

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

September 17, 2020

1. **ROLL CALL:** Meeting called to order at 6:05 p.m.  
  
Present: Marjorie Blom, Kenneth Buehner, Erika Durrer, Thomas Maring, Wayne Mott, Wayne Pacheco, Lars Willerup  
  
Absent: Perfecto Munoz, Wayne Zipser  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Associate Planner, and Jennifer Akin, Planning Commission Clerk. The following Stanislaus County staff were also present: Tera Chumley, Management Consultant, Chief Executive Office; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; 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. August 20,2020  
Mott/Willerup (5/0) **APPROVED.**  
Commissioner(s) Maring and Pacheco abstained.
  - B. September 3, 2020  
Maring/Durrer (4/0) **APPROVED.**  
Commissioner(s) Blom, Pacheco, and Willerup abstained.
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners of one item of correspondence placed before them this evening:

  - A. Email dated September 17, 2020 from Bays Property Partnership and Bays Ranch, Inc., regarding Non-Consent Item 7-A – Use Permit and Development Agreement Application No. PLN2019-0095 – Central Valley Growers, LLC – Howard Road III

*Director Freitas welcomed Commissioner Pacheco, congratulating him on his appointment to the Planning Commission. She also informed the Commission that Commissioner Pacheco had the Oath of Office administered prior to this evening's meeting.*

6. **CONFLICT OF INTEREST** – None.

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

Commissioner Blom informed the public that there were no consent items.

**\* CONSENT ITEMS** – None.

**NON-CONSENT ITEMS**

A. **USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2019-0095 – CENTRAL VALLEY GROWERS, LLC – HOWARD ROAD III** –

Request to obtain a Use Permit and Development Agreement to establish a mixed-light commercial cannabis cultivation, nursery, processing, and distribution operation in phases on a 49-acre parcel in the A-2 (General Agriculture) zoning district. The project site is located at 3735 Howard Road, between the California Aqueduct and the Delta Mendota Canal, east of Interstate Highway 5, in the Westley area. The Planning Commission will consider finding that no further analysis under the California Environmental Quality Act is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was certified) and that the project is exempt from CEQA under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 016-037-039.

Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.

**Recess – 6:23 p.m.**

**Recess was taken to allow the Planning Commission and Staff to review the correspondence**

**Reconvened – 6:28 p.m.**

Public hearing opened.

**OPPOSITION:** Daniel Bays

**FAVOR:** Zach Drivon, Nav Athwal, Bob Blink, Shikha Jain, Roman Katuszonek, Don DeGraff

Public hearing closed.

Buehner/Mott (5/2) **RECOMMENDED DENIAL TO THE BOARD OF SUPERVISORS.**

**Roll Call Vote:** Ayes – Buehner, Durrer, Maring, Mott, Pacheco

Noes – Willerup, Blom

Absent – Munoz, Zipser

Abstained – None.

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

9. **REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

September 15, 2020: Approved the appointment of Wayne Pacheco to the Planning Commission.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

October 1, 2020: One Use Permit in the Denair area, and one Use Permit and Development Agreement in the Turlock area.

October 15, 2020: One Parcel Map in the Patterson area and one Use Permit in the Ceres area.

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

**11. ADJOURNMENT**

The meeting was adjourned at 7:08 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>.)