

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

May 19, 2022

6:00 P.M.

CHAMBERS – BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10<sup>TH</sup> STREET, MODESTO  
[www.stancounty.com/planning](http://www.stancounty.com/planning)

The Planning Commission welcomes you to its meetings which are regularly scheduled the first and third Thursday of each month, and your interest is encouraged and appreciated.

The agenda is divided into two sections:

**CONSENT CALENDAR:** These are items on this agenda designated by an asterisk (\*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing County policy and the County General Plan and are, therefore, recommended for "routine" approval. Prior to actual Planning Commission consideration, the Chair will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from "Consent", please speak up and advise the Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.

**NON-CONSENT CALENDAR:** These items will be individually discussed and reviewed in detail.

**ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA:** While the Planning Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if comments are limited to five minutes so that everyone may be heard.

**PUBLIC COMMENT PERIODS:** Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning Commission for consideration; however, California law prohibits the Commission from taking any action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

New agenda items will not be heard after 11:00 p.m. If agenda item is not fully discussed by 12:30 a.m., it will be continued at the discretion of the Chair.

**PLANNING COMMISSION AGENDAS AND MINUTES:** Agendas, Minutes, and copies of items to be considered by the Planning Commission are available at least 72 hours prior to the scheduled meeting date on the Planning Commission's Agenda & Minutes web page ([www.stancounty.com/planning/agenda/index.shtm](http://www.stancounty.com/planning/agenda/index.shtm)). All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, during normal business hours.

**AUDIO/VIDEO BROADCAST:** All Planning Commission meetings are normally broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: [www.stancounty.com/board/broadcasting-schedule.shtm](http://www.stancounty.com/board/broadcasting-schedule.shtm). In addition, a live audio/video broadcast of this meeting can be heard/seen via the World Wide Web at: [www.stancounty.com/sclive](http://www.stancounty.com/sclive).

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**REASONABLE ACCOMMODATIONS:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

1. **ROLL CALL:** Matt Beekman, Dale Boucher, Kenneth Buehner, Erika Durrer, Thomas Maring, Perfecto Munoz, Wayne Pacheco, Lars Willerup, Wayne Zipser

2. PLEDGE OF ALLEGIANCE
3. CITIZEN'S FORUM
4. MINUTES
  - A. May 5, 2022 [\[View Item\]](#)
5. CORRESPONDENCE
6. CONFLICT OF INTEREST DECLARATION
7. PUBLIC HEARINGS (\*Consent Items)

**\*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. [\[View Item\]](#)

**NON-CONSENT ITEMS**

- B. **USE PERMIT APPLICATION NO. PLN2021-0029 – OASIS CARDROOM –** Request to amend Planned Development (P-D) (210), to allow for the sale and service of alcohol for on-site consumption at an existing cardroom and restaurant on a 2.32-acre parcel. No construction is proposed as part of this request. The project site is located at 5001 and 5007 McHenry Avenue, on the northwest corner of Kiernan and McHenry Avenues, in the Modesto area. The project is considered Exempt from the CEQA under Guidelines Section 15061 (Common Sense Exemption). APN: 004-094-010. [\[View Item\]](#)
  - C. **USE PERMIT APPLICATION NO. PLN2022-0011 – AMERICAN CHEVROLET –** Request to construct a 1,200 square-foot storage building accessory to an existing car dealership on an 8.51± acre parcel. The dealership is located within the Planned Development (P-D) (213), P-D (244), and P-D (280) zoning districts. The site is located at 4742 McHenry Avenue (State Route 108), between Claribel Road and East Galaxy Way, in the Modesto area. The project is considered CEQA Exempt under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). APNs: 082-006-053 and 082-006-073. [\[View Item\]](#)
8. OTHER MATTERS (Not Public Hearings)
    - A. **PLANNING COMMISSION WORKSHOP – PRESENTATION BY THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ON THE**

**DEPARTMENT'S ROLE IN REVIEWING PROJECTS SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

9. REPORT OF THE PLANNING DIRECTOR
10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR
11. ADJOURNMENT

***DECISIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION, EXCLUDING RECOMMENDATIONS, ARE APPEALABLE TO THE BOARD OF SUPERVISORS IF FILED WITH THE CLERK OF THE BOARD WITHIN TEN DAYS OF THE DATE OF THE PLANNING COMMISSION MEETING AT WHICH THE DECISION IS MADE (COUNTY CODE SECTION 21.112.040 – PLANNING COMMISSION DECISIONS). THE APPEAL FEE IS \$1,387.00.***