

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 4, 2021

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

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

Absent: Thomas Maring, Perfecto Munoz

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Kristin Doud, Principal Planner; Jeremy Ballard, Associate Planner; and Debbie Trujillo, Planning Commission Clerk. The following Stanislaus County staff were also present: Todd James, Deputy County Counsel; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; Robert Kostlivi, Director, Department of Environmental Resources; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** - None
4. **MINUTES**
 - A. October 21, 2021
Willerup/Pacheco APPROVED
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of two items of correspondence. One mailed in their agenda packet and one placed before them this evening:

 - A. 2022 Planning Commission Meeting Calendar
 - B. Memo dated November 4, 2021 from the Stanislaus County Planning Department regarding Non- Consent Item 7-B – Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project
6. **CONFLICT OF INTEREST**
 - A. Commissioner Beekman – Non-Consent Item 7-B Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project.
7. **PUBLIC HEARINGS (* - Consent Items)**

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

*** CONSENT ITEMS**

- *A. USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2020-0010 – STANCO FAMILY FARMS – *Requesting an indefinite continuance*** - Request to operate a commercial cannabis cultivation, nursery, and distribution business on a 35.8-acre parcel in the General Agriculture (A-2-40) zoning district. The project proposes to construct eight, 3,920 square foot greenhouses and one 1,500 square-foot warehouse for processing activities. A Development Agreement is included in the project request. The project is located on Sullivan Road, abutting the California Aqueduct to the east, and the County of Merced to the south, in the Newman area. The Planning Commission will consider a CEQA Mitigated Negative Declaration. APN: 028-015-026.
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.
Buehner/Willerup (6/0) **APPROVED INDEFINITE CONTINUANCE AS OUTLINED IN THE STAFF MEMO.**

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. PLN2018-0102 – AVILA AND SONS PACKING HOUSE PROJECT – *Requesting an indefinite continuance*** – Request to develop a 180,000 square-foot warehouse facility in seven phases to receive, sort, store, pack, and ship agricultural produce. The project also includes the installation of a public water system on a 25.72-acre parcel in the General Agriculture (A-2-40) zoning district. The property is located at 1301 N. Washington Road, between Fulkerth Road and West Main Street, in the Turlock area. The Planning Commission will consider an Addendum to the Final Environmental Impact Report (EIR) for UP PLN2012-0017, which was certified by the Stanislaus County Planning Commission on June 16, 2016. APNs: 023-039-017 and 023-039-018.
Staff Report: No staff report provided
Willerup/Pacheco **APPROVED INDEFINITE CONTINUANCE AS OUTLINED IN THE NOVEMBER 4, 2021 STAFF MEMO.**

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Elect Vice Chair for remaining 2021 Planning Commission Meetings
Durrer/Buehner (6/0) **PLANNING COMMISSIONERS ELECTED COMMISSIONER MUNOZ AS VICE CHAIR FOR THE REMAINING 2021 PLANNING COMMISSION MEETINGS.**

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

October 26, 2021: No Planning Commission items on the Agenda.

November 2, 2021: Set a Public Hearing for December 7, 2021, at the 9:00 a.m. meeting, to consider the Planning Commission's recommendation of Approval for Rezone Application Number PLN2015-0030 - Blue Diamond. 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, and Adoption of a Negative Declaration.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

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

December 2, 2021: No items scheduled.

December 16, 2021: One Use Permit in the Turlock area. One Time Extension for Vesting Tentative Parcel Map in the Knights Ferry

Director Freitas announced the retirement of Miguel Galvez, Deputy Director.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR - None

11. ADJOURNMENT

The meeting was adjourned at 6:10 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>.)