

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 1, 2021

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

Present: Matt Beekman, Erika Durrer, Thomas Maring, Wayne Mott, Perfecto Munoz, Wayne Pacheco

Commissioner Mott was not present at the start of the meeting.

Absent: Kenneth Buehner, Lars Willerup, Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Miguel Galvez, Deputy Director; Kristin Doud, Principal Planner; Kristen Anaya, Assistant Planner; and Jennifer Akin, Planning Commission Clerk. The following Stanislaus County staff were also present: Michael Ziman, Deputy County Counsel; David Leamon, Director, Public Works; Frederic Clark, Deputy Director, Public Works; Patrick Cavanah, Interim Director, Environmental Resources; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; Parminder Dhillon, and Rachel Riess, Senior Environmental Health Specialists, Department of Environmental Resources.

Deputy County Counsel, Michael Ziman; Director of Public Works, David Leamon; Deputy Director of Public Works, Frederic Clark; Interim Director of Environmental Resources, Patrick Cavanah; Senior Environmental Health Specialists, Parminder Dhillon and Rachel Riess participated remotely.

2. **PLEDGE OF ALLEGIANCE**

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

Director Freitas informed the Commissioners, that due to the absence of the Chair and Vice-Chair, the Commission is required to elect a member to serve as Chair pro tem for tonight's meeting. Director Freitas recommended the election of Commissioner Maring to serve as acting Chair.

Beekman/Durrer (5/0) **APPROVED THE RECOMMENDATION TO APPOINT COMMISSIONER MARING TO SERVE AS ACTING CHAIR.**

4. **APPROVAL OF MINUTES**

A. March 4, 2021
Munoz/Durrer (5/0) **APPROVED.**

5. CORRESPONDENCE

Director Freitas informed the Commissioners that there was no correspondence.

6. CONFLICT OF INTEREST

A. Commissioner Erika Durrer – Non-Consent Item 7-B, Use Permit Application No. PLN2020-0125 – Crows Landing Industrial Business Park Well Site, Phase 1A Design Modifications, and General Plan Conformance Determination

7. PUBLIC HEARINGS (* - Consent Items)

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

*** CONSENT ITEMS**

***A. PARCEL MAP APPLICATION NO. PLN2020-0124 – JRC & CLAROT – S. CARPENTER ROAD** – Request to subdivide a 160± acre parcel into four 40 acre parcels in the A-2-40 (General Agriculture) zoning district. The project site is located at 8707 S. Carpenter Road, on the northwest corner of W. Fulkerth and S. Carpenter Roads, in the Turlock 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: 022-003-012.
Staff Report: Kristen Anaya, Assistant Planner, Recommends **APPROVAL**. Pacheco/Durrer (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

Planning Commission lacked a quorum to hear Item 7-B following the approval of Item 7A, so Items 8 through 10 were heard out of order prior to Item – 7-B based on the knowledge that Commission Mott was going to be joining the meeting remotely and would provide the needed quorum to continue.

6:15 p.m. - Recess

6:17 p.m. - Commissioner Mott joined the meeting remotely

6:25 p.m. - Reconvene and Commissioner Durrer left Chambers

NON-CONSENT ITEMS

B. USE PERMIT APPLICATION NO. PLN2020-0125 – CROWS LANDING INDUSTRIAL BUSINESS PARK WELL SITE AND PHASE 1A DESIGN MODIFICATIONS – Request to obtain a use permit to develop an off-site domestic potable water well to serve the Crows Landing Industrial Business Park (CLIBP), on a one-acre portion of a 70.68 acre parcel in the A-2-40 (General Agricultural) zoning district, and to allow for modifications to the stormwater collection facilities and the on-site Wastewater Treatment Systems approved for Phase 1A of the CLIBP. The well site is located at the intersection of Bonita Avenue and 4th Street, west of State Route 33, in the Community of Crows Landing. The CLIBP is zoned S-P (2) (Specific Plan) and is located at the northwest corner of Fink and Bell Roads, east of Davis Road, south of West Marshall Road, in the Crows Landing area. The Planning Commission will

consider an Addendum to the certified CLIBP Final Environmental Impact Report and conformance of the acquisition of the well site with the Stanislaus County General Plan as required by State of California Government Code Section 65402(b). APNs: 027-004-044 (well site); and 027-001-057 to 059 and 027-003-074 to 080 (CLIBP Site).

Staff Report: Angela Freitas, Director, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Beekman/Pacheco (5/0) **THE PLANNING COMMISSION FOUND THE PROJECT TO BE IN CONFORMANCE WITH THE STANISLAUS COUNTY GENERAL PLAN, ACCEPTED THE ADDENDUM TO THE CROWS LANDING INDUSTRIAL BUSINESS PARK PREVIOUSLY CERTIFIED EIR, AND APPROVED THE USE PERMIT, AS OUTLINED IN THE APRIL 1, 2021 STAFF REPORT.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

March 16, 2021: Approved the Planning Commission's Recommendation of Approval of Ordinance Amendment Application No. PLN2020-0105 – Hemp Cultivation, a request to amend Chapter 6.85 Hemp Cultivation and Chapter 21.20 – General Agriculture District (A-2), of the Stanislaus County Code which adopted a permanent ordinance for the cultivation of hemp in the A-2 (General Agriculture) zoning district of the unincorporated areas of Stanislaus County.

March 30, 2021: Approved the Nuisance Abatement Hearing Board's Recommendations regarding properties located at 130 Santa Rita Avenue, Modesto, CA and 201, 203, and 205 G Street, Turlock CA declaring the properties a nuisance and order to abate.

Approved to set a Public Hearing on April 20, 2021 to consider the Planning Commission's Recommendation for General Plan Amendment and Rezone Application No. PLN2019-0079 – Cal Sierra Financial, Inc., a request to amend the General Plan and zoning designation of a 9.6 acre site from Commercial and Salida Community Plan General Commercial (SCP-2) to Planned Development, to allow for the development of a convenience store/community market, gas station, restaurant, retail building, and mini-storage facility to be developed on approximately four acres. The project site is located on Pirrone Road, on the east side of the Pirrone Road and Hammett Road intersection, east of Highway 99, the Community of Salida (APN: 033-014-007).

MISCELLANEOUS & ON THE HORIZON

Planning Commission

- April 15, 2021: One Use Permit in the Turlock area, and one General Plan Amendment and Rezone in the Salida area.
- May 6, 2021: One Use Permit and Development Agreement in the Modesto area, and one Parcel Map in the Patterson area.

Director Freitas announced the departure of Planning Commission Clerk, Jennifer Akin, thanking her for her years of service to the Planning Commission by presenting her with a plaque.

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

11. ADJOURNMENT

The meeting was adjourned at 6:46 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>.)