

STANISLAUS COUNTY AIRPORT LAND USE COMMISSION

MINUTES

REGULAR MEETING

May 6, 2010

- I. **ROLL CALL:** Meeting called to order at 6:13 p.m.
Present: Chair Michael Navarro, Annabel Gammon, Steven Boyd, Jeff Broumas, Tom DeLaMare, Allen Layman, Greg Pires, John Ramos, and Rich Rosa
- Absent: Jim Poore and Marie Assali
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Joshua Mann, Associate Planner; Thomas E. Boze, Deputy County Counsel; Crystal D. Rein, Planning Commission Clerk
- II. **CITIZEN'S FORUM** - Skipped
- III. **APPROVAL OF MINUTES**
- A. April 2, 2009
Broumas/Rosa, 5/0, **APPROVED**
Commissioners Gammon, Boyd, Pires, and Ramos abstained.
- IV. **CORRESPONDENCE**
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet and placed before them this evening:
- A. Staff research handout regarding proposed conditions of approval for item VII-A - Request for Guidance Regarding Placement of Solar Arrays Within the Airport Land Use Planning Boundaries.
- V. **CONFLICT OF INTEREST** - None
- VI. **PUBLIC HEARINGS (* - Consent Items)**
- *CONSENT ITEMS** - None
- NON-CONSENT ITEMS** - None
- VII. **OTHER MATTERS (NOT PUBLIC HEARINGS)**
- A. **REQUEST FOR GUIDANCE REGARDING PLACEMENT OF SOLAR ARRAYS WITHIN THE AIRPORT LAND USE PLANNING BOUNDARIES.**

Report presented by Joshua Mann, Associate Planner.

1. STAFF APPROVAL APPLICATION NO. 2010-14 - DRI ENERGY - Request to construct a "ground mounted" solar array on a 3.44± acre portion of a 19.38± acre parcel in the M (Industrial) zoning district. The solar array would be located on the southern portion of the property and be used by the on-site business. The subject property is located at 1836 Lapham Drive, west of Daly Avenue and north of Tenaya Drive in the Modesto area, adjacent to the Modesto City-County Airport. The proposed solar array would be located within "Zone 3" of the Stanislaus County Airport Land Use Plan (ALUCP).
APN: 036-017-015

2. STAFF APPROVAL APPLICATION NO. 2010-19 - FABRICATED EXTRUSION COMPANY - Request to construct a "ground mounted" and "canopy" solar array, occupying 1.35± acres of a 3.67± acre parcel in the M (Industrial) zoning district. The solar array would be located on the western half of the property and be used by the on-site business. The subject property is located at 2331 Hoover Avenue, east of Mitchell Road and west of Wieland Avenue in the Modesto area, adjacent to the Modesto City-County Airport. The proposed solar array would be located within "Zone 4" of the Stanislaus County Airport Land Use Plan (ALUCP).
APN: 036-001-059

6:30 - Commissioner Boyd left the chambers.

6:32 - Commissioner Boyd returned to the chambers.

Bob Rudd, Project Manager, DRI Energy, spoke on behalf of the project.

Dave Nolan, President, Mercer Foods, 1836 Lapham Dr, Modesto, spoke on behalf of the project.

Jerome Thiele, Airport Manager, Modesto City-County Airport, spoke about the project.

Doug Broach, Director of Operations, American Capital Energy, spoke on behalf of the project.

The Commission provided staff with guidance regarding potential ALUC conditions of approval for the Staff Approval Permits.

VIII. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

IX. ADJOURNMENT

The meeting was adjourned at 7:54 p.m.

Signature on file

Kirk Ford, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete tape(s) of the meeting are available from the Planning Director.)