

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

September 17, 2020

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)

### Public Access to the Planning Commission Meetings

Members of the public may observe the meeting and provide comments to the Planning Commission as described below.

This meeting will be open to the public. Effective June 22, 2020, pursuant to the order issued by Governor Newsom and consistent with guidance issued by the California Department of Public Health, social distancing and face coverings are required for in person attendance at the meeting. The chamber's audience seating capacity will be limited to approximately thirty (30) persons.

- You can also observe the live stream of the meeting at <http://www.stancounty.com/sclive/>
- In addition, Planning Commission meetings are broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: <http://www.stancounty.com/planning/broadcasting.shtml>
- If you would like to provide a written comment, please submit your comments via email prior to the start of the Planning Commission meeting. Please email your comment to [Planning@stancounty.com](mailto:Planning@stancounty.com) and include the Agenda Item Number or Public Comment Period in the subject line of the email. Your written comment will be distributed to the Planning Commissioners and kept on file as part of official record of the Planning meeting.

The Planning Commission 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. All consent items will be voted on as a single action at the beginning of the meeting under the section titled "Consent Items" without discussion, unless requested to be withdrawn from "Consent".

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

**ANY MEMBER OF THE PUBLIC DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA:** While the Planning Commission welcomes and encourages participation in the Commission meetings, 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:** Agendas, Minutes, and copies of items to be considered by the Planning Commission are available at least 72 hours prior to the scheduled meeting date on the Planning Commission's Agenda & Minutes web page ([www.stancounty.com/planning/agenda/index.shtml](http://www.stancounty.com/planning/agenda/index.shtml)). 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 please contact the Planning Department (209) 525-6330 for instructions.

**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, Erika Durrer, Thomas Maring, Wayne Mott, Perfecto Munoz, Lars Willerup, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM**
4. **MINUTES**
  - A. August 20, 2020 [\[View Item\]](#)
  - B. September 3, 2020 [\[View Item\]](#)
5. **CORRESPONDENCE**
6. **CONFLICT OF INTEREST DECLARATION**
7. **PUBLIC HEARINGS (\*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. ***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)**
9. **REPORT OF THE PLANNING DIRECTOR**
10. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR**
11. **ADJOURNMENT**

**DECISIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION, EXCLUDING RECOMMENDATIONS, ARE APPEALABLE TO THE BOARD OF SUPERVISORS IF FILED WITH THE CLERK OF THE BOARD WITHIN TEN DAYS OF THE DATE OF THE PLANNING COMMISSION MEETING AT WHICH THE DECISION IS MADE (COUNTY CODE SECTION 21.112.040 – PLANNING COMMISSION DECISIONS). THE APPEAL FEE IS \$1,307.00.**