

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 1, 2024

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

Present: Neill Callis, Becky Campo, Carmen Morad, Wayne Pacheco, Lars Willerup, and Wayne Zipser

**6:06 p.m. Commissioner Campo entered the Chambers during staff's presentation for Non-Consent item 7.B. – General Plan Amendment and Rezone Application No. PLN2023-0016 – Gallo Glass Company.**

Absent: Thomas Maring, Jose Sabala

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Kristen Anaya, Associate Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Isael Ojeda, Assistant Engineer/Surveyor, Department of Public Works; and Alondra Estrada, Environmental Health Specialist III, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

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

4. **MINUTES**

A. July 18, 2024  
Willerup/Callis (5/0) **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. **A USE PERMIT APPLICATION NO. PLN2023-0080 – WESTSIDE NURSERY– Requesting continuance to August 15, 2024.** Request to establish a wholesale nursery and landscape contracting facility on a 40.76± acre parcel in the General Agriculture (A-2-40) zoning district. The property is located at the northwest corner

of River and Villa Manucha Roads, west of the San Joaquin River, in the Newman area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 049-018-006.

Staff Report: Kristen Anaya, Associate Planner Recommends **APPROVAL**.  
Willerup/Callis (5/0) **APPROVED THE CONTINUANCE TO AUGUST 15, 2024, AS RECOMMENDED IN THE STAFF MEMO.**

### **NON-CONSENT ITEMS**

- B. GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2023-0166 – GALLO GLASS COMPANY** – Request to amend the General Plan designation of 24 parcels from Industrial Transition to Industrial, and to amend the zoning designation from Single-Family Residential (R-1) to Planned Development (P-D), to allow for the expansion of storage associated with the Gallo Glass facility, and future construction of a 150,000± square-foot warehouse. The project site is located north of Tenaya Drive, between Santa Rita and South Santa Cruz Avenues, in the Modesto area. The Planning Commission will consider a California Environmental Quality Act Negative Declaration for this project. APNs: 035-010-001, -003-017, -019-023, and 035-011-001, -006, a portion of 035-004-070 which is an abandoned segment of the MID Lateral No. 1, and portions of Tenaya and Santa Rita Avenues that lie adjacent to those APNs.  
Staff Report: Kristen Anaya, Associate Planner Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** Nick Jensen, California Rural Legal Assistance; and Adolfo Martinez.  
**FAVOR:** Drew Layland, Applicant Representative.  
Public hearing closed.  
Callis/Willerup (6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT**

Roll Call Vote:           Ayes – Callis, Campo, Morad, Pacheco, Willerup, and Zipser  
                              Noes – None  
                              Abstaining – None  
                              Absent – Maring, Sabala

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

- 9. REPORT OF THE PLANNING DIRECTOR**

### **BOARD OF SUPERVISORS ACTIONS**

July 23, 2024:                           Set a public hearing on August 20, 2024 to consider the Planning Commission's recommendation for Rezone Application No. PLN2023-0065 – Caloy Company, LP.

July 30, 2024: Set a public hearing on August 13, 2024 to consider the Planning Commission's recommendation for Development Agreement Application No. PLN2024-0053 – All Season Organics, LLC.

Set public hearings on August 20, 2024 to consider the Planning Commission's recommendations for three General Plan and Rezone Applications, including: PLN2023-0166 – Gallo Glass Company, PLN2023-0124 – Aspiranet, and PLN2020-0123 – 132 Investments.

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

#### **Planning Commission**

August 15, 2024: One use permit in Newman area.

September 5, 2024: One use permit in the Denair area; one parcel map in the Modesto area; and two time extensions, one in the Hughson area and one in the Denair area.

September 19, 2024: No items currently scheduled.

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

#### **11. ADJOURNMENT**

The meeting was adjourned at 6:33 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