

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

June 2, 2005

6:00 P.M.

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



<http://www.co.stanislaus.ca.us/planning/PlanAgMin.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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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 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. May 19, 2005 [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. None

**VI. CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS**

- \*A. PARCEL MAP APPLICATION NO. 2002-28 - NANCY ABDALLAH** - Request to create seven 40± acre parcels from a 287.1 acre site in the A-2-40 (General Agriculture) zoning district. This project site is currently enrolled in a Williamson Act Contract and any development resulting from this project will be served by individual well and septic systems. The property is located less than one mile west of Sonora Road, east of Frankenheimer Road and north of Orange Blossom Road, in the Oakdale area. A Mitigated Negative Declaration will be considered. **Requesting an Indefinite Continuance.**  
APN: 002-063-040 [\[View Item\]](#)
- \*B. PARCEL MAP APPLICATION NO. 2004-24 - JON MARING** - Request to create five parcels ranging in size from 47.0 to 52.19 acres, totaling 242.7 net acres, in the A-2-40 (General Agriculture) zoning district. The property is located at 2706 and 2325 Minnear Road, at the northwest corner of Minnear and Raines Road, in the Westley area. Development resulting from this project will be on individual well and septic systems. A Negative Declaration will be considered for this project.  
APN: 021-016-002, 021-016-028, 021-016-029 [\[View Item\]](#)
- \*C. USE PERMIT APPLICATION NO. 2005-11 - RYAN & KELLIE HUGHES** - Request to construct a single family dwelling on an approximately 0.8 acre parcel, in the A-2-40 (General Agriculture) zoning district. The property is located on the eastside of Chenault Drive, north of Crawford Road, north of Modesto. This project is Exempt from CEQA.  
APN: 074-009-035 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- D. USE PERMIT APPLICATION NO. 2004-27 - LESTER WILLIAMS AG RECYCLE** - Request to establish a business that picks up ash, dirt, rock and concrete washout, collected from businesses in Stanislaus and neighboring counties, and distributes the materials to dairies in Stanislaus and neighboring counties. The business will occupy approximately half of a 7.0 acre property located in an A-2-40 (General Agriculture) zoning district at 5748 Albers Road, south of Oakdale. A Negative Declaration will be considered for this project.  
APN: 064-032-023 [\[View Item\]](#)

- E. VARIANCE APPLICATION NO. 2005-02 AND TEMPORARY MOBILE HOME PERMIT APPLICATION NO. 2005-13 - VIVIAN LAWSON** - Request to allow a temporary mobile home for the care of Vivian Lawson on a .41 acre parcel in the A-2-40 (General Agriculture) zoning district. Section 21.72.020(B) of the County Zoning Ordinance requires the parcel be one acre or greater in area. The project site is located at 4625 Crows Landing Road, between Bragg and W. Service Roads, in the Ceres area. This project is Exempt from CEQA.  
APN: 041-005-010 [\[View Item\]](#)
- F. USE PERMIT APPLICATION NO. 2005-05 - THOMPSON BOARDING KENNEL** - Request to establish a boarding kennel facility to allow a new 1,500 square foot kennel (for up to 25 dogs). The 2.97 acre parcel is in the A-2-10 (General Agriculture) zoning district. The property is located at 7313 River Road, west of Valley Home Road and east of Cottle Road, in the Oakdale area. A Negative Declaration will be considered.  
APN: 006-082-009 [\[View Item\]](#)

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

- A. Change of Nuisance Abatement Hearing Board Members, Presented by Mike Newton, Code Enforcement Unit Manager.

**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., JUNE 13, 2005. THE FEE FOR APPEAL IS \$535.00.***