

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 1, 2012

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: John Ramos, Kenneth Buehner, Robert Crabtree, Marc Etchebarne, Annabel Gammon, Richard Gibson, Ron Peterson
- Absent: Greg Pires and Steve Boyd
- Staff Present: Kirk Ford, Director; Angela Freitas, Deputy Director; Bill Carlson, Senior Planner; Rachel Wyse, Assistant Planner; Javier Camarena, 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. February 16, 2012
Peterson/Etchebarne, 5-0 (Unanimous), **APPROVED**
Commissioners Gammon and Ramos abstained.
- V. CORRESPONDENCE**
Director Ford informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening:
- A. Memo from Stanislaus County Planning and Community Development staff dated March 1, 2012, requesting indefinite continuance for item VII-A - Use Permit Application No. 2010-03 – Fink Road Solar Farm.
- B. Letter from the City of Modesto dated February 21, 2012, regarding Item VII-B - Ordinance Amendment No. 2009-01 – Truck Parking in the Agricultural Zone.
- C. Email from Brad Johnson dated February 23, 2012, regarding Item VII-B - Ordinance Amendment No. 2009-01 – Truck Parking in the Agricultural Zone.
- D. Letter from the California Regional Water Quality Control Board dated February 28, 2012, regarding item VII-B - Ordinance Amendment No. 2009-01 – Truck Parking in the Agricultural Zone.

Recessed at 6:03.

Reconvened at 6:04.

VI. CONFLICT OF INTEREST

- A. Commissioner Peterson will recuse himself from item VII-B - Ordinance Amendment No. 2009-01 – Truck Parking in the Agricultural Zone.
- B. Commissioner Buehner will recuse himself from item VII-B - Ordinance Amendment No. 2009-01 – Truck Parking in the Agricultural Zone.

VII. PUBLIC HEARINGS (* - Consent Items)

Commissioner Ramos informed the public there were no consent items.

*** CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. **USE PERMIT APPLICATION NO. 2010-03 – FINK ROAD SOLAR FARM – Requesting continuance to 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 **Continuance to March 15, 2012.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: No one spoke.
Public hearing closed.
Gammon/Crabtree, 7-0 (Unanimous), **CONTINUED TO MARCH 15, 2012**

Commissioners Peterson and Buehner left the chambers.

- B. **ORDINANCE AMENDMENT NO. 2009-01 – TRUCK PARKING IN THE AGRICULTURAL ZONE** – Request to amend the Stanislaus County Zoning Ordinance Chapters 21.20 – General Agriculture District (A-2) and 21.94 – Home Occupation, by adding the parking of commercial trucks, related equipment, and trailers under section 21.20.030 – Uses Requiring Use Permit in the A-2 zoning district and by adding trucking operations with on-site parking as a permitted home occupation in the A-2 zoning district under section 21.94.020 – Criteria. This project is Exempt from CEQA. This is an amended version of the item heard by the Planning Commission on February 18, 2010, and April 1, 2010. APN: Countywide
Staff Report: Javier Camarena recommends one of the following options: 1. Denial; 2. Adoption of only the Use Permit ordinance amendment, as is; 3.

Adoption of only the Home Occupation ordinance amendment, as is; 4. Adoption of both the Use Permit and Home Occupation ordinance amendments, as proposed; 5. Adoption of proposed ordinance(s) with modifications to specific section/regulation; or 6. Forwarding with no recommendation

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Gary Shoffner, 3801 Faith Home Road, Ceres; Gary Gomes, 1701 N Tegner Road, Turlock; Stan Goblirsch, 4725 Faith Home Road, Ceres.

Public hearing closed.

Crabtree/Etchebarne, 3/2 (Gibson, Gammon) **RECOMMEND OPTION 4. ADOPTION OF BOTH THE USE PERMIT AND HOME OCCUPATION ORDINANCE AMENDMENTS, AS PROPOSED TO THE BOARD OF SUPERVISORS INCLUSIVE OF THE FINDINGS AND ACTIONS DESCRIBED IN THE MEMO TO THE PLANNING COMMISSION**

Commissioners Peterson and Buehner returned to the chambers.

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE DIRECTOR

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 21, 2012

The Board did not meet this date.

BOARD OF SUPERVISORS ACTIONS OF FEBRUARY 28, 2012

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

MISCELLANEOUS & ON THE HORIZON

March 15, 2012

1. Three Parcel Map applications in the Oakdale, Patterson, and Valley Home areas.
2. One Use Permit application for a huller in the Keyes area.
3. One combined Use Permit and Parcel Map application for a huller in the Hughson area.
4. One Use Permit application for a Solar Farm in the Newman/Crows Landing area.

Director Ford announced that this is his last meeting as the Director of Planning and Community Development due to his retirement as of Friday, March 9, 2012.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN

- A.** Commissioner Crabtree wished Director Ford a fine retirement.
- B.** Commissioner Gammon expressed her pleasure in working with Director Ford and her regret at his departure.

- C. Commissioner Buehner thanked Director Ford for his help in the past and wished him the all the best in his retirement.
- D. Commissioner Ramos thanked Director Ford for his time with the department.

XI. ADJOURNMENT

The meeting was adjourned at 6:54 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.)

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