STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 15, 2024

- 1. **ROLL CALL:** Meeting called to order at 6:00 p.m.
 - Present: Neill Callis, Becky Campo, Thomas Maring, Carmen Morad, Wayne Pacheco, Jose Sabala, Lars Willerup, and Wayne Zipser

6:03 p.m. Commissioner Sabala entered the Chambers during staff's presentation for Non-Consent item 7.A. – Use Permit Application No. PLN2023-0080 – Westside Nursery.

- Absent: None
- 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. August 1, 2024 Morad/Campo (7/0) ACCEPTED

5. **CORRESPONDENCE** – None.

6. CONFLICT OF INTEREST

A. Commissioner Zipser – Non-Consent Item 7.A. – Use Permit Application No. PLN2023-0080 – Westside Nursery

6:02 p.m. Commissioner Zipser left the Chambers.

7. PUBLIC HEARINGS (* - Consent Items)

Chair Pacheco informed the public that there were no consent items.

* CONSENT ITEMS - None.

Stanislaus County Planning Commission Minutes August 15, 2024 Page 2

NON-CONSENT ITEMS

A USE PERMIT APPLICATION NO. PLN2023-0080 – WESTSIDE NURSERY– 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. Public hearing opened. OPPOSITION: None. FAVOR: Armando Garcia, Applicant. Public hearing closed.

An initial motion was made by Commissioner Callis and seconded by Commissioner Sabala to approve the staff recommendations as outlined in the staff report; however, the motion was then withdrawn prior to a vote and a new motion was made by Commissioner Callis and seconded by Commissioner Sabala to approve the staff recommendations as outlined in the staff report with the deletion of Condition of Approval No. 12.

Callis/Sabala(7/0) APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH THE DELETION OF CONDITION OF APPROVAL NO. 12.

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

6:27 p.m. Commissioner Zipser returned to the Chambers.

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

August 13, 2024: Set a public hearing on September 17, 2024 to consider the Planning Commission's recommendation of denial of Rezone Application No. PLN2023-0065 – Caloy Company, LP.

Approved the Planning Commission's recommendation of approval for two Development Agreement Applications,

Stanislaus County Planning Commission Minutes August 15, 2024 Page 3

including PLN2024-0053 – All Season Organics and PLN2024-0061 – Golden Purpose, Inc.

Re-opened and continued, for a second time, 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 20, 2024.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

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.

October 3, 2024: No items currently scheduled.

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

11. ADJOURNMENT

The meeting was adjourned at 6:29 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