

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

December 17, 2020

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

Present: Kenneth Buehner, Erika Durrer, Thomas Maring, Wayne Mott, Perfecto Munoz, Wayne Pacheco, Lars Willerup

*Commissioners Durrer, Maring, and Munoz participated remotely.*

Absent: Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Jeremy Ballard, Associate 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 by webinar, Michael Ziman, Deputy County Counsel; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.

*Deputy County Counsel, Michael Ziman and Senior Environmental Health Specialist, Parminder Dhillon participated remotely.*

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM** – No one spoke.

4. **APPROVAL OF MINUTES**

A. December 3, 2020  
Mott/Buehner (7/0) **APPROVED.**

**Roll Call Vote:** Ayes – Commissioners Buehner, Durrer, Maring, Mott, Munoz, Pacheco, Willerup  
Noes – None.  
Absent – Commissioner Zipser  
Abstained – None.

5. **CORRESPONDENCE**

Director Freitas informed the Commissioners that there was no correspondence.

6. **CONFLICT OF INTEREST** – None.

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

Commissioner Maring informed the public of the consent items and procedure.

**\* CONSENT ITEMS**

- \*A. ORDINANCE AMENDMENT NO. PLN2020-0105 – HEMP CULTIVATION – Requesting indefinite continuance** - Request to amend Chapter 6.85 Hemp Cultivation and Chapter 21.20 - General Agriculture District (A-2), of the Stanislaus County Code. The amendment will adopt a permanent ordinance for the cultivation of hemp in the A-2 (General Agriculture) zoning district of the unincorporated areas of Stanislaus County. The permanent ordinance will set standards for registration, nuisance, revocation, and payment of fees. Chapter 21.20 is proposed to be amended to include the hemp cultivation regulations by reference. APN: County-wide.  
Staff Report: Jeremy Ballard, Associate Planner, Recommends **INDEFINITE CONTINUANCE**.  
Willerup/Munoz (7/0) **APPROVED INDEFINITE CONTINUANCE AS OUTLINED IN THE STAFF MEMO DATED DECEMBER 17, 2020.**

**Roll Call Vote:** Ayes – Commissioners Buehner, Durrer, Maring, Mott, Munoz, Pacheco, Willerup  
Noes – None.  
Absent – Commissioner Zipser  
Abstained – None.

**NON-CONSENT ITEMS**

- B. REZONE APPLICATION NO. PLN2020-0073 – ELUM, INC.** – Request to rezone a 5.7 acre parcel from P-D (Planned Development) (300) to a new Planned Development to allow for the operation of a labelling machine assembly and repair business in two phases. Phase 1 will include the use of an existing 15,126 square-foot building and Phase 2 proposes to construct a new building up to 25,000 square-feet in size. The project site is located at 4918 Taylor Court, between East Keyes and Taylor Roads, west of State Route 99, in the Keyes/Turlock area. This project is considered Exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 045-062-003.  
Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** Ron West  
Public hearing closed.  
Buehner/Pacheco (7/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE DECEMBER 17, 2020 STAFF REPORT.**

**Roll Call Vote:** Ayes – Commissioners Buehner, Durrer, Maring, Mott, Munoz, Pacheco, Willerup  
Noes – None.  
Absent – Commissioner Zipser  
Abstained – None.

**8. OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A. Assignment of Nuisance Abatement Hearing Board Members

Commissioner Mott appointed as member.  
Commissioner Pacheco appointed as member.  
Commissioner Durrer appointed as alternate member.

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

December 15, 2020: Approved the Planning Commission's recommendation of approval for General Plan Amendment and Rezone Application No. PLN2020-0016 – Brichetto – River Road, a request to amend the General Plan Designation of a 3.9± acre parcel and the zoning designation of two parcels totaling 7.8 acres in size to Planned Development to allow for the storage of recreational vehicles (RVs), located at 9919 Valley Home Road (SR 120) and 7420 River Road, between Rodden and Jackson Roads, north of the Stanislaus River, in the Oakdale area.

Approved Use Permit and Development Agreement Application No. PLN2019-0095 – Central Valley Growers, LLC – Howard Road III, a request 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, east of Interstate Highway 5, in the Westley area.

Director Freitas announced the departure of Senior Planner, Rachel Wyse from the Planning Department and took the opportunity to express appreciation for her nearly 15 years of employment with the County.

**MISCELLANEOUS & ON THE HORIZON**

Planning Commission

January 7, 2021: Tentatively scheduled Planning Commission workshop.

January 21, 2021: One Rezone in the Denair area, Election of 2021 Chair and Vice-Chair, and appointment to the General Plan Update Committee.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:27 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>.)