

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 6, 2025

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

Present: Neill Callis, Becky Campo, Carmen Morad, Jose Sabala, Lars Willerup, and Wayne Zipser

Absent: Joseph Brichetto, Andrew Huff, and Thomas Maring

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy 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; Andrew Malizia, Deputy Director, Public Works; Karl Quinn, Hazardous Materials Manager; 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. January 16, 2025
Sabala/Willerup (6/0) **ACCEPTED**
Roll Call Vote: Ayes – Callis, Campo, Morad, Sabala, Willerup, and Zipser
Noes – None
Abstaining – None
Absent – Brichetto, Huff, and Maring
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 February 19, 2025, from Corbett J. Browning, of Robbins, Browning, Godwin & Marchini, regarding Non-Consent item 7.B. – Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project.
 - B. Letter, received March 5, 2025, from Paul Beard II, of Pierson and Ferdinand, regarding Non-Consent item 7.B. – Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project.

- C. Letter, received March 6, 2025, from Jonathan Flecker, of Flecker Associates, regarding Non-Consent item 7.B. – Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project.
- D. Letter, received March 6, 2025, from Mallorie Hayes, of Blue Diamond Growers, regarding Non-Consent item 7.B. – Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project.
- E. Letter, received February 18, 2025, from Donald Rajewich, regarding Consent item 7.*A. – Time Extension for Tentative Map Application No. PLN2022-0026 - Elmwood Estates.
- F. Letter, received March 3, 2025, from Donald Rajewich, regarding Consent item 7.*A. – Time Extension for Tentative Map Application No. PLN2022-0026 - Elmwood Estates.
- G. Letter, received March 6, 2025, from Donald Rajewich, regarding Consent item 7.*A. – Time Extension for Tentative Map Application No. PLN2022-0026 - Elmwood Estates.

6. **CONFLICT OF INTEREST** – None.

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

Chair Morad informed the public of the consent item procedure.

*** CONSENT ITEMS**

- *A. **TIME EXTENSION FOR TENTATIVE MAP NO. PLN2022-0026 – ELMWOOD ESTATES** – *Continued from February 20, 2025 due to lack of quorum.* Request for a one-year time extension. The approved Tentative Map (TM) subdivided a 4.82± acre parcel into 17 parcels, ranging in size between 8,000± to 10,594± square feet, in the Planned Development (P-D) (367) zoning district. The property is located at 3700 Story Road, between Zeering Road and Walton Street, in the Community of Denair. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project. APN: 024-055-060. Staff Report: Emily DeAnda, Associate Planner, Recommends **APPROVAL**. Campo/Callis (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE MEMO.**
- Roll Call Vote: Ayes – Callis, Campo, Morad, Sabala, Willerup, and Zipser
Noes – None
Abstaining – None
Absent – Brichetto, Huff, and Maring

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2018-0102 – AVILA AND SONS PACKING HOUSE PROJECT – *Continued from February 20, 2025 due to lack of quorum.*** 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: Darin DuPont, Flecker Associates, representing the City of Turlock; Mallorie Hayes, Blue Diamond Growers; Travis Hill, Blue Diamond Growers; and Chris Fisher, City of Turlock.
FAVOR: Dan Avila, Applicant; and Elwyn Heinen, Applicant's Engineer.
Public hearing closed.

At the request of the Applicant the public hearing was reopened by Chair Morad to allow the Applicant to address the Commission and then the public hearing was reclosed.

A motion was made by Commissioner Sabala, seconded by Commissioner Campo, to adopt the findings and approve the staff recommendation, including amendments to Conditions of Approval Nos. 10 and 22, as outlined in the February 20, 2025 memo.

7:37 p.m. In response to Commissioner Zipser, recess called by Chair Morad to provide staff the opportunity to identify language the Commission could consider for amending Condition of Approval No. 22 to require additional pavement length.

7:45 p.m. Meeting was called to order by Chair Morad and the public hearing resumed for Non-Consent agenda item 7.B. Use Permit Application Number PLN2018-0102 – Avila and Sons Packing House Project.

Motion on the floor was withdrawn by Commissioner Sabala and the second was rescinded by Commissioner Campo and a new motion was introduced

Sabala/Campo (6/0) **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL/MITIGATION MEASURES INCLUDED IN EXHIBIT C OF THE JANUARY 16, 2025, PLANNING COMMISSION STAFF REPORT, INCLUDING THE AMENDMENTS TO CONDITIONS OF APPROVAL NOS. 10 AND 22 AS OUTLINED IN THE FEBRUARY 20, 2025 STAFF MEMO, AND INCLUDING AN ADDITIONAL AMENDMENT TO CONDITION OF APPROVAL NO. 22, AS PRESENTED BY STAFF AT THE PUBLIC HEARING, TO READ AS FOLLOWS:**

22. **In addition to the driveway apron required to be installed subject to issuance of a City of Turlock encroachment permit, the on-site storage depth for oncoming trucks outside of any gate shall meet the County requirements of Standards and Specifications Plate No. 3-G2, which requires a paved driveway throat of 100 feet beginning from the western edge of the driveway approach and 200 additional feet, or a shorter distance if necessary to avoid a conflict with building placement, per the approved site plan be adequate for trucks coming off the road. The entry vehicles shall not block any travel lane or shoulder. If the storage depth is inadequate, it may require that the fence be moved further into the property.**

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

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. Assignment of Nuisance Abatement Hearing Board Members

Chair Morad assigned Commissioner Callis as a member to the NAHB replacing Commissioner Pacheco.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

Since the last Planning Commission meeting there have been no planning items considered by the Board; however, the Board did appoint Joseph Brichetto to the Planning Commission at their February 4, 2025 meeting. Commissioner Brichetto will represent District 1.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

March 20, 2025: Three use permits, two in the Modesto area and one in the Turlock area.

April 3, 2025: Parcel map, variance, and exception in the Community of Del Rio; and a General Plan amendment and rezone in the Modesto area.

Director Freitas introduced Alec Cruz, Assistant Planner, to the Planning Commission.

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

11. ADJOURNMENT

The meeting was adjourned at 7:52 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