

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 15, 2012

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Chair Greg Pires, John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Richard Gibson, Ron Peterson

Absent: Annabel Gammon

Staff Present: Angela Freitas, Interim Director; Bill Carlson, Senior Planner; Rachel Wyse, Assistant Planner; Thomas E. Boze, Deputy County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; 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. March 1, 2012
Peterson/Crabtree, 6-0, **APPROVED**
Commissioners Pires & Boyd abstained.
- V. CORRESPONDENCE**
Interim Director Freitas informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening:
- A. Historic Preservation Conference Flier
- B. Memo from Stanislaus County Planning and Community Development staff dated March 15, 2012, regarding item VII-F – Use Permit Application No. 2010-03 – Fink Road Solar Farm.
- VI. CONFLICT OF INTEREST** - None
- VII. PUBLIC HEARINGS (* - Consent Items)**
Commissioner Pires informed the public of the consent items and procedure.
Public hearing opened.
Public hearing closed.

*** CONSENT ITEMS**

- *A. TENTATIVE PARCEL MAP APPLICATION NO. 2011-04 – KOCHEVAR – Requesting indefinite continuance.** Request to divide 40.74 acres into one 10-acre and one 30.74-acre parcel in the A-2-10 (General Agriculture) zoning district. The property is located at 11880 Valley Home Road, south of Lambuth Road and east of Walnut Avenue, in the Valley Home area. The Planning Commission will consider a CEQA Negative Declaration on this project. (Project was continued indefinitely at the December 1, 2011, Planning Commission Meeting.)
APN: 002-014-010
Staff Report: Carole Maben Recommends **INDEFINITE CONTINUANCE**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Ramos/Buehner, 8-0 (Unanimous), **CONTINUED INDEFINITELY**
- *B. TENTATIVE PARCEL MAP APPLICATION NO. 2011-05 - HINDS/26-MILE ROAD** - Request to divide 626.51 acres into 14 parcels ranging in size from 40+ to 61+ acres in the A-2-40 (General Agriculture) zoning district. The property is located at 6755 Hinds Road, at the intersection of Hinds and 26-Mile Roads, in the Valley Home area. A CEQA Negative Declaration will be considered by the Planning Commission.
APNs: 002-008-044 & 002-008-045
Staff Report: Carole Maben Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Ramos/Buehner, 8-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**
- *C. VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2011-06 - SOUZA/WARREN** – Request to split two existing parcels totaling 158± acres into two 40-acre parcels and a 78± acre remainder in the A-2-40 (General Agriculture) zoning district. The project site is located on the south side of E. Marshall Road (812 and 862 E. Marshall Road), between Davis and Armstrong Roads, in the Patterson area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 027-001-035 and 027-001-036
Staff Report: Bill Carlson Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Ramos/Buehner, 8-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS

- D. USE PERMIT APPLICATION NO. 2011-15 AND VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2011-07 - CHIESA RANCH** - Request to upgrade/expand an existing walnut huller operation on an 83± acre site in the A-2-40 (General Agriculture) zoning district and to create three parcels of 40, 34, and 12 acres. The property is located at 8607 John Fox Road, at the intersection of Aldrich and John Fox Roads, in the Hughson area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APNs: 018-006-005 and 018-009-003
Staff Report: Carole Maben Recommends **APPROVAL**.
Staff Report presented by: Bill Carlson.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Jim Freitas, Associated Engineering, 4206 Technology Drive, Modesto.
Public hearing closed.
Ramos/Boyd, 8-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**
- E. USE PERMIT APPLICATION NO. 2011-16 - HENDLEY HULLER** - Request to convert and expand an existing 18,000 square foot almond huller to a walnut huller and construct an agricultural storage building on a 19.7 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 5601 E. Keyes Road, between Pioneer and Mountain View Roads, in the Keyes area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 045-035-013
Staff Report: Rachel Wyse Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Ramos/Crabtree, 8-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**
- F. USE PERMIT APPLICATION NO. 2010-03 - FINK ROAD SOLAR FARM – Continued from March 1, 2012. Requesting continuance to April 19, 2012.** Request to establish an 80-100 megawatt solar farm on 800± acres of a 1,687± 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 APRIL 19, 2012**.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Boyd/Crabtree, 8-0 (Unanimous), **CONTINUED TO APRIL 19, 2012**.

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF MARCH 6, 2012

- A. Appointed Richard Jorgensen to the Stanislaus County Airport Land Use Commission.
- B. Opened a 30-day public comment period and set a public hearing on April 17, 2012, at 6:35 p.m., to consider the approval of the Fiscal Year 2012-2015 Consolidated Plan; the Fiscal Year 2012-2013 Annual Action Plan; the Housing and Urban Development Neighborhood Revitalization Strategy Areas for Airport and Parklawn Neighborhoods; the Fiscal Year 2012-2015 Analysis of Impediments to Fair Housing Choice; and the Substantial Amendment to the Fiscal Year 2011-2012 Annual Action Plan.

BOARD OF SUPERVISORS ACTIONS OF MARCH 13, 2012

The Board of Supervisors held a special meeting, but there were no items related to Planning and Community Development on this date.

MISCELLANEOUS & ON THE HORIZON

The April 5, 2012, Planning Commission meeting is canceled.

April 17, 2012 – Board of Supervisors
Ordinance Amendment for Truck Parking in the Agricultural Zone.

April 19, 2012 – Planning Commission
Three Use Permit applications; one for a cell tower in the Turlock Lake area; one for Fontana Farms in the Ceres area; and one for a solar facility in the Newman/Crows Landing area.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:18 p.m.

Signature on file
Angela Freitas, 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.)