

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 19, 2022

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

Present: Matt Beekman, Dale Boucher, Kenneth Buehner, Erika Durrer, Perfecto Munoz, Wayne Pacheco, and Lars Willerup

Absent: Thomas Maring and Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Deputy Director; Jeremy Ballard, Associate Planner; and Casse White, Planning Commission Clerk. The following Stanislaus County staff were also present: Todd James, Deputy County Counsel; Isael Ojeda, 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. May 5, 2022
Buehner/Pacheco (7/0) **ACCEPTED.**
5. **CORRESPONDENCE** – None.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Munoz 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**.
Willerup/Pacheco (7/0) **APPROVED AS OUTLINED IN THE STAFF MEMO DATED MAY 19, 2022.**

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.
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Rick Mummert, applicant representative.
Public hearing closed.
Willerup/Boucher (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**
- 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.
Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Jim Freitas, applicant representative.
Public hearing closed.
Buehner/Durrer (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. PLANNING COMMISSION PRESENTATION** – Presentation by the California Department of Fish and Wildlife on the Department's role in reviewing projects subjects to the California Environmental Quality Act.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

May 16, 2022: Special Meeting. Conducted the second meeting of a Tour of Unincorporated Communities. Stops on this meeting included the Airport Neighborhood, North Modesto - Coffee/Thorsen Neighborhood, and Northeast Riverbank.

May 17, 2022: No Planning Commission items on the agenda.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

June 2, 2022: No items scheduled.

June 16, 2022: One Use Permit in the Keyes area. One Use Permit and two Amendments to Development Agreements in the Modesto area. One Parcel Map in the Oakdale area.

Director Freitas reminded the Planning Commission members of the Regional Planning Commissioners training being held on May 20, 2022 in Stockton, CA.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

11. ADJOURNMENT

The meeting was adjourned at 6:48 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>.)