

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 16, 2025

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

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

Absent: Thomas Maring, and Lars Willerup

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior 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; Karl Quinn, Environmental Health Program Manager, Department of Environmental Resources; and Mary-Kate Cook, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. December 19, 2024
Sabala/Callis (7/0) **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. Memo, dated January 16, 2025, from the Stanislaus County Planning and Community Development Department, regarding Non-Consent item 7.B. – BA Digester.
 - B. Campaign Disclosure (Levine Act) forms, received January 15, 2025, from Elwyn Heinen, regarding Non-Consent Item 7.C. – Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project.
 - C. Email, received January 15, 2025, from Elwyn Heinen, regarding Non-Consent Item 7.C. – Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project.

- D. Letter, received January 16, 2025, from Adrienne Werner, Development Services Director, and William Morris, City Engineer, City of Turlock, regarding Non-Consent Item 7.C. – Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project.
- E. Letter, received January 16, 2025, from Mallorie Hayes, Blue Diamond Growers, regarding Non-Consent Item 7.C. – Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project.

6. **CONFLICT OF INTEREST** – None.

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

Chair Pacheco informed the public of the consent item procedure.

*** CONSENT ITEMS**

- *A. **TIME EXTENSION FOR USE PERMIT NO. PLN2022-0074 – CAL COAST COMMODITIES** – Request for a one-year time extension to meet conditions of approval. The approved UP permitted the operation of a walnut storage facility within four existing agricultural storage buildings, totaling 80,300± square feet, on a 34.92± acre parcel in the General Agriculture (A-2-40) zoning district. The property is located at 112 East 5th Street, between State Route 33 and Armstrong Road, in the Crows Landing area. This request is considered Exempt from the California Environmental Quality Act. APN: 027-006-013.
Staff Report: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL**.
Callis/Campo (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE MEMO.**

NON-CONSENT ITEMS

- B. **USE PERMIT APPLICATION NO. PLN2024-0005 – BA DIGESTER – Continued from December 19, 2024.** 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**.
Callis/Morad (7/0) **CONTINUED THE ITEM INDEFINITELY AS OUTLINED IN THE JANUARY 16, 2025 STAFF MEMO.**

- C. USE PERMIT APPLICATION NO. PLN2018-0102 – AVILA AND SONS PACKING HOUSE PROJECT** – Request to construct a 184,311 square-foot warehouse facility in seven phases to receive, sort, store, pack, and ship agricultural produce on a 25.72-acre parcel located in the General Agriculture (A-2-40) zoning district. The project site is located 1301 N. Washington Road, between Fulkerth Road and West Main Street, in the Turlock area. The Planning Commission will consider an Addendum to the Certified Environmental Impact Report (EIR) for Use Permit No. PLN2012-0017. APN: 023-039-017. Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**. Public hearing opened.
- OPPOSITION:** Mallorie Hayes, Blue Diamond Growers; and Bill Morris, City Engineer, City of Turlock.
- FAVOR:** Dan Avila, Applicant; and Elwyn Heinen, Applicant’s Engineer. Public hearing closed.
- Callis/Zipser (6/1) **CONTINUED THE ITEM TO THE FEBRUARY 20, 2025 PLANNING COMMISSION MEETING.**
- Roll Call Vote: Ayes – Callis, Campo, Morad, Pacheco, Sabala, and Zipser
 Noes – Huff
 Abstaining – None
 Absent – Maring, Willerup

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A.** Election of the Chair and Vice-Chair for the 2025 Calendar
- Upon the motion of Commissioner Callis, seconded by Commissioner Sabala voted (7/0) to elect Commissioner Morad as Chair for the 2025 calendar.
- Upon the motion of Commissioner Callis, seconded by Commissioner Sabala voted (7/0) to elect Commissioner Campo as Vice-Chair for the 2025 calendar.
- B.** Assignment of Nuisance Abatement Hearing Board Members
- The following assignments were made by Chair Morad: Commissioners Pacheco and Willerup as members and Commissioner Maring as an alternate.
- C.** Appointment of Commissioners to General Plan Update Committee for the 2025 Calendar
- The following appointments were made by Chair Morad: Commissioners Morad and Zipser as members and Commissioner Campo as an alternate.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

January 14, 2025: Accepted the South 9th Street Corridor Plan and authorized the Planning and Public Works Directors to pursue

appropriate actions necessary to carry out the guiding principals in the South 9th Street Corridor Plan.

Pulled from the agenda the ad hoc committee item to establish a committee to review allowance of truck parking in the A-2 zoning district. It was found that the Planning Director has the authority to create the committee. An ad hoc committee to review allowance of truck parking in the A-2 zoning district has been established. Supervisor Chiesa and Commissioner Morad will serve on the committee and report to the General Plan Update Committee (GPUC). The GPUC will then make recommendations to the Planning Commission (PC) and the PC will then make recommendations to the Board of Supervisors.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

February 6, 2025: No items currently scheduled.

February 20, 2025: Three use permits, one in Modesto, one in the Turlock area; and one time extension in Denair.

March 6, 2025: No items currently scheduled.

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

11. ADJOURNMENT

The meeting was adjourned at 7:29 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