

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 17, 2024

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

Present: Neill Callis, Becky Campo, Thomas Maring, Wayne Pacheco, Lars Willerup, and Wayne Zipser

Absent: Carmen Morad and Jose Sabala

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: Rob Taro, Assistant County Counsel; Isael Ojeda, Engineer II, Department of Public Works; and Alondra Estrada, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. September 5, 2024
Callis/Willerup (6/0) **ACCEPTED**
5. **CORRESPONDENCE**
 - A. Memo, dated October 17, 2024, from the Stanislaus County Planning and Community Development Department, regarding Non-Consent item 7.B. – Use Permit Application No. PLN2023-0047 – Best RV Center.
 - B. Campaign Disclosure (Levine Act) form, received October 17, 2024, from Earl John Vander Schaaf, regarding Non-Consent item 7.A. – Use Permit Application No. PLN2023-0039 – MD Digester.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

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

* CONSENT ITEMS – None.

NON-CONSENT ITEMS

- A. USE PERMIT APPLICATION NO. PLN2023-0039 – MD DIGESTER** – Request to operate a methane digester to process dairy waste on a 482.4± acre parcel in the General Agriculture (A-2-40) zoning district. The methane digester will process dairy waste produced from the on-site dairy and from one off-site dairy. The project site is located at 4900 Dodds Road, between 26 Mile Road and Victory Avenue, in the Valley Home area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 002-003-020.

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

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Willerup/Callis (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Callis, Campo, Maring, Pacheco, Willerup, and Zipser

Noes – None

Abstaining – None

Absent – Morad, Sabala

- B. USE PERMIT APPLICATION NO. PLN2023-0047 – BEST RV CENTER** – Request to amend the Development Plans of Planned Developments (P-D) (351) and (253), to allow for construction of a two story 129,608 square-foot recreational vehicle (RV) sales and service building, a detached 16,086 square-foot canopy for RV sales staging, a 1,374 square-foot storage shed, and to allow for the sale of both motorized and non-motorized RVs. The project is located at 5100 and 5300 Taylor Court, and 4318 W. Warner Road, between East Keyes Road and East Taylor Road, in the Keyes/Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APNs: 045-050-005, -009, and -013; 045-053-040 to -044; and 045-062-001.

Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: Amin Vora, Applicant's Representative, and Naiel Ammari, Applicant/Property owner.

Public hearing closed.

Willerup/Callis (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH THE FOLLOWING AMENDMENT TO CONDITION OF APPROVAL NO. 4 AS OUTLINED IN THE MEMO DATED OCTOBER 17, 2024, TO READ AS FOLLOWS:**

4. ~~Completion of~~ **Issuance of all permitting for Phase 2 shall be no later than 18 months, with completion of all permitting no later than 36**

months from project approval, unless extended as permitted under P-D (351).

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

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

October 1, 2024: Proceeded with the cancellation of the Development Agreement for Use Permit No. PLN2020–0036 – The Peoples Remedy, and ordered the closure of all components of the operation within 30 days of the repeal of the adopted ordinances.

October 15, 2024: Rescheduled the public hearing from October 15, 2024 to November 5, 2024 to consider the Planning Commission’s recommendation of denial of Rezone Application No. PLN2023-0065 – Caloy Company, LP.

Appointed Andrew Huff to the Stanislaus County Planning Commission.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

November 7, 2024: One use permit in the Patterson area and one tentative map in the Denair area.

November 21, 2024: Two General Plan Amendments and rezones, one in the Keyes/Turlock area and one in the Vernalis area; and one use permit in the Vernalis area.

December 5, 2024: Two time extensions, one for a vesting tentative subdivision map in the Denair area and one for a use permit in the Modesto area; two use permits, one in the Riverbank area and one in the Ceres area; one rezone in the Turlock area; and one rezone and parcel map in the Denair area.

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

11. ADJOURNMENT

The meeting was adjourned at 6:42 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