

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

January 20, 2011

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Annabel Gammon, Robert Crabtree, Allen Layman, Greg Pires, and John Ramos  
  
Absent: Michael Navarro, Steven Boyd  
  
Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Rachel Wyse, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Crystal D. Rein, Planning Commission Clerk
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM** - No one spoke.
- IV. **APPROVAL OF MINUTES**
- A. December 16, 2010  
Due to a lack of quorum, approval of Minutes will be continued to next meeting.
- V. **CORRESPONDENCE**  
Director Ford informed the Commissioners on various correspondence mailed in their agenda packet or placed before them this evening:
- A. 2011 Planning Commission Meeting Calendar
- VI. **CONFLICT OF INTEREST**
- VII. **PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Gammon informed the public of the consent items and procedure.  
Public hearing opened.  
Public hearing closed.

### \* CONSENT ITEMS

- \*A. **USE PERMIT APPLICATION NO. 2010-03 - FINK ROAD SOLAR FARM - Requesting Continuance to February 17, 2011.** Request to establish an 80-100 megawatt solar farm on 800± acres of a 1,701± acre site in the A-2-40/A-2-160 (General Agriculture) zoning district. The project site is located at 4401/4881 Fink Road, west of I-5, in the Newman/Crows Landing area. The Planning Commission will consider a CEQA Mitigated Negative Declaration on this project.  
APN: 025-012-016, 017, 031, 033 and 027-033-012  
Staff Report: Rachel Wyse Recommends **CONTINUANCE TO FEBRUARY 17,**

**2011.**

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** No one spoke.

Public hearing closed.

Ramos/Layman, 5-0 (Unanimous), **CONTINUED HEARING TO FEBRUARY 17, 2011**

**NON-CONSENT ITEMS** - None

**VIII. OTHER MATTERS (NOT PUBLIC HEARINGS)** - None

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF DECEMBER 21, 2010**

- A. Approved General Plan Amendment Application No. 2010-01 and Rezone Application No. 2010-01 - El Rematito.
- B. Took no action on Planning Commission's recommendation for denial of General Plan Amendment Application No. 2010-02, Rezone Application No. 2010-02, and Vesting Tentative Subdivision Map 2010-01, Del Rio Villas because the project applications were withdrawn by applicant.

**BOARD OF SUPERVISORS ACTIONS OF JANUARY 11, 2011**

- A. Appointed Robert J. Crabtree to the Stanislaus County Planning Commission
- B. Approval to Open a 30-day Public Comment Period and Set a Public Hearing on February 15, 2011 at 6:35 p.m. to Consider Approval of Amendments to the Fiscal Year 2007-2012 Consolidated Plan and Fiscal Year 2010-2011 Annual Action Plan to Incorporate the Neighborhood Stabilization Program 3 (NSP3) with Funding of \$4,175,947
- C. Approval to Open a 30-day Public Comment Period and Set a Public Hearing on February 15, 2011 at 6:40 p.m. to Consider: Approval of an Amendment to the Fiscal Year 2007-2012 Consolidated Plan to Add the City of Hughson to the Urban County; and, Approval of the Fiscal Year 2011-2012 Annual Action Plan

**BOARD OF SUPERVISORS ACTIONS OF JANUARY 18, 2011**

There were no items related to Planning and Community Development on this date.

**MISCELLANEOUS & ON THE HORIZON**

The February 3, 2011 Planning Commission meeting is canceled.

February 17, 2011

One Use Permit for Fink Road Solar Farm and one Use Permit with a Variance for Burbank-Paradise Fire District.

**X. ELECTION OF CHAIR AND VICE CHAIR FOR 2011**

Layman/Ramos, 5-0 (Unanimous), elected Commissioner Gammon as Chair and Commissioner Pires as Vice Chair for 2011.

**XI. APPOINTMENT OF COMMISSIONERS TO THE GENERAL PLAN UPDATE COMMITTEE**

Commissioners Gammon and Pires were appointed to the General Plan Update Committee with Commissioner Navarro appointed as alternate.

**XII. ADDITIONAL MATTERS AT DISCRETION OF CHAIR**

A. Chair Gammon welcomed Commissioner Crabtree to the Commission.

**XIII. ADJOURNMENT**

The meeting was adjourned at 6:09 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 Department.)