

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

December 19, 2024

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

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

6:04 p.m. Commissioner Campo entered the Chambers prior to staff's presentation for Non-Consent item 7.B. – Use Permit and Parcel Map Application No. PLN2024-0015 – FQC, Inc.

Absent: Andrew Huff, Carmen Morad

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; Kristen Anaya, Senior Planner; Teresa McDonald, Associate Planner; Emily DeAnda, Associate Planner; Marcus Ruddicks, Associate Planner, and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Andrew Malizia, Deputy Director, Public Works; and Alondra Estrada, and Senior Environmental Health Specialist, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM** – No one spoke.

4. **MINUTES**

A. December 5, 2024
Willerup/Sabala (6/0) **ACCEPTED**

5. **CORRESPONDENCE**

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

A. Letter, received December 16, 2024, from Randy and Edythe Watts, regarding Non-Consent item 7.D. – Use Permit Application No. PLN2022-0148 – Juan M Torres Trucking, Inc.

6. **CONFLICT OF INTEREST** – None.

7. **PUBLIC HEARINGS (* - Consent Items)**

Chair Pacheco informed the public of the consent item procedure.

*** CONSENT ITEMS**

- *A. **USE PERMIT APPLICATION NO. PLN2024-0005 – BA DIGESTER – Requesting a continuance to January 16, 2025.** Request to operate a methane digester to process dairy wastewater produced from the on-site dairy (Cross A Dairy) and five off-site dairies, on a 294± acre parcel in the General Agriculture (A-2-40) zoning district. The project site is located at 3943 Bentley Road, between Milnes and Claribel Roads, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 014-017-001.
Staff Report: Kristen Anaya, Senior Planner, Recommends **APPROVAL**.
Willerup/Maring (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE MEMO.**

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

NON-CONSENT ITEMS

- B. **USE PERMIT AND PARCEL MAP APPLICATION NO. PLN2024-0015 – FQC, INC.** – Request to amend the development plan of the Planned Development (P-D) (356) zoning district to allow for a reduced minimum parcel size and to subdivide a 7,792± square-foot parcel into two parcels approximately 3,896± square feet in size each. The property is located at 0 Kersey Road, between North Gratton Road and Story Road, in the Community of Denair. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 024-024-043.
Staff Report: Emily DeAnda, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Rod Hawkins, Applicant's Representative.
Public hearing closed.
Willerup/Sabala (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT WITH THE FOLLOWING AMENDMENT TO CONDITION OF APPROVAL NO. 11:**

11. Prior to recording of the final map issuance of the building permit, the property shall form or annex into a Community Service Area (CSA), to provide funds to ensure future maintenance and eventual replacement of the storm drainage system and landscaped areas.

Callis/Campo (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

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

E. USE PERMIT APPLICATION NO. PLN2024-0017 – LAFOLLETTE TRUCKING –

Request to allow an existing tractor-trailer parking facility to operate with up to twelve tractor and trailer combinations, on a 1.27± acre portion of a 9.81± acre parcel, in the General Agriculture (A-2-40) zoning district. The property is located at 5601 Pioneer Road, between East Grayson Road and East Keyes Road, in the Keyes area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 045-035-053. Staff Report: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Maring/Zipser (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

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

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. GENERAL PLAN (GP) CONSISTENCY FINDING FOR STANISLAUS COUNTY 2025-2029 CAPITAL IMPROVEMENT PLAN (CIP) –

A County-initiated request to consider consistency of the proposed Stanislaus County 2025-2029 Capital Improvement Plan (CIP) with the Stanislaus County General Plan.

Presentation of the General Plan Consistency Finding for the Stanislaus County 2025-2029 Capital Improvement Plan (CIP) was given by Kristy Doud, Deputy Director. Following staff's presentation, the matter was opened for discussion. Andrew Johnson, Director, General Services Agency, provided the Planning Commission with additional CIP project details.

Pacheco/Callis (7/0) **FOUND THE CIP CONSISTENT WITH THE GENERAL PLAN AS OUTLINED IN THE STAFF MEMO.**

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

- December 10, 2024: No Planning Commission items.
- December 17, 2024: Continued the public hearings for General Plan Amendment and Rezone Applications No. PLN2024-0016 – Atwal Properties and PLN2021-0052 – Pattar Trucking to August 19, 2025. Accepted the Planning Commission's decision on Tentative Map PLN2024-0014 – FQC, Inc.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

- January 2, 2025: No items currently scheduled.
- January 16, 2025: Two use permits, one in the Modesto area and one in the Turlock area, one time extension for a use permit in the Crows Landing area, an item to appoint members to an Ad Hoc Committee to evaluate truck parking in the County's agricultural areas.
- February 6, 2025: No items currently scheduled.

In recognition of Commissioner Pacheco's term ending on December 31, 2024, Director Freitas thanked the Commissioner for his service to the County and presented him with a plaque.

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

11. ADJOURNMENT

The meeting was adjourned at 7:27 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