

# STANISLAUS COUNTY PLANNING COMMISSION

## AMENDED MINUTES

REGULAR MEETING

July 19, 2012

- I. ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: John Ramos, Steve Boyd, Kenneth Buehner, Robert Crabtree, Annabel Gammon, Richard Gibson, Ron Peterson
- Absent: Greg Pires and Marc Etchebarne
- Staff Present: Angela Freitas, Interim Director; Bill Carlson, Senior Planner; Carole Maben, Associate Planner; Joshua Mann, Associate 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. July 5, 2012  
Boyd/Gammon, 6-0, **APPROVED**  
Commissioner Ramos abstained.
- V. CORRESPONDENCE**  
Interim Director Freitas informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening:
- A. Memo from Stanislaus County Department of Planning and Community Development regarding item VII-D - Rezone Application No. 2011-02 - Randy Thomas.
- VI. CONFLICT OF INTEREST** – None.
- VII. PUBLIC HEARINGS ( \* - Consent Items )**  
Commissioner Ramos informed the public of the consent items and procedure.  
Public hearing opened.  
Public hearing closed.

**\* CONSENT ITEMS**

- \*A. TIME EXTENSION FOR USE PERMIT APPLICATION NO. 2010-09 – SCATEC WESTSIDE SOLAR RANCH** - This is a time extension request to amend the conditions of approval to allow an additional five (5) years to establish a 50 megawatt solar facility on 382 acres of a 1,132 acre property in the A-2-40 and A-2-160 (General Agriculture) zoning district. The property is located southwest of the Fink Road Landfill, west of I-5 and Davis Road, in the Newman/Crows Landing area. This project is Exempt from CEQA.  
APN: 025-017-019, 027-017-077, 026-012-003  
Staff Report: Rachel Wyse Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Buehner/Peterson, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**
- \*B. TIME EXTENSION FOR USE PERMIT APPLICATION NO. 2010-04 - SIKH TEMPLE** - Request for a one-year time extension to June 2, 2013, to expand an existing Sikh Temple on an 11.25-acre site in the A-2-40 (General Agriculture) zoning district by adding a 15,000 square foot multi-purpose building, a 2,400 square foot storage building, a house for visiting priests with a covered walkway and patio, a car port, a 750 square foot storage vestment, a 5,000 square foot library, and additional parking. The property is located at 5713 E. Hatch Road, in the Hughson area. This project is Exempt from CEQA.  
APN: 018-065-004  
Staff Report: Carole Maben Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Buehner/Peterson, 7-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**
- \*C. USE PERMIT APPLICATION NO. 2012-03 - ROLLING HILLS NUT – Requesting continuance to August 2, 2012.** Request to expand an existing almond warehousing site, on a 40.8 acre parcel in the A-2-40 (General Agriculture) zoning district, by constructing four (4) additional almond storage buildings and an office totaling 58,000 square feet, in three (3) phases. The property is located at 3443 and 3439 Montpelier Road, between Montpelier and Hickman Roads, north of E. Keyes Road, in the Hickman/Denair area. The Planning Commission will consider a CEQA Negative Declaration.  
APN: 019-030-020  
Staff Report: Rachel Wyse Recommends **CONTINUANCE TO AUGUST 2, 2012**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Buehner/Peterson, 7-0 (Unanimous), **CONTINUED TO AUGUST 2, 2012.**

**NON-CONSENT ITEMS**

- D. **REZONE APPLICATION NO. 2011-02 - RANDY THOMAS** – *Continued from July 5, 2012.* Request to rezone 42± acres in five (5) different Planned Development zones to one new Planned Development zone which will allow specific commercial and light industrial uses. The major tenant is proposed to be an auction house specializing in vehicle, surplus equipment, and furniture auctions. The project is located just southwest of the McHenry Avenue (State Route 108)/St. Francis Avenue intersection, in the Modesto area. The Planning Commission will consider a CEQA Mitigated Negative Declaration.  
APN: 004-018-042; 004-021-003, 004, 006, 008, 010; 004-065-001, 014; 004-070-011, 047, 048  
Staff Report: Bill Carlson Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** No one spoke.  
**FAVOR:** Rod Hawkins, Hawkins & Associates  
Public hearing closed.  
Gammon/Buehner, 7-0 (Unanimous), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS WITH AMENDED DEVELOPMENT STANDARDS 18, 19, AND 22 AS FOLLOWS:**

18. McHenry Avenue is classified as a 110-foot Major Road. The ½ width is 55-feet west of the centerline of McHenry Avenue. All that portion of the required 55-foot dedication from centerline not previously dedicated shall be dedicated to Stanislaus County Public Works with an Irrevocable Offer of Dedication. The Irrevocable Offer of Dedication shall be submitted and recorded prior to the issuance of any building permit ~~or prior to the Planning Division signing a business license for any business for the project, whichever comes first.~~
19. Evelyn Way is classified as a 60-foot Minor Road. The ½ width is 30-feet south of the centerline of Evelyn Way. All that portion of the required 30-foot dedication from centerline not previously dedicated shall be dedicated to Stanislaus County Public Works with a Road Easement. The Road Easement shall be submitted and recorded prior to the issuance of any building permit ~~or prior to the Planning Division signing a business license for any business for the project, whichever comes first.~~ The corner of Evelyn Way and Meyer Drive shall be for a 60' right-of-way of a 25-foot radius, per Stanislaus County Standards and Specifications Plate 3-C.
22. A grading and drainage plan for the project site shall be submitted with the building permit ~~and/or prior to the Planning Department signing a business license for any business at this location.~~ Public Works will review and approve the drainage calculations. The grading and drainage plan shall include the following information:

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

**IX. REPORT OF THE DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

July 10, 2012: There were no items related to Planning and Community Development on this date.

July 17, 2012: There were no items related to Planning and Community Development on this date.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

August 2, 2012: Use Permit application to expand an almond warehousing site in the Hickman area.

August 16, 2012: No items scheduled at this time. Meeting may be canceled due to lack of items.

**X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN**

**A.** Commissioner Ramos requested an update on the new Truck Parking Ordinance to which Interim Director Freitas responded letting the commission know that two Use Permit applications have been received to date and County Counsel, Thom Boze, notified the commission that the Department of Environmental Resources Code Enforcement division will shortly be mailing notices to those operating without a use permit.

**B.** Commissioner Crabtree requested an update on the Amerine Use Permit revocation to which Interim Director Freitas responded letting the commission know that the item is currently under review and may be coming back to the commission soon.

**XI. ADJOURNMENT**

The meeting was adjourned at 6:22 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.)