

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 21, 2024

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

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

Absent: Thomas Maring and Jose Sabala

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 Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Lori Sicard, Deputy County Counsel; Isael Ojeda, Engineer, 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. November 7, 2024
Morad/Callis (7/0) **ACCEPTED**
5. **CORRESPONDENCE**

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

 - A. Campaign Disclosure (Levine Act) form, received November 15, 2024, from Bobby Yamamoto, regarding Non-Consent item 7.A. – Use Permit Application No. PLN2023-0146 – Central Irrigation, Inc.
 - B. Letter, received November 19, 2024, from Stanislaus County Farm Bureau, regarding Non-Consent item 7.B. – General Plan Amendment and Rezone Application No. PLN2021-0052 – Pattar Trucking and Non-Consent item 7.C. - General Plan Amendment and Rezone Application No. PLN2024-0016 – Atwal Properties.
 - C. Letter, received November 21, 2024, from Christine Gemperle and Erich Gemperle, regarding Non-Consent item 7.B. – General Plan Amendment and Rezone Application No. PLN2021-0052 – Pattar Trucking.

- D. Findings Statement, received November 21, 2024, from George Pertulakis, Applicant's Representative, for Non-Consent Item 7.B. – General Plan Amendment and Rezone Application No. PLN2021-0052 – Pattar Trucking.

6:02 p.m. recess was called to allow the Planning Commission time to review correspondence received too late for the November 21, 2024 agenda.

6:07 p.m. the meeting was called to order.

6. CONFLICT OF INTEREST

- A. Commissioner Campo – Non-Consent item 7.B. - General Plan Amendment and Rezone Application No. PLN2021-0052 – Pattar Trucking.

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. PLN2023-0146 – CENTRAL IRRIGATION, INC.** – Request to operate an agricultural irrigation supply business within two existing 5,000± square-foot warehouses on a 3.5± acre portion of a 194.8± acre parcel, in the General Agriculture (A-2-40) zoning district. The project site is located at 117 Orchard Road, between State Route 33 and River Road, in the Vernalis area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 016-006-007.

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

Public hearing opened.

OPPOSITION: None.

FAVOR: Keith Yamamoto, Applicant.

Public hearing closed.

Callis/Willerup (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

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

Noes – None

Abstaining – None

Absent – Maring and Sabala

6:20 p.m. Commissioner Campo left the Chambers.

- B. **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2021-0052 – PATTAR TRUCKING** – Request to amend the General Plan and zoning designations of a 10-acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development (P-D), to permit an 80-space commercial tractor-trailer parking facility. The project site is located at 4325 West Taylor Road, between State Route 99 and North Washington Road, in the Keyes/Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for this project. APN: 045-053-009. Staff Report: Jeremy Ballard, Senior Planner, Recommends **DENIAL**. Public hearing opened.
OPPOSITION: None.
FAVOR: George Petrulakis, Applicant’s Representative; and Harwinder Pattar, Applicant. Public hearing closed.

A motion was made by Commissioner Huff to recommend approval to the Board of Supervisors as outlined in Exhibit A of the staff report. The motion failed due to lack of a second.

Zipser/Morad (5/1) **RECOMMENDED DENIAL TO THE BOARD OF SUPERVISORS.**

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

7:31 p.m. Commissioner Campo returned to the Chambers.

- C. **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2024-0016 – ATWAL PROPERTIES** – Request to amend the General Plan and Zoning designations of a 23± acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development (P-D), to allow for development of a 40-space commercial tractor-trailer parking facility within a 4± acre area. The project site is located at 1018 Welty Road, west of Highway 33, just south of the Stanislaus and San Joaquin County line, in the Vernalis area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 016-038-007. Staff Report: Kristen Anaya, Senior Planner, Recommends **APPROVAL**. Public hearing opened.
OPPOSITION: None.
FAVOR: Mallorie Fenrich, Applicant’s Representative. Public hearing closed.

Willerup/Zipser (3/4) **RECOMMENDED DENIAL TO THE BOARD OF SUPERVISORS.**

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

The motion failed due to a lack of majority vote.

Huff/Callis (4/3) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

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

8. **OTHER MATTERS (NOT PUBLIC HEARINGS) – None.**
9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

November 12, 2024: No Planning Commission items.
November 19, 2024: No meeting.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

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 General Plan Consistency Review of the Stanislaus County Fiscal Year 2025-2029 Capital Improvement Plan.

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

January 2, 2025: No Items currently scheduled.

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

11. ADJOURNMENT

The meeting was adjourned at 7:50 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/ad