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

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Golden State Boulevard, south of Nunes Road, east of Highway 99, in the Community of Keyes. This request is considered Exempt from the California Environmental Quality Act. APNs: 045-074-001, 045-074-002, and 045-074-003. Staff Report: Kristen Anaya, Associate Planner Recommends APPROVAL. Callis/Sabala (6/0) APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE MEMO.

NON-CONSENT ITEMS

B. GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN20230124 – ASPIRANET – Request to amend the General Plan and zoning designation
of a 10.56± acre parcel from Agriculture and Planned Development (P-D) (305) to
a new Planned Development, to allow for the reorganization and expansion of the
Excell Center residential treatment facility for boys ages 12-18. The property is
located at 2513 Youngstown Road, between South Golden State Boulevard and
State Route 99, in the Turlock area. The Planning Commission will consider
adoption of a California Environmental Quality Act Negative Declaration for this
project. APN: 044-032-007.

Staff Report: Emily DeAnda, Associate Planner Recommends **APPROVAL**. Public hearing opened.

OPPOSITION: Jeff Dirkse, Sheriff-Coroner, Stanislaus County Sheriff's Department

FAVOR: Vernon Brown, CEO, Aspiranet; Tony Vartan, Director, Behavioral Health and Recovery Services Department; Jeannie Imelio, COO, Aspiranet; Jeff Dirkse, Sheriff-Coroner, Stanislaus County Sheriff's Department.

In response to a question asked of Ms. Imelio by Commissioner Willerup, Sheriff Dirkse readdressed the Planning Commission.

Public hearing closed.

Callis/Maring (6/0) RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT WITH THE FOLLOWING AMENDMENT TO DEVELOPMENT STANDARD NO. 13 TO READ AS FOLLOWS:

This project shall be subject to an annual review by the Planning Commission upon a determination **either** by the Planning Director, in consultation with **or** the Sheriff, that the facility is operating in a manner that is causing adverse effects to the surrounding neighborhood, community, or to public service providers. The Planning Commission, as part of the review, may amend adopted development standards, in accordance with the allowances provided by Section 21.40.080 – Amendments to the Development Plan, as necessary, to address any adverse impacts that may be resulting from the operation of the facility.

Roll Call Vote: Ayes - Callis, Maring, Pacheco, Sabala, Willerup, and

Zipser Noes – None

Abstaining – None

Absent - Campo and Morad

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C. <u>DEVELOPMENT AGREEMENT APPLICATION NO. PLN2024-0053 – ALL SEASON ORGANICS, LLC</u> – 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

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.

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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.

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