

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 6, 2020

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

Present: Marjorie Blom, Erika Durrer, Scott Hicks, Thomas Maring, Wayne Mott, Lars Willerup, Wayne Zipser

Absent: Kenneth Buehner, Perfecto Munoz

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; and Jennifer Akin, Planning Commission Clerk. The following Stanislaus County staff were also present: Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources; and by teleconference, Michael Ziman, Deputy County Counsel.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **APPROVAL OF MINUTES**
 - A. July 16 ,2020
Willerup/Maring (5/0) **APPROVED.**
Commissioner(s) Durrer and Mott abstained.
5. **CORRESPONDENCE**
Director Freitas informed the Commissioners that there was no correspondence.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Blom informed the public of the consent items and procedure.

* CONSENT ITEMS

- *A. **TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP (VTSM) APPLICATION NO. 2006-06 - KNIGHTS FERRY OVERLOOK** - Request for a one-year time extension. The approved VTSM subdivided a 33.70 acre parcel into eight lots ranging from 0.50 to five acres in size and a 12.03 acre remainder parcel in the A-2-5 (General Agricultural) and H-S (Historical Site) zoning districts. The project is located at the southeast corner of Cemetery and Frymire

Roads, in the Knights Ferry area. The project is considered Exempt from the California Environmental Quality Act. APNs: 002-044-003 and 002-044-004.
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.
Mott/Maring (7/0) **APPROVED THE TIME EXTENSION AS OUTLINED IN THE STAFF MEMO.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2019-0080 –SUN VALLEY TRANSPORT, INC.-**
Request to establish and operate a truck parking facility for up to eight tractor-trailer and tanker combinations, on approximately .67 acres of a 19.2± acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 8125 and 8129 Alderson Road, on the northeast corner of Geer and Alderson Roads in the Hughson area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 045-041-002.
Staff Report: Kristin Doud, Principal Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None
FAVOR: Katie Borelli
Public hearing closed.
Willerup/Maring (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

July 28, 2020: Set the Public Hearing for August 11, 2020 to consider the Planning Commission's Recommendation of Approval of Rezone Application No. PLN2017-0098 – Best RV Center. This is a request to rezone eight parcels to expand and reorganize an existing recreational vehicle (RV) sales business allowing the expansion of RV storage in two phases. The project is located at 5100, 5340, 6424, and 6440 Taylor Court and 4318 W. Warner Road in the Keyes and Turlock area.

Approved the Planning Commission's recommendation for approval for Use Permit and Development Agreement No. PLN2019-0092 – Pacific Botanical Laboratories, LLC. This is a request to operate a commercial cannabis and hemp testing lab within an existing two-story building on a 2.28 acre parcel in the P-D 180 (Planned Development) zoning district. The project is located at 4100 Bangs Avenue in the Community of Salida.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

August 20, 2020: One Use Permit in the Grayson area, and a presentation on hemp.

September 3, 2020: Two Use Permits: one in the Hughson area, and one in the Ceres area; one Use Permit and Development Agreement in the Turlock area.

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

11. ADJOURNMENT

The meeting was adjourned at 6:15 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>.)