

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 1, 2019

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

Present: Chair Scott Hicks, Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Wayne Mott, Perfecto Munoz, Lars Willerup, and Wayne Zipser.

Absent: Thomas Maring.

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Senior Planner; Teresa McDonald, Assistant Planner; and Angelica Dueñas, Confidential Assistant IV. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Angie Halverson, Senior Land Development Coordinator, Public Works; Ramon Salinas, Assistant Engineer/Surveyor, Public Works; and Bella Badal, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – None.
4. **APPROVAL OF MINUTES**
 - A. July 18, 2019
Willerup/Buehner (6/0) **APPROVED.**
Commissioners Blom and Mott abstained.
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners that there are three items of correspondence placed before them this evening that were too late for the agenda:

 - A. Letter, dated July 22, 2019, from surrounding landowners John and Bev Medeiros, regarding Non-Consent Item 7-A – Parcel Map and Variance Application No. PLN 2018-0091 – Friedrich & Tourtlotte.
 - B. Letter, dated July 22, 2019, from surrounding landowners Kevin and Concha Leach, regarding Non-Consent Item 7-A – Parcel Map and Variance Application No. PLN2018-0091 – Friedrich & Tourtlotte.
 - C. Letter, received July 30, 2019, from Brent Barton of Barton Ranch, Inc., regarding Non-Consent Item 7-A – Parcel Map and Variance Application No. PLN2018-0091 – Friedrich & Tourtlotte.

6. **CONFLICT OF INTEREST** – None.

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

Commissioner Hicks informed the public of the consent items and procedure.

*** CONSENT ITEMS** – None.

NON-CONSENT ITEMS

A. **PARCEL MAP AND VARIANCE APPLICATION NO. PLN2018-0091 – FRIEDRICH AND TOURTLOTTE** - Request to subdivide a 5.5-acre parcel into four parcels, 1.7, 1.3, 1.3, and 1.2 acres in size, in the A-2-40 (General Agriculture) zoning district. A Variance to the Subdivision Ordinance is included to allow the size of the parcels to go below the 40-acre minimum. The project site is located at 7291 Adams Gravel Plant Road, east of the Stanislaus River, northwest of Highway 108, in the Riverbank area. The Planning Commission will consider adoption of a Negative Declaration for the project. APN: 062-008-001. Staff Report: Teresa McDonald, Assistant Planner, Recommends **DENIAL**. Public hearing opened.
OPPOSITION: None.
FAVOR: Matt Friedrich, applicant.
Buehner/Etchebarne (8/0) **APPROVED THE APPLICATION AS OUTLINED IN EXHIBIT A – FINDINGS AND ACTIONS REQUIRED FOR PROJECT APPROVAL OF THE AUGUST 1, 2019 PLANNING COMMISSION STAFF REPORT.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

July 30, 2019: Set Public Hearings for August 13, 2019, at the 9:00 a.m. meeting, to Consider the Planning Commission’s recommendation for:

- Approval of Use Permit (UP) and Development Agreement (DA) Application No. PLN2018-0149, Bynate, request to establish a commercial cannabis retail business located on State Highway 33, in the Crows Landing area.
- Approval of UP and DA Application No. PLN2018-0113, Central Valley Growers, LLC – West Fulkerth Road, request to establish a commercial cannabis cultivation business, located on West Fulkerth Road, in the Turlock area.

Approved UP and DA Application No. PLN2018-0099, Golden Purpose, request to establish a commercial cannabis cultivation distribution business, located on Jessup Road, in the Community of Keyes.

Approved UP and DA Application No. PLN2018-0151, Prem Gen Corp, Nathan Avenue, request to establish a commercial cannabis cultivation operation, located on Nathan and El Roya Avenues, in the Modesto area.

Denied the appeal of the Planning Commission's approval for UP Application No. PLN2018-0161 – Tri-Cal, Inc., request to operate an agricultural contractor storage and staging yard specializing in the application of soil conditioning products, located on Crackerbox Road, in the Oakdale area. Denial of the appeal means the Planning Commission decision stands and the project is approved.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

- August 7, 2019: Planning Commission Sub-Committee Site Visit of Recology Blossom Valley Organics – North, in the Vernalis area .
- August 15, 2019: One Time Extension for a Vesting Tentative Subdivision Map in the Knights Ferry area and one Use Permit and Development Agreement in the Empire area for the operation a retail cannabis business.

10. ADDITIONAL MATTERS AT DISCRETION OF CHAIRMAN – None.

11. ADJOURNMENT

The meeting was adjourned at 6:39 p.m.

Signature on file.

Angela Freitas, Secretary
Planning and Community Development

(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>.)