

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 15, 2018

1. **ROLL CALL:** Meeting called to order at 6:01 p.m.
Present: Chair Katherine Borges, Marjorie Blom, Marc Etchebarne, Richard Gibson, Scott Hicks

Absent: Kenneth Buehner, Thomas Maring, Wayne Mott, and Wayne Zipser

Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Thomas E. Boze, Assistant County Counsel; David Leamon, Director, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Jennifer Akin, Planning Commission Clerk
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
 - A. November 1, 2018
Etchebarne/Blom **APPROVED**.
Commissioners Blom and Hicks abstained.
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of various items of correspondence placed before them this evening:

 - A. Letter dated, November 9, 2018, from Pacific Gas and Electric Company, regarding Non-Consent Item 7-B, Specific Plan, General Plan Amendment, and Rezone Application No. PLN2013-0091 – Crows Landing Industrial Business Park
 - B. Letter dated, November 14, 2018, from Churchwell White, City Attorney for the City of Patterson, regarding Non-Consent Item 7-B, Specific Plan, General Plan Amendment, and Rezone Application No. PLN2013-0091 – Crows Landing Industrial Business Park
 - C. Memo dated, November 15, 2018, from Stanislaus County Counsel, Thomas E. Boze, Assistant County Counsel, regarding Non-Consent Item 7-B, Specific Plan, General Plan Amendment, and Rezone Application No. PLN2013-0091 – Crows Landing Industrial Business Park

6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

***CONSENT ITEMS** – None.

NON-CONSENT ITEMS

Recessed to sit as the Airport Land Use Commission at 6:04 p.m.

- A. *Sitting as the Airport Land Use Commission – Separate meeting Agenda available. Meeting Minutes to be posted upon approval.*
<http://www.stancounty.com/planning/agenda-aluc/agenda-min.shtm>

Reconvene to sit as the Planning Commission at 6:56 p.m.

- B. **SPECIFIC PLAN, GENERAL PLAN AMENDMENT, AND REZONE APPLICATION NO. PLN2013-0091 – CROWS LANDING INDUSTRIAL BUSINESS PARK** – Request to adopt a Specific Plan allowing for the development of a 1,528 acre site to support a mix of aviation-compatible industrial and business park uses, general aviation, aviation-related land uses, public facilities, a multimodal (bicycle/pedestrian) transportation corridor, and supportive infrastructure. The project is anticipated to develop in three phases over 30 years with a 370 acre public-use airport and 14 million square feet of building space with the potential to generate 14,000 – 15,000 jobs. The project includes a request to establish a Specific Plan for the project, amend the General Plan designation of Agriculture to Specific Plan and rezone from A-2-40 (General Agriculture) to S-P(2) (Specific Plan). The project site is located in an unincorporated portion of western Stanislaus County, approximately 1.5 miles east of Interstate Highway 5 (I-5), and 2.5 miles west of the community of Crows Landing. The 1,528-acre property is bounded by W. Marshall Road to the north, State Route (SR) 33 to the northeast, Bell Road to the east, Fink Road to the south, and Davis Road and agricultural land to the west. The Planning Commission will consider the Environmental Impact Report certified by Stanislaus County for the proposed project pursuant to California Environmental Quality Act (SCH #2014102035). APN(s): 027-001-057 to 059; 027-003-074 to 080.
Staff Report: Rachel Wyse, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Les McWilliams, Resident of Patterson
Public hearing closed.
Blom/Hicks (5/0) **APPROVED THE STAFF RECOMMENDATIONS TO THE BOARD OF SUPERVISORS, AS OUTLINED IN THE STAFF REPORT, AND INCLUDING THE AMENDMENT TO ACTION NO. 9, AS RECOMMENDED BY STAFF AT THE MEETING, TO READ AS FOLLOWS (NEW WORDING IS IN BOLD):**

9. Introduce, waive the reading, and adopt an ordinance for the approved **Specific Plan and** Rezone Application No. PLN2013-0091 – Crows Landing Industrial Business Park **Project**.

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)** – None.

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

November 6, 2018: Approved the Planning Commission's recommendation of General Plan Amendment and Vesting Tentative Subdivision Map Application No. PLN2017-0013 – Gold Star Investments, LLC and General Plan Amendment and Rezone Application No. PLN2018-0087 – Empire Migrant Center Housing Project.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

December 6, 2018: One Rezone in the City of Modesto's Sphere of Influence; and two Parcel Maps, one in the Knights Ferry area and one in the Ceres area.

December 20, 2018: Two Use Permits, one in the Oakdale area and one in the Modesto area. One Rezone and one Time Extension, both in the Denair area.

10. **ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN** – None.

11. **ADJOURNMENT**

The meeting was adjourned at 7:15 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.)