

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 7, 2024

1. **ROLL CALL:** Meeting called to order at 6:01 p.m.

Present: Neill Callis, Becky Campo, Andrew Huff, Carmen Morad, Wayne Pacheco, and Wayne Zipser

Absent: Thomas Maring, Jose Sabala, and Lars Willerup

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Senior Planner; Kristen Anaya, Senior Planner; Emily DeAnda, Associate Planner; and Shante Ruiz, Staff Services Technician. The following Stanislaus County staff were also present: Lori Sicard, Deputy County Counsel; Andrew Malizia, Deputy Director, 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. October 17, 2024
Campo/Zipser (6/0) **ACCEPTED**

5. **CORRESPONDENCE**

- A. 2025 Planning Commission Meeting Calendar

Director Freitas informed the Planning Commissioners of correspondence which was received too late for the agenda and placed before them this evening:

Letter, received November 6, 2024, from Donald Rajewich, for Non-Consent Item 7.B. – Tentative Map Application No. PLN2024-0014 – FQC, Inc.

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

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

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

- | | |
|-------------------|---|
| October 22, 2024: | Cancelled meeting. |
| October 29, 2024: | No Planning Commission items. |
| November 5, 2024: | Approved Rezone Application No. PLN2023-0065 – Caloy Company LP, a request to expand of an existing nut oil and cattle feed processing facility located on Montpelier Road, in the Denair area. |

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

- | | |
|--------------------|---|
| 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; and one rezone and parcel map in the Denair area. |
| December 19, 2024: | Three use permits, one in the Hughson area, one in the Keyes area, and one in the Modesto area. |

Director Freitas welcomed Commissioner Huff to the Planning Commission.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

Chair Pacheco gave Commissioner Huff an opportunity to introduce himself to the Planning Commission.

Chair Pacheco inquired about the results of Measure P, a measure that would levy taxes on cannabis business in the unincorporated area. Senior Planner Jeremy Ballard, addressed the Planning Commission stating that the measures appeared to be on track to pass.

11. ADJOURNMENT

The meeting was adjourned at 6:50 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/sr