

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

February 15, 2018

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Scott Hicks, Marjorie Blom, Kenneth Buehner, Thomas Maring, Wayne Mott, and Wayne Zipser  
  
Absent: Katherine Borges, Marc Etchebarne, and Richard Gibson  
  
Staff Present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Rachel Wyse, Senior Planner; Kristin Doud, Senior Planner; Jeremy Ballard, Associate Planner; Denzel Henderson, Assistant Planner; Thomas E. Boze, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources; Angelica Duenas, Confidential Assistant IV

### 2. PLEDGE OF ALLEGIANCE

Following the Pledge of Allegiance, the Oath of Office was administered by Thomas Boze to new Commissioner Wayne Mott.

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

### 4. APPROVAL OF MINUTES

- A. January 18, 2018  
Blom/Zipser (5/0) **APPROVED.**  
Commissioner Mott abstained.

### 5. CORRESPONDENCE

Director Freitas informed the Commissioners of several items of correspondence placed before them this evening.

- A. E-mail dated February 15, 2018, from Heidi Dias regarding Non-Consent Item 7-B – Use Permit Application No. PLN2017-0066 – Dumont Breeders
- B. Petition received February 15, 2018, titled “Against the Proposed “Dumont Breeders” Kennel” regarding Non-Consent Item 7-B – Use Permit Application No. PLN2017-0066 – Dumont Breeders
- C. Letter received February 15, 2018, from M. Jane Kent regarding Non-Consent Item 7-B – Use Permit Application No. PLN2017-0066 – Dumont Breeders

6. **CONFLICT OF INTEREST** – None.

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

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

**\* CONSENT ITEMS**

- \*A. **TIME EXTENSION FOR USE PERMIT 2011-11 - BELTRAN RANCH SOLAR (SCH NO. 2011112013)** - Request for a Time Extension and modification of Condition of Approval No. 1 to extend the project's development schedule by five years or until April 18, 2023. This Use Permit allowed for the construction of a 140 megawatt (MW) solar photovoltaic (PV) facility, associated site improvements, an additional overhead power line, and transmission interconnect on 606± acres of a 1,720± acre site. Use Permit 2010-09 was approved on November 4, 2010, to occupy 382 acres of this site. APNs: 025-017-019; 026-012-003; and 027-017-063, 080, 082, 090.  
Staff Report: Rachel Wyse, Senior Planner, Recommends **APPROVAL**.  
Buehner/Maring (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

**NON-CONSENT ITEMS**

*Prior to Item 7-B being considered, Commissioner Hicks stated that while he is a member of the board of directors of a local animal rescue organization he would have no conflict of interest with voting on Item 7-B*

- B. **USE PERMIT APPLICATION NO. PLN2017-0066 – DUMONT BREEDERS** - Request to establish and operate a dog kennel for a maximum of 20 dogs on a 2.5± acre parcel in the A-2-40 (Gen Ag) zoning district. The property is located at 3500 Bentley Road, between Kemper and Milnes Roads, east of the City of Modesto. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APN: 014-019-008.  
Staff Report: Denzel Henderson, Assistant Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** Richard Jacobson, neighbor  
**FAVOR:** Brad DeBoer, neighbor, Gabriel Dumont, applicant  
Public hearing closed.  
Buehner/Blom (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

January 30, 2018: Appointed Wayne Mott to the Stanislaus County Planning Commission.

On behalf of the Planning Department, Director Freitas welcomed newly appointed Commissioner Mott to the Planning Commission

February 13, 2018: Set the Public Hearing for February 27, 2018, to consider Approval of a Substantial Amendment to the Neighborhood Stabilization Program (NSP) Action Plans to fund a 56-unit affordable housing project proposal, Oak Leaf Meadows, in the City of Oakdale.

Approved the Findings that the City of Turlock's Sphere of Influence Expansion is logical and orderly for a 22 acre parcel located on the north side of West Monte Vista, just west of Highway 99.

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

#### **Planning Commission**

March 1, 2018: No items scheduled at this time.

March 15, 2018: One Use Permit in the Turlock area.

Commissioner Hicks inquired when the Planning Commission would be hearing requests for Use Permits for Commercial Cannabis Use. Director Freitas and County Counsel, Tom Boze briefly explained the process and that land use entitlements for Commercial Cannabis Use should be heard by the Planning Commission beginning approximately in August/September 2018.

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

#### **11. ADJOURNMENT**

The meeting was adjourned at 6:32 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.)