

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

October 6, 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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, 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. September 15, 2005 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2005-18 - PETROGULF CORPORATION - BETTENCOURT** - This is a request to drill and operate a natural gas well on a small portion of a 93.54 acre site in the A-2-40 (General Agriculture) zoning district, located at the southwest corner of Maze Boulevard (State Route 132) and River Road, in the Vernalis area. A Negative Declaration will be considered.
APN: 016-002-059 [\[View Item\]](#)
- *B. PARCEL MAP APPLICATION NO. 2005-10 - LE ROY DEL DON - RIVER ROAD** - This is a request to divide 83.1 acres, under Williamson Act Contract No. 73-1325, into two parcels of 41.3 and 41.9 acres in the A-2-40 (General Agriculture) zoning district, located on the southwest side of River Road, north of Burkhard Road, in the Grayson area. A Negative Declaration will be considered on this project.
APN: 016-011-003 [\[View Item\]](#)
- *C. PARCEL MAP APPLICATION NO. 2005-11 - LE ROY DEL DON - FRANK COX ROAD** - This is a request to divide 122.3 acres, under Williamson Act Contract No. 72-1122, into three parcels of 42.3, 40.0 and 40.0 acres in the A-2-40 (General Agriculture) zoning district, located on the southwest corner of Frank Cox Road and Highway 33, in the Westley area. A Negative Declaration will be considered.
APN: 016-019-052 [\[View Item\]](#)
- *D. PARCEL MAP APPLICATION NO. 2005-13 - GREGORY JACKSON** - This is a request to divide a 153.27 acre site into parcels of 48.85, 48.80 and 55.62 acres in the A-2-40 (General Agriculture) zoning district, located on the north side of Claribel Road, east of Tim Bell Road, in the Oakdale area. There is an abandoned airstrip on this parcel which will remain abandoned. A Negative Declaration will be considered.
APN: 011-005-014 [\[View Item\]](#)

- *E. **PARCEL MAP APPLICATION NO. 2002-01 AND EXCEPTION APPLICATION NO. 2005-01 - JIM AND KAREN BRADFORD** - This is a request to create two 10-acre parcels in the A-2-10 (General Agriculture) zoning district, located at 12545 Lambuth Road, between Lambuth and Valley Home Roads, in the Valley Home / Oakdale area. An Exception to the Stanislaus County Subdivision Ordinance is being requested due to the fact that both parcels do not front on a County-maintained road. A Negative Declaration will be considered. **This item is being continued to October 20, 2005.**
APN: 002-057-031 [\[View Item\]](#)
- *F. **PARCEL MAP APPLICATION NO. 2005-16 - LILLIAN COLOMBO** - This is a request to create parcels of 9.24, 9.24, and 4.30 acres from a 22.79± acre site in the R-A (Rural Residential) zoning district, located at 11500 Rodden Road, east of Gibbs Road, in the Oakdale area. This project is Exempt from CEQA.
APN: 010-001-060 [\[View Item\]](#)
- *G. **TIME EXTENSION 2005-02 - UGO & SALLY LEA AND MARY KRUSE** - This is a request to grant a one-year time extension for implementation of Tentative Map No. 2002-20 and Exception No. 2002-04 - Ugo P. & Sally A. Lea and Mary Krause. The property is in a R-A (Rural Residential) zoning district and is located on the east side of Sterns Road about 120 feet north of Oakhurst Drive, in the Oakdale area. This project is Exempt from CEQA.
APN: 064-014-001 [\[View Item\]](#)
- *H. **PARCEL MAP APPLICATION NO. 2005-05 - MARK KEATON** - This is a request to create parcels of 4.0 and 4.9 (net) acres in the M (Industrial) zoning district, located on the east side of Beard Avenue, between El Roya Drive and the MID Lateral No. 1, in the Modesto area. The parcels will be served by the City of Modesto for water and sewer. This project is Exempt from CEQA.
APN: 036-008-001 [\[View Item\]](#)
- *I. **USE PERMIT APPLICATION NO. 2005-22 - TUCKER RESIDENCE** - This is a request to construct a single-family dwelling on a 9.78 acre parcel in the A-2-40 (General Agriculture) zoning district, located on the west side of S. Roselawn Avenue, south of East Avenue and north of Linwood Avenue, in the Turlock area. This project is Exempt from CEQA.
APN: 024-046-038 [\[View Item\]](#)

NON-CONSENT ITEMS

- J. **PARCEL MAP APPLICATION NO. 2005-17 AND EXCEPTION APPLICATION NO. 2005-03 - OLYMPIA M. TRUHETT** - This is a request to create three (3) parcels of 5.01 acres and one (1) 8.18 acre parcels in the A-2-5 (General Agriculture) zoning district from a 22.81± acres site, located at 13243 Orange Blossom Road, in the Oakdale area. There is a request for an Exception to the Stanislaus County Subdivision Ordinance because one of the parcels does not front on a County-maintained road. This project is Exempt from CEQA.
APN: 010-048-033 [\[View Item\]](#)

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- 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., OCTOBER 17, 2005. THE FEE FOR APPEAL IS \$555.00.