

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 5, 2024

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

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

Absent: Thomas Maring

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Kristen Anaya, Associate Planner; Teresa McDonald, Associate Planner, Marcus Ruddicks, Assistant Planner, and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Shaun Wahid, Chief Deputy 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 15, 2024
Willerup/Morad (7/0) **ACCEPTED**
5. **CORRESPONDENCE** – None.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

Chair Pacheco informed the public of the consent items and procedure.

*** CONSENT ITEMS**

Ladd Hackler voiced concerns regarding Consent item 7.A. – Time Extension for Vesting Tentative Map (TM) Application No. PLN2017-0058 – Orange Grove Estates. After hearing the concerns, Chair Pacheco asked if the Commission if any members would like to have the item pulled from consent. No members of the Commission requested the item be pulled from consent and a single vote for all three consent items was taken.

- *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. The project site 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: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL**.
Callis/Campo (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
Roll Call Vote: Ayes – Callis, Campo, Morad, Sabala, Pacheco, Willerup, and Zipser
 Noes – None
 Abstaining – None
 Absent – Maring
- *B. TIME EXTENSION FOR VESTING TENTATIVE MAP (TM) APPLICATION NO. PLN2021-0040 – LAZARES COMPANIES** – Request for a one-year time extension. The approved TM subdivided an 18.6± acre parcel into 72 parcels ranging between 7,223 to 14,962 square feet in size in the Planned Development (P-D) (366) zoning district. This project is located at 3531 and 3549 East Monte Vista Avenue, between North Waring and Lester Roads, in the Community of Denair. This request is considered Exempt from the California Environmental Quality Act. APN: 024-012-009.
Callis/Campo (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
Roll Call Vote: Ayes – Callis, Campo, Morad, Sabala, Pacheco, Willerup, and Zipser
 Noes – None
 Abstaining – None
 Absent – Maring
- *C. PARCEL MAP APPLICATION NO. PLN2024-0019 – GOMEZ AND ESQUIVIAS**– Request to subdivide a 1.1± acre parcel in the Single-Family Residential (R-1) zoning district into two parcels of 10,095± and 37,739± square feet in size. The project site is located at 902 California Avenue, between Seybold Avenue and the Modesto Irrigation District Lateral No. 5 Canal, in the Modesto area. The Planning Commission will consider finding that the project is considered Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315 (Minor Land Divisions). APN: 030-014-022.
Staff Report: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL**.
Callis/Campo (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**
Roll Call Vote: Ayes – Callis, Campo, Morad, Sabala, Pacheco, Willerup, and Zipser
 Noes – None
 Abstaining – None
 Absent – Maring

NON-CONSENT ITEMS

- D. USE PERMIT APPLICATION NO. PLN2023-0056 – CALIFORNIA NUT COMPANY** – Request to expand an existing almond storage facility by permitting additional outdoor storage and the construction of five almond storage buildings totaling 210,000± square feet, in the General Agriculture (A-2-40) zoning district. The request also includes a lot line adjustment to increase the 10.28± acre parcel to 20.12± acres in size to accommodate the expansion area. The project site is located at 5166 Sperry Road, between East Grayson and Hamlow Roads, in the Denair area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APNs: 019-031-018 and 019-031-019.
Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: Rudy Briones.
FAVOR: George Tavernas, Applicant.
Public hearing closed.
Willerup/Zipser (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE PRESENTATION AND EXHIBITS.**

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

At the request of County Counsel a second motion was made to clarify that the first motion includes findings and recommendations as outlined in Exhibit A.

Callis/Campo (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN EXHIBIT A OF THE STAFF REPORT.**

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

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

- 9. REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

August 20, 2024

Approved the Planning Commission's recommendation of approval for General Plan Amendment and Rezone Application Nos.: PLN2020-0123 – 132 Investments, LLC, PLN2023-0124 – Aspiranet, and PLN2023-0166 – Gallo Glass Company.

The Board considered the Planning Commission's recommendation to adopt new terms and conditions to remedy noncompliance of the Development Agreement for PLN2020-0036 – The Peoples Remedy and authorized cancellation of the DA if they do not comply with the payment schedule set to cure the non-compliance.

August 27, 2024: Rescheduled the public hearing from September 17, 2024 to October 15, 2024 to consider the Planning Commission's recommendation of denial of Rezone Application No. PLN2023-0065 – Caloy Company, LP.

September 3, 2024: No Board of Supervisors meeting.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

September 19, 2024: No items currently scheduled.

October 3, 2024: No items currently scheduled.

October 17, 2024: Two Use Permits, one in the Oakdale area and one in Keyes/Turlock area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

At the request of the Chair, Director Freitas gave an update on the vacant Planning Commission seat.

11. ADJOURNMENT

The meeting was adjourned at 6:41 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