

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

June 16, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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. June 2, 2005 [\[View Item\]](#)

**V. CORRESPONDENCE**

- A. Tuolumne River Regional Park Commission Agenda for June 8, 2005 [\[view item\]](#)
- B. Notice of Public Meeting for Tuolumne River Regional Park Gateway Parcel Precise Plan and Draft Initial Study [\[view item\]](#)

**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. **Continued from June 2, 2005.**  
APN: 002-063-040 [\[View Item\]](#)
- \*B. PARCEL MAP APPLICATION NO. 2005-03 - RED RIM LLC** - This is a request to divide a 161-gross acre parcel into parcels of 40, 40, 40.5, and 40.5-gross acres located in the A-2-40 (General Agriculture) zoning district at the southwest corner of Whitmore Avenue and Ustick Road, in the South Modesto area. This project is Exempt from CEQA.  
APN: 056-058-001 [\[View Item\]](#)
- \*C. USE PERMIT APPLICATION NO. 2005-10 - ESSAM A. SOLIMAN** - Request to construct a single-family dwelling on a 13.8 acre parcel located in the A-2-40 (General Agriculture) zoning district and is part of an Antiquated Subdivision. The property is located on the south side of Donkin Road, west of Rogers Road, in the Patterson area. This project is Exempt from CEQA.  
APN: 021-019-010 [\[View Item\]](#)

**NON-CONSENT ITEMS**

- D. PARCEL MAP APPLICATION NO. 2005-02 AND VARIANCE 2005-01 - RIFENBURG RANCH** - This is a request to create parcels of 12.2 and 3.9 acres in the A-2-40 (General Agriculture) zoning district. A request for a variance has been applied for due to the fact that both proposed parcels are less than the 40-acre minimum requirement. There is currently a single-family dwelling on each of the proposed parcels. The property is located at 1118 Bent Road, in the Modesto/Empire area. A Mitigated Negative Declaration will be considered.  
APN: 014-041-022 [\[View Item\]](#)

Stanislaus County Planning Commission  
Agenda  
June 16, 2005  
Page 3

- VIII. OTHER MATTERS (Not Public Hearings)
- 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 27, 2005. THE FEE FOR APPEAL IS \$535.00.***