

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

January 17, 2019

6:00 P.M.

*CHAMBERS – BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10<sup>TH</sup> STREET, MODESTO  
[www.stancounty.com/planning](http://www.stancounty.com/planning)*

The Planning Commission welcomes you to its meetings which are regularly scheduled the first and third Thursday of each month, and your interest is encouraged and appreciated.

The agenda is divided into two sections:

**CONSENT CALENDAR:** These are items on this agenda designated by an asterisk (\*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing County policy and the County General Plan and are, therefore, recommended for "routine" approval. Prior to actual Planning Commission consideration, the Chair will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from "Consent", please speak up and advise the Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.

**NON-CONSENT CALENDAR:** These items will be individually discussed and reviewed in detail.

**ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA:** While the Planning Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if comments are limited to five minutes so that everyone may be heard.

**PUBLIC COMMENT PERIODS:** Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning Commission for consideration; however, California law prohibits the Commission from taking any action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

New agenda items will not be heard after 11:00 p.m. If agenda item is not fully discussed by 12:30 a.m., it will be continued at the discretion of the Chair.

**PLANNING COMMISSION AGENDAS AND MINUTES:** Commission Agendas, Minutes, and copies of items to be considered by the Planning Commission are typically posted on the internet on Friday afternoons preceding the meeting at the following website: <http://www.stancounty.com/planning/>. All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, during normal business hours.

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**REASONABLE ACCOMMODATIONS:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

1. **ROLL CALL:** Marjorie Blom, Kenneth Buehner, Marc Etchebarne, Scott Hicks, Thomas Maring, Wayne Mott, Perfecto Munoz, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM**

4. **MINUTES**

A. January 3, 2019 [\[View Item\]](#)

5. **CORRESPONDENCE**

6. **CONFLICT OF INTEREST DECLARATION**

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

**\*CONSENT ITEMS** – None.

**NON-CONSENT ITEMS**

A. **USE PERMIT APPLICATION NO. PLN2018-0043 – COUCO CREEK DAIRY, INC.** – Request to expand an existing dairy operation, operating on five parcels (totaling 421± acres), in order to increase support stock from 500 heifers to 2,250 heifers. Mature cow numbers are to remain at 3,487 combined milk and dry cows, for a total herd increase of 1,750 animals. The project is located in the A-2-40 (General Agriculture) zoning district at 3303 S. Washington Road, on the southwest corner of W. Harding Road and S. Washington Road, in the Turlock area. The Planning Commission will consider adoption of a CEQA Negative Declaration for the project. APNs: 044-039-001, 044-039-002, 044-040-041, 044-040-042, 057-015-034. [\[View Item\]](#)

B. **USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2018-0094 – LYFTEF FARMS, INC. – 5271 JERUSALEM COURT** – This is a request to establish a commercial cannabis indoor cultivation operation within an existing 19,532 square foot warehouse building in the P-I (7) (Planned Industrial) zoning district. A Development Agreement is included in the project request. The project is located at 5271 Jerusalem Court, north of Kiernan Avenue, in the Modesto area. The Planning Commission will consider finding that no further analysis under CEQA is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan or Zoning for which an EIR was prepared). APNs: 004-065-023.

***For a copy of this report please contact the Planning Department at (209) 525-6330 or send an email to [Planning@stancounty.com](mailto:Planning@stancounty.com)***

C. **USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2018-0095 – LYFTEF FARMS, INC. – 5266 JERUSALEM COURT** - This is a request to establish a commercial cannabis indoor nursery and distribution operation within an existing 18,750 square foot warehouse building in the P-I (7) zoning district. A Development Agreement is included in the project request. The project is located at 5266 Jerusalem Court, north of Kiernan Avenue, in the Modesto area. The Planning Commission will consider finding that no further analysis under CEQA is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan or Zoning for which an EIR was prepared). APN: 004-065-018.

***For a copy of this report please contact the Planning Department at (209) 525-6330 or send an email to [Planning@stancounty.com](mailto:Planning@stancounty.com)***

D. **USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2018-0096 – TRULEAF, INC.** – This is a request to establish a commercial cannabis indoor cultivation, manufacturing, and distribution operation within an existing 20,724 square foot warehouse building in the P-I (17) (Planned

Industrial) zoning district. A Development Agreement is included in the project request. The project is located at 4622 Glass Court, between Glass Lane and Galaxy Way, south of Kiernan Avenue, in the City of Modesto Sphere of Influence. The Planning Commission will consider finding that no further analysis under CEQA is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan or Zoning for which an EIR was prepared). APNs: 046-011-049.

***For a copy of this item please contact the Planning Department at (209) 525-6330 or send an email to [Planning@stancounty.com](mailto:Planning@stancounty.com)***

**8. OTHER MATTERS (Not Public Hearings)**

- A. Election of Chair and Vice Chair for 2019
- B. Assignment of Nuisance Abatement Hearing Board Members
- C. Appointment of Commissioners to the General Plan Update Committee for 2019

**9. REPORT OF THE PLANNING DIRECTOR**

**10. ADDITIONAL MATTERS AT DISCRETION OF CHAIR**

**11. ADJOURNMENT**

***ALL ACTIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION CAN BE APPEALED TO THE BOARD OF SUPERVISORS BY 5 P.M., January 28, 2019. THE FEE FOR APPEAL IS \$1,270.00.***