

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

April 18, 2013

- I. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Chair John Ramos, Steve Boyd, Robert Crabtree, Richard Gibson, Greg Pires
- Absent: Kenneth Buehner, Marc Etchebarne, Ron Peterson
- Staff Present: Angela Freitas, Director; Joshua Mann, Associate Planner; Rachel Wyse, Associate 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. April 4, 2013  
Boyd/Crabtree, 4-0, **APPROVED**  
Commissioner Pires abstained.

V. **CORRESPONDENCE**

Director Freitas informed the Commissioners of various correspondence mailed in their agenda packet or placed before them this evening:

- A. Historic Preservation Conference Flier

VI. **CONFLICT OF INTEREST** – None.

VII. **PUBLIC HEARINGS ( \* - Consent Items )**

**\* CONSENT ITEMS**

- \*A. **USE PERMIT APPLICATION NO. 2007-10 – FOSTER FARMS DAIRY NO. 4 EXPANSION** – *Requesting Continuance to May 16, 2013.* Request to expand an existing dairy by adding three (3) free stall barns and a special needs barn. The modified dairy would house 2,400 animals (an increase of 1,680 cows from existing numbers). The proposed expansion is on a 38 acre portion of two (2) parcels totaling 610± acres in the A-2-40 (General Agriculture) zoning district. The remainder of the two (2) parcels will still be used to apply manure process water & grow forage crops. The property is located on the northeast

corner of the Hickman Road and E. Keyes Road intersection, south of Hickman, northeast of Denair. The Planning Commission will consider Certification of a Final EIR.

APN: 019-041-032 & 033

Staff Report: Joshua Mann Recommends **CONTINUANCE TO MAY 16, 2013.**

Boyd/Pires, 5-0 (Unanimous), **CONTINUED TO MAY 16, 2013.**

### **NON-CONSENT ITEMS**

- B. USE PERMIT APPLICATION NO. 2011-11 – BELTRAN RANCH SOLAR FACILITY** - Request to establish a 140 megawatt (MW) solar photovoltaic facility on 606± acres of a 1,720± acre site in the A-2-40/A-2-160 (General Agriculture) zoning district. The project site is located on Davis Road, west of I-5, in the Newman/Crows Landing area. The Planning Commission will consider a CEQA Mitigated Negative Declaration for this project.

APN: 025-017-019; 026-012-003; and 027-017-063, 077, 080, 082

Staff Report: Rachel Wyse Recommends **APPROVAL.**

Public hearing opened.

**OPPOSITION:** No one spoke.

**FAVOR:** Steve Herum; Sean Tobin, Mid Valley Engineering.

Public hearing closed.

Pires/Boyd, 5-0 (Unanimous), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

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

### **IX. REPORT OF THE DIRECTOR**

#### **BOARD OF SUPERVISORS ACTIONS** (*items relating to Planning and Community Development Department*)

April 16, 2013: Approved the FY 2013-2014 Annual Action Plan relating to Federal Grant Funding.

Set a Public Hearing for April 30, 2013, at 9:05 a.m. to consider the Planning Commission's recommendation for approval of General Plan Amendment and Rezone Application No. PLN2012-0037 – Gallo Glass

Set a Public Hearing for April 30, 2013, at 9:10 a.m. to consider the Planning Commission's recommendation for denial of General Plan Amendment Application No. PLN2012-0044 – Ag Element Update

### **MISCELLANEOUS & ON THE HORIZON**

#### **Planning Commission**

May 2, 2013: No items scheduled at this time. Meeting may be canceled due to lack of items.

May 16, 2013: One Time Extension request for a Rezone application in the Ceres area and one Use Permit application for a dairy expansion in the Denair area.

Update regarding General Plan Amendment and Rezone Application No. PLN2012-0037 – Gallo Glass: Gallo is now in escrow on one of two remaining parcels which should close before the end of the month.

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

**XI. ADJOURNMENT**

The meeting was adjourned at 6:15 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.)