

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

April 19, 2012

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair Greg Pires, Robert Crabtree, Marc Etchebarne, Annabel Gammon, Richard Gibson
- Absent: John Ramos, Steve Boyd, Kenneth Buehner, Ron Peterson
- 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 15, 2012  
Crabtree/Gibson, (4-0) **APPROVED**  
Commissioner Gammon abstained.
- V. CORRESPONDENCE**  
Interim Director Freitas informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening:
- A. Farmland Working Group Newsletter – Spring 2012
- 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

### NON-CONSENT ITEMS

Items taken out of order.

- B. USE PERMIT APPLICATION NO. 2010-03 – FINK ROAD SOLAR FARM – Continued from March 15, 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 **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Mike Warda, 2350 W. Monte Vista Avenue, Turlock, CA.  
Public hearing closed.  
Gammon/Etchebarne, 5-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT DATED MARCH 1, 2012, AND THE MEMO DATED APRIL 19, 2012, INCLUDING REVISED MITIGATION MEASURE NO. 4 (CONDITION OF APPROVAL NO. 32) AND ADDITIONAL FINDING 3E**
- C. USE PERMIT APPLICATION NO. 2011-13 - FONTANA FARMS** - Request to operate an agricultural processing business on a 20-acre parcel in the A-2-40 (General Agriculture) zoning district. Processing will be done in a proposed 4,800 square foot building. The property is located at 2743 E. Keyes Road, east of Moffett Road, in the Keyes area. The Planning Commission will consider a CEQA Mitigated Negative Declaration.  
APN: 041-038-011  
Staff Report: Bill Carlson Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Crabtree/Gammon, 5-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**
- A. USE PERMIT APPLICATION NO. 2011-07 – VISTA TOWERS – LAKE ROAD – Continued from February 16, 2012.** Request to install a new telecommunications facility with a 100' steel lattice tower and two (2) 12' x 20' equipment shelters within a 35' x 70' lease area of a 96± acre property in the A-2-40 (General Agriculture) zoning district. Antennas and other communications equipment will be installed on the tower (12 antennas and a microwave dish). A 12 foot wide access road will be created to access the site. The property is located on the north side of Lake Road (25251 Lake Road) in the La Grange area. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project.  
APN: 008-021-023  
Staff Report: Bill Carlson Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.

**FAVOR:** No one spoke.

Public hearing closed.

Gammon/Crabtree, 5-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT DATED FEBRUARY 16, 2012, WITH DELETION OF CONDITION OF APPROVAL NO. 13.**

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

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS OF MARCH 20, 2012**

- A. Appointed Terry Withrow, Jim Duval, and Brad Hawn to the Oversight Board to the Successor Agency to the Former Stanislaus County's Redevelopment Agency (RDA). The former RDA was dissolved effective February 1, 2012.
  - a. On April 12, 2012, the Oversight Board approved the Recognized Obligation Payment Schedules (ROPS) for January 1, 2012 to June 30, 2012 and for July 1, 2012 to December 31, 2012. The ROPS was amended to include the Public Works Agreement Infrastructure Agreement for \$32 million as an "enforceable obligation".

**BOARD OF SUPERVISORS ACTIONS OF APRIL 3, 2012**

- A. Adopted recommendations of the Nuisance Abatement Hearing Board for properties at 503, 505, and 507 Kerr Avenue, and 1421 Canal Street, Modesto.
- B. Rescinded Williamson Act Contract No. 72-0545 and approved a new contract pursuant to Lot Line Adjustment 2012-01 - Broggi on Sycamore and Loquat Avenues in the Patterson area.

**BOARD OF SUPERVISORS ACTIONS OF APRIL 17, 2012**

- A. Approved the merger of three (3) adjacent County-owned parcels comprising the Stanislaus County Public Safety Center Located out on East Hackett Road, in the Modesto/Ceres area.
- B. Vacated the Board of Supervisors' Decision, Dated March 24, 2009, to Deny the Appeal of the Planning Commissions' Denial of Vesting Tentative Map No 2006-06, Knights Ferry Overlook and Directed Staff to Review and Prepare the Application for Reconsideration by the Board. This action was in response to the Fifth Appellate District Court's opinion in response to the applicant's challenge of the Board's denial.
- C. Approved the Fiscal Year 2012-2015 Consolidated Plan (CP); the Fiscal Year 2012-2013 Annual Action Plan (AAP); the Housing and Urban Development Neighborhood Revitalization Strategy Areas (RS) for Airport and Parklawn

Neighborhoods; the Fiscal Year 2012-2015 Analysis of Impediments (AI) to Fair Housing Choice; and the Substantial Amendment (SA) to the Fiscal Year 2011-2012 Annual Action Plan

- D. Adopted Ordinance Amendment Application No. 2009-01 - Truck Parking in the Agricultural Zone as recommended by the Planning Commission with two staff recommended amendments addressing on-site maintenance and storage of hazardous materials under a Home Occupation Permit.

**MISCELLANEOUS & ON THE HORIZON**

May 3, 2012

One Parcel Map application in the Valley Home area.

The May 17, 2012, Planning Commission meeting is canceled.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None**

**XI. ADJOURNMENT**

The meeting was adjourned at 6:25 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.)