

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 3, 2023

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Dale Boucher, Neill Callis, Becky Campo, Thomas Maring, Wayne Pacheco, Lars Willerup, Wayne Zipser  
  
Absent: Erika Durrer, Carmen Morad  
  
Staff Present: The following Planning and Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Shaun Wahid, Deputy County Counsel; Isael Ojeda, Assistant Engineer/Surveyor, Department of Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM** – No one spoke.

4. **MINUTES**

- A. June 15, 2023  
Zipser/Pacheco (6/0) **ACCEPTED**.  
Commissioner Callis abstained.

5. **CORRESPONDENCE** – None.

6. **CONFLICT OF INTEREST** – None.

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

Commissioner Willerup informed the public of the consent item procedure.

**\*CONSENT ITEMS**

- \*A. **TIME EXTENSION FOR VESTING TENTATIVE MAP (TM) APPLICATION NO. PLN2017-0058 – ORANGE GROVE ESTATES** – Request for a one-year time extension. The approved TM subdivided a 2.11± acre parcel into nine parcels ranging between 7,000 and 15,155 square feet in size in the Single-Family Residential – Urban Services (R-1 US) zoning district. This project is located at 5537 Washington Road, on the north side of Kim Drive, between Tanya Way and

Washington Road, in the Community of Keyes. This request is considered Exempt from the California Environmental Quality Act. APN: 045-021-041.

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

Maring/Campo (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF MEMO.**

- \*B. TIME EXTENSION FOR USE PERMIT APPLICATION NO. PLN2020-0103 – EXACT CORP.** – Request for a one-year time extension for UP No. PLN2020-0103 – Exact Corp, which permitted a change in the use of an existing agricultural service establishment from contract harvesting to a tractor cab assembly and agricultural equipment maintenance business on a 13.79 acre parcel located in the General Agriculture (A-2-40) zoning district. The property is located at 5143 and 5149 Blue Gum Avenue, between North Hart Road and Dakota Avenue, in the Modesto area. The request is considered Exempt from the California Environmental Quality Act. APN: 012-030-051.  
Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.  
Maring/Campo (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF MEMO.**

### **NON-CONSENT ITEMS**

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

### **8. OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A. An Update to the County's Commercial Cannabis Program. Staff provided the Planning Commission with an overview of the County's Commercial Cannabis Program including the results of the 2022 annual inspections, the timelines for the 2023 annual inspection, general programmatic changes that have occurred, and upcoming Development Agreement renewals.

### **9. REPORT OF THE PLANNING DIRECTOR**

#### **BOARD OF SUPERVISORS ACTIONS**

Since the last Planning Commission meeting there were no Planning Commission items on the Board's agenda.

#### **MISCELLANEOUS AND ON THE HORIZON**

##### Planning Commission

August 17, 2023: One use permit in the Modesto area and one use permit in the Turlock area.

September 7, 2023: One time extension for a vesting tentative map in the Knights Ferry area; one parcel map and use permit in the

Oakdale area; and the cancellation of eight development agreements throughout Stanislaus County.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:21 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>.)

AF/ad