, Vesting Tentative #2002-06 and Development Agreement**
Meadowlands 3 encompasses approximately 133 acres for 475 single-family residential lots. The will include 33-acres of parks, open space and dual use storm drain basins. (*Ordinance No. _____*)
APNs: 084-010-082, 084-020-032, 084.020-038, 082-240-011 and 073-220-009
Location: East side of Ward Road, north side of San Luis Street and on the west side of San Luis Canal.
Applicant: Arcadian Group LLC and Richard Menezes

**CONTINUED
PUBLIC
HEARING
PC Meeting of 9/24/2003**

(OVER)

f. Stonecreek Area Plan Annexation, General Plan Amendment and Pre Zone Change

To guide the development of approximately 493.3 acres. The area plan includes the annexation of 401.1 acres, general plan land use amendment, and site pre-zoning for the project site. (*Resolution No. 2003-40*)

APNs: 083-020-032, 083-030-040, 083-030-036, 083-030-037, 083-040-060, 083-040-020, and 083-040-034

Location: South of State Route 152, west of Ortigalita Road, north of Pioneer Road, and east of Los Banos Creek.

Applicant: Stonecreek Properties LLC

- 7. NEW BUSINESS
- 8. COMMISSIONER REPORTS
- 9. DEPARTMENT REPORT
- 10. ADJOURNMENT

RESPECTFULLY SUBMITTED,

TIMOTHY A. MILLER, AICP
 COMMUNITY DEVELOPMENT DIRECTOR
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**CONTINUED
 PUBLIC
 HEARING**
*TO BE CONTINUED TO
 PLANNING COMMISSION
 MEETING OF OCTOBER 22, 2003*

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 3rd day of October 2003.

 Rachel M. Solano, Planning Commission Secretary