

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

July 18, 2024

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

Present: Neill Callis, Thomas Maring, Wayne Pacheco, Jose Sabala, Lars Willerup, and Wayne Zipser

Absent: Becky Campo and Carmen Morad

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Senior Planner; Emily DeAnda, Associate Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Jesus Mendoza, Deputy County Counsel; Isael Ojeda, Assistant Engineer/Surveyor, Department of Public Works; Mary-Kate Cook, Senior Environmental Health Specialist, Department of Environmental Resources; and Erica Inacio, Deputy Executive Officer, Chief Executive Office.

2. **PLEDGE OF ALLEGIANCE**

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

4. **MINUTES**

A. June 20, 2024  
Maring/Callis (6/0) **ACCEPTED**

5. **CORRESPONDENCE** – None.

6. **CONFLICT OF INTEREST** – None.

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

Chair Pacheco informed the public of the consent item procedure.

### **\* CONSENT ITEMS**

- \*A. **APPEAL OF A STAFF DETERMINATION RELATING TO BUILDING PERMIT APPLICATION NO. BLD2023-2145 – KEYES TRUCK CENTER– Requesting indefinite continuance.** Consideration of an appeal of a Planning staff determination relating to a building permit application to construct a 10-foot-tall electric perimeter fence at the site of the Keyes Truck Center facility, in the Planned Development (P-D) (332) zoning district. The project site is located at 4845 North



- C. DEVELOPMENT AGREEMENT APPLICATION NO. PLN2024-0053 – ALL SEASON ORGANICS, LLC** – Request to adopt a new Development Agreement (DA) for Use Permit No. PLN2018-0121, a permitted commercial cannabis operation. The project site is located at 1054 Merriam Road, between Riverview and Blue Gum Roads, in the Hickman area. The Planning Commission will consider finding that the request is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines 15061 (Common Sense Exemption). APN: 019-008-030.  
Staff Report: Kristen Anaya, Associate Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** None.  
Public hearing closed.  
Willerup/Zipser (6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF MEMO.**  
Roll Call Vote: Ayes – Callis, Maring, Pacheco, Sabala, Willerup, and Zipser  
Noes – None  
Abstaining – None  
Absent – Campo and Morad

- D. DEVELOPMENT AGREEMENT APPLICATION NO. PLN2024-0061 – GOLDEN PURPOSE, INC.** – Request to adopt a new Development Agreement (DA) for Use Permit No. PLN2018-0099, a permitted commercial cannabis operation. The project site is located at 4218 Jessup Road, between East Keyes Road and California Highway 99, in the Community of Keyes. The Planning Commission will consider finding that the request is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines 15061 (Common Sense Exemption). APN: 045-045-014.  
Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** None.  
Public hearing closed.  
Callis/Maring (6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF MEMO.**  
Roll Call Vote: Ayes – Callis, Maring, Pacheco, Sabala, Willerup, and Zipser  
Noes – None  
Abstaining – None  
Absent – Campo and Morad

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

9. **REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

June 25, 2024: Approved the Planning Commission’s recommendation of approval for Development Agreement Application No. PLN2024-0047 - JDI Farms.

- July 16, 2024: Set a public hearing on August 13, 2024 to consider the Planning Commission's recommendation for Development Agreement Application No. PLN2024-0061 – Golden Purpose.
- Approved the Planning Commission's recommendation of approval for Development Agreement Application No. PLN2024-0052 – Central Valley Growers, LLC.
- Continued the public hearing to consider the Planning Commission's recommendation to adopt new terms and conditions to remedy the noncompliance of the adopted Development Agreement for The Peoples Remedy to August 13, 2024.

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

#### **Planning Commission**

- August 1, 2024: One general plan amendment and rezone in the Modesto area; and one use permit in Newman area.
- August 15, 2024: No items currently scheduled.
- September 5, 2024: Two use permits one in the Turlock area and one in the Denair area.

### **10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR**

Erica Inacio, Deputy Executive Officer, provided an update on the cannabis tax initiative.

### **11. ADJOURNMENT**

The meeting was adjourned at 7:05 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