

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

SEPTEMBER 15, 2011

6:00 P.M.

CHAMBERS - BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stancounty.com/planning



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.

The agenda is divided into two sections:

CONSENT CALENDAR: These 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 Chair 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 Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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.

NON-CONSENT CALENDAR: These items will be individually discussed and reviewed in detail.

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.

PUBLIC COMMENT PERIODS: Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning 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. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

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 Chair.

PLANNING COMMISSION AGENDAS AND MINUTES: Commission Agendas, Minutes, and copies of items to be considered by the Planning Commission are typically posted on the Internet on Friday afternoons preceding the meeting at the following website: www.stancounty.com/planning. All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10th Street, Suite 3400, Modesto, during normal business hours.

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.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

- I. **ROLL CALL:** Chair Annabel Gammon, Greg Pires, Steve Boyd, Robert Crabtree, Richard Gibson, Allen Layman, Michael Navarro, Ron Peterson, John Ramos
- II. **PLEDGE OF ALLEGIANCE**
- III. **CITIZEN'S FORUM**

IV. MINUTES

- A. August 4, 2011 [\[View Item\]](#)

V. CORRESPONDENCE

VI. CONFLICT OF INTEREST DECLARATION

VII. PUBLIC HEARINGS (* Consent Items)

***CONSENT ITEMS**

- *A. USE PERMIT APPLICATION NO. 2011-09 - T&L PARTNERSHIP** - Request to establish a custom contract harvesting business utilizing existing and proposed structures to be built during three (3) phases of construction, on a 45± acre parcel (under Williamson Act Contract No. 77-2929) in the A-2-40 (General Agriculture) zoning district. The property is located at 3312 S. Blaker Road, at the southeast corner of W. Harding and S. Blaker Roads, in the Turlock area. A CEQA Negative Declaration will be considered on this project.
APN: 058-027-017 [\[View Item\]](#)

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. 2011-10 - MCHENRY SOLAR FARM** - Request to establish a 25 megawatt solar farm on 155± acres in the A-2-40 (General Agriculture) zoning district. The property is located at the northeast corner of McHenry Avenue and Patterson Road in the Modesto/Del Rio area. Stanislaus County will act as a responsible agency under CEQA (PRC Section 21069 and CEQA Guidelines Section 15381) in connection with the Modesto Irrigation District's Final EIR. As a responsible agency, Stanislaus County is proposing to make findings as required pursuant to CEQA Guidelines sections 15096, 15091, and 15093 and to adopt all appropriate mitigation measures.
APN: 074-002-021, 074-002-029, 074-002-030, 074-002-031
[\[View Staff Report thru Exhibit D\]](#) [\[View Exhibit E\]](#) [\[View Exhibits F thru K\]](#)
[\[View DEIR\]](#) [\[View FEIR\]](#)

VIII. OTHER MATTERS (Not Public Hearings)

IX. REPORT OF DIRECTOR

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIR

XI. ADJOURNMENT

ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., SEPTEMBER 26, 2011. THE FEE FOR APPEAL IS \$622.00.