

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 21, 2021

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Matt Beekman, Kenneth Buehner, Erika Durrer, Thomas Maring, Wayne Pacheco, Lars Willerup, Wayne Zipser

Absent: Wayne Mott and Perfecto Munoz

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Teresa McDonald, Associate Planner; Emily Basnight, Assistant Planner; and Debbie Trujillo, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** - None
4. **MINUTES**
 - A. October 7, 2021
Maring/Pacheco (5/0) APPROVED
Commissioners Buehner and Willerup abstained.
5. **CORRESPONDENCE**
Director Freitas informed the Commissioners that there were no items of correspondence.
6. **CONFLICT OF INTEREST**
 - A. Rob Taro, Assistant County Counsel – Non-Consent Item 7-A Rezone Application No. PLN2015-0030 – Blue Diamond.
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Zipser informed the public of the consent items and procedure.

*** CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. **REZONE APPLICATION NO. PLN2015-0030 – BLUE DIAMOND** - Request to rezone two parcels totaling 42.99± acres from Limited Industrial (L-M), General Agriculture (A-2-10), and Planned Development (P-D) (43) to a new P-D to allow future expansion of an existing almond processing and storage facility, and to consolidate existing operations into one zoning district. The project site is located at 4800 Sisk Road, 4498 Kiernan Avenue, and 4743 Nutcracker Lane, on the southeast corner of Kiernan Avenue and Sisk Road, in the Salida area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APNs: 135-042-020 and 135-044-003.
Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: Caleb Flora, Blue Diamond representative; Kathryn Borges, Salida resident.
Public hearing closed.
Buehner/Willerup (7/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A. Housing Stanislaus Presentation by Alan Lange with Valley Vision

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

October 12, 2021: Meeting Canceled

October 19, 2021: Meeting Canceled

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

November 4, 2021 One Use Permit in the Turlock area. One Use Permit and Development Agreement in the Newman area.

November 18, 2021: One General Plan Amendment, Rezone, Parcel Map in the Modesto area. One Parcel Map in the Oakdale area. One Use Permit in the Valley Home Community area.

10. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR - None**

11. **ADJOURNMENT**

The meeting was adjourned at 6:53 p.m.

Signature on file.

Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete audio recordings and videos of the meeting are available from the Planning Department or on our website: <http://www.stancounty.com/planning/agenda/index.shtm>.)

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