

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 15, 2022

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

Present: Erika Durrer, Thomas Maring, Wayne Pacheco, Lars Willerup, Wayne Zipser

Absent: Matt Beekman, Dale Boucher, Kenneth Buehner, Perfecto Munoz

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Kristen Anaya, Associate Planner; Emily Basnight, Assistant Planner; and Casse White, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, 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. September 1, 2022
Zipser/Pacheco (5/0) **ACCEPTED.**
5. **CORRESPONDENCE**
 - A. Correspondence received September 12, 2022 from Ramboll for Non-Consent Item 7-A – Variance Application No. 2022-0009 – Frito-Lay, Inc.
 - B. Non-Consent Item 7-B – Rezone and Tentative Map Application No. PLN2022-0026 – Elmwood Estates:
 - i. Email with attached letter dated August 30, 2022 from Donald Rajewich.
 - ii. Letter received September 14, 2002 from Donald Rajewich.
 - C. Memo dated September 15, 2022 from the Stanislaus County Planning and Community Development Department for Non-Consent Item 7-C – Use Permit Application No. PLN2021-0102 – Darling Ingredients, Inc.

6. **CONFLICT OF INTEREST** – None

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

Commissioner Willerup informed the public that there were no consent items.

*** CONSENT ITEMS** – None

NON-CONSENT ITEMS

A. **VARIANCE APPLICATION NO. PLN2022-0009 – FRITO-LAY, INC.** – Request for a variance to the Industrial (M) zoning district height limit to allow for the construction of a 97-foot-tall 27,000± square-foot warehouse building at an existing manufacturing facility. The site is located at 600 Garner Road, between State Route 132 (Yosemite Boulevard) and Finch Road, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 009-018-055.

Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Zipser/Pacheco (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

B. **REZONE AND TENTATIVE MAP APPLICATION NO. PLN2022-0026 – ELMWOOD ESTATES** – Request to rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent; and to create 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet and a 13,098 square-foot stormwater basin. The property is located at 3700 Story Road, between East Zeering Road and Walton Street, in the Community of Denair. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 024-055-060.

Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: Donald Rajewich, resident; Diane Lambert, resident.

FAVOR: Torre Reich, applicant.

Public hearing closed.

Durrer/Zipser (5/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE PLANNING COMMISSION STAFF REPORT AND WITH A RESTRICTION ALLOWING FOR ONLY SINGLE-STORY DWELLINGS TO BE DEVELOPED AND AN AMENDMENT OF DEVELOPMENT STANDARD NO. 15 TO READ AS FOLLOWS:**

15. A wood fence, a minimum of 67 feet in height, shall be constructed along the northern and southern property lines of the subdivision and along the eastern property line of lots 15 and 16 prior to issuance of any certificate of occupancy for any dwelling resulting from the subdivision. All fencing required by this condition shall be the responsibility of individual parcel owners to maintain, repair, and replace, as necessary, in accordance with the project's development standards and all applicable County Codes.

- C. USE PERMIT APPLICATION NO. PLN2021-0102 – DARLING INGREDIENTS –**
Request to expand an existing legal non-conforming (LNC) animal rendering plant, operating on a 9± acre portion of a 74± acre parcel in the General Agriculture (A-2-40) zoning district, by allowing an increase in the permitted daily processing throughput from 1,650,000 to 1,850,000 pounds per day and for construction of a new 2,160± square-foot loadout building, an 800± square-foot boiler room addition, a 23,300± square-foot shell building, and installation of 10,780± square feet of exterior equipment. The property is located at 11946 South Carpenter Road, between Ruble Road and the TID Lateral No. 5, in the Crows Landing area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 058-022-005.
Staff Report: Kristen Anaya, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: George Petrulakis, applicant representative.
Public hearing closed.
Durrer/Pacheco (5/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF MEMO DATED SEPTEMBER 15, 2022 TO ADOPT THE NEGATIVE DECLARATION.**

As reflected in the Staff Memo dated September 15, 2022, the project will return to the Planning Commission for consideration of the Use Permit.

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Use Permit No. PLN2016-0055 – Recology Blossom Organics – North – Request to appoint a special committee of the Planning Commission to conduct a site visit.

Following Director Freitas’ presentation, Chair Willerup appointed Commissioners Maring, Pacheco, and Willerup to the special committee.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

September 13, 2022: No Planning Commission items on the agenda.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

October 6, 2022: One Use Permit in the Crows Landing area, One Parcel Map in the Modesto area, and One Use Permit in the Turlock area.

October 20, 2022: No items scheduled.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR – None

11. ADJOURNMENT

The meeting was adjourned at 7:26 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>.)