

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

January 19, 2023

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Dale Boucher, Erika Durrer, Perfecto Munoz, Thomas Maring, Wayne Pacheco, Lars Willerup  
  
Absent: Matt Beekman, Becky Campo, Wayne Zipser  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; Teresa McDonald, 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. **ELECTION OF CHAIR AND VICE CHAIR FOR 2023**  
  
Upon the motion of Commissioner Pacheco, seconded by Commissioner Boucher, the Planning Commission voted (6/0) to elect Commissioner Willerup as Chair and Commissioner Durrer as Vice-Chair for 2023.
3. **PLEDGE OF ALLEGIANCE**
4. **CITIZEN'S FORUM** – None
5. **MINUTES**  
  
A. January 5, 2023  
Munoz/Pacheco (6/0) **ACCEPTED.**
6. **CORRESPONDENCE** – None
7. **CONFLICT OF INTEREST** – None
8. **PUBLIC HEARINGS (\* - Consent Items)**  
Commissioner Willerup informed the public of the consent items and procedure.

### \* CONSENT ITEMS

- \*A. TIME EXTENSION FOR VESTING TENTATIVE PARCEL MAP (PM) APPLICATION NO. PLN2018-0090 – HONCHARIW - FRYMIRE ROAD –

Request for a one-year time extension. The approved PM subdivided two parcels, totaling 32.2± acres, into three 5-acre parcels located within the General Agriculture (A-2-5) zoning district and a 17.2± acre designated remainder located within the A-2-5 and Historical Site (H-S) zoning districts. The project is located at the southeast corner of Cemetery and Frymire Roads, in the Knights Ferry area. This request is considered Exempt from the California Environmental Quality Act. APNs: 002-044-003 and 002-044-004.

Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**.

Maring/Durrer (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF MEMO.**

**\*B. PARCEL MAP APPLICATION NO. PLN2022-0127 – GALAS FAMILY –**

Request to create two parcels of 50.26± and 70.26± acres in size from a 120.52± acre parcel in the General Agriculture (A-2-40) zoning district. The project site is located at West Grayson Road, between Shiloh Road and Laird Road, in the Modesto area. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was prepared) and that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 017-049-011.

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

Maring/Durrer (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

**NON-CONSENT ITEMS**

**C. USE PERMIT AND PARCEL MAP APPLICATION NO. PLN2022-0064 – CUNNINGHAM RANCH**

– Request to expand a legal nonconforming almond hulling operation and to subdivide a 58.4-acre parcel into two parcels of 18.3± and 40.1± acres in size in the General Agriculture (A-2-40) zoning district. The property is located at 11131 and 11137 John Fox Road, between Swanson and Sperry Roads, in the Hughson/Waterford area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 019-007-004.

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

Public hearing opened.

**OPPOSITION:** None.

**FAVOR:** None.

Public hearing closed.

Durrer/Maring (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

**D. PARCEL MAP, EXCEPTION, AND VARIANCE APPLICATION NO. PLN2020-0080 – PHILLIPS-LANCASTER ROAD**

– Request to subdivide a 15.26± acre parcel into two 5± acre parcels and one 5.26± acre parcel in the General Agriculture (A-2-40) zoning district. A variance to the zoning ordinance is included to create three parcels below the 40-acre minimum. An exception to the Subdivision Ordinance is included to allow the three proposed parcels to take access from Lancaster Road by way of 30-foot-wide access easements. The project site fronts on Highway 108/120, east of Lancaster Road, south of the Stanislaus River, in the Oakdale area. The Planning Commission will consider

adoption of a California Environmental Quality Act Mitigated Negative Declaration for this project. APN: 010-031-022.

Staff Report: Teresa McDonald, Associate Planner, Recommends **DENIAL**.

Public hearing opened.

**FAVOR:** Tom Phillips, applicant; David Harris, applicant representative; Andrea Fuller.

**OPPOSITION:** None.

Public hearing closed.

Durrer/Maring (6/0) **APPROVED THE PROJECT SUBJECT TO THE FINDINGS AND ACTIONS REQUIRED FOR PROJECT APPROVAL AS OUTLINED IN EXHIBIT A OF THE PLANNING COMMISSION STAFF REPORT.**

9. **OTHER MATTERS (NOT PUBLIC HEARINGS) – None**

10. **REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

January 10, 2023: No Planning Commission items on the agenda.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

February 2, 2023: No items scheduled.

February 16, 2023: Development Agreement Revocation for Commercial Cannabis permit in the community of Keyes. One Use Permit in the Modesto area. An annual update for a Use Permit in the Vernalis area.

11. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR – None**

12. **ADJOURNMENT**

The meeting was adjourned at 6:47 p.m.

Signature on file.

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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>.)