

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 20, 2017

- I. **ROLL CALL:** Meeting called to order at 6:01 p.m.
Present: Chair Marc Etchebarne, Marjorie Blom, Katherine Borges, Kenneth Buehner, Richard Gibson, Scott Hicks, Tom Orvis,

Absent: Steve Boyd and Bobby Yamamoto

Staff Present: Angela Freitas, Director; Rachel Wyse, Senior Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Jennifer Akin, Planning Commission Clerk

II. **PLEDGE OF ALLEGIANCE**

III. **CITIZEN'S FORUM** – No one spoke.

IV. **APPROVAL OF MINUTES**

- A. July 6, 2017
Buehner/Orvis (6/0) **APPROVED**
Commissioner Gibson abstained.

V. **CORRESPONDENCE** - None

VI. **CONFLICT OF INTEREST** - None

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

Commissioner Etchebarne informed the public of the consent items and procedure.

*** CONSENT ITEMS**

- *A. **TIME EXTENSION FOR USE PERMIT APPLICATION NO. 2013-03 – FINK ROAD SOLAR FARM** - Request for a Time Extension and modification of the Conditions of Approval to extend the project's Development Schedule by five years or until April 30, 2022, to allow establish of an 80-100 megawatt facility on 800± acres of a 1,687± acres site in the A-2-40 (General Agriculture) zoning district. The project site is located at 4401 and 4881 Fink Road, west of Interstate 5, in the Newman area. This request is considered Exempt from the California Environmental Quality Act. APNs: 025-012-016, 025-012-017, 025-012-031, 025-012-033, 027-033-012
Staff Report: Rachel Wyse, Senior Planner, Recommends **APPROVAL**.
Orvis/Gibson (7/0) **APPROVED THE REQUEST ALLOWING FIVE ADDITIONAL YEARS, AS OUTLINED IN THE STAFF MEMO.**

NON-CONSENT ITEMS - None

VIII. OTHER MATTERS (NOT PUBLIC HEARINGS) - None

IX. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

July 18, 2017: Approved the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 7500 Maze Boulevard, Modesto. The decision accepts an agreement by the Property Owner to discontinue the non-permitted retail sales of raw milk directly to consumers by September 20, 2017.

MISCELLANEOUS & ON THE HORIZON

- Recology Site Visit Special Committee follow-up has been scheduled for August 31, 2017 at 3 p.m.

Planning Commission

August 3 & 17, 2017: No items scheduled at this time.

X. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN - None

XI. ADJOURNMENT

The meeting was adjourned at 6:06 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.)