

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 15, 2020

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

Present: Marjorie Blom, Kenneth Buehner, Erika Durrer, Wayne Mott, Wayne Pacheco, Lars Willerup, Wayne Zipser

Absent: Thomas Maring, Perfecto Munoz

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Rachel Wyse, Senior Planner, Emily Basnight, Assistant 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. October 1, 2020
Buehner/Willerup (6/0) **APPROVED**.
Commissioner Durrer 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. **TENTATIVE PARCEL MAP APPLICATION NO. PLN2020-0058 – YAMAMOTO**
– Request to subdivide a 102± acre parcel into two 51± acre parcels in the A-2-40 (General Agriculture) zoning district. The project site is on the north side of Highway 33, between E. Hamilton Road and Grayson Road, in the Westley area. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act Guidelines Section 15183

(Consistency with a General Plan or Zoning Ordinance for which an EIR was prepared) and that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 016-024-057.

Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.
Willerup/Durrer (7/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. USE PERMIT APPLICATION NO. PLN2019-0029 – COWAN TRACT** - Request to amend the Development Standards of Planned Development (P-D 3), to bring them into conformance with the surrounding A-2-40 (General Agriculture) zoning district's development standards. P-D 3 covers the Cowan Tract Subdivision, which is bounded by Crows Landing Road to the west, San Joaquin Street to the north, Lathrop Street to the south, and the Union Pacific Railroad to the east, and is located in the Ceres area. This project is considered Exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061 (Common Sense Exemption). APNs: Book 041, Pages 055 and 056.
Staff Report: Rachel Wyse, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: None.
Public hearing closed.
Durrer/Pacheco (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

October 13, 2020: Approved to set the Public Hearing on October 27, 2020 to consider the Planning Commission's recommendation of approval for Use Permit and Development Agreement Application No. PLN2019-0133 - Legacy Nursery, LLC – S. Daubenberger Road, a request to establish a commercial cannabis nursery business in three phases on a 38.1 acre parcel in the M (Industrial) zoning district, located at 2201 S. Daubenberger Roads intersection, east of S. Golden State Boulevard, in the Turlock area.

Approved an Indefinite Continuance to consider the Planning Commission's recommendation of denial for Use Permit and Development Agreement Application No. PLN2019-0095 – Central Valley Growers, LLC – Howard Road III, a 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, located at 3735 Howard Road, between the California Aqueduct and the Delta Mendota Canal, north of Interstate Highway 5, in the Westley area.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

November 5, 2020: One County-wide Ordinance Amendment

November 19, 2020: One General Plan Amendment in the Oakdale area

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

11. ADJOURNMENT

The meeting was adjourned at 6:17 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>.)