

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

May 6, 2021

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 PLANNING COMMISSION MEETINGS

This meeting will be held in accordance with the Governor's Stay at Home Executive Order N-33-20 and will include both in person and remote public attendance. The public may 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.shtm>

Members of the public may observe/participate in the meeting remotely by accessing the link and/or phone number listed below.

- To participate in the meeting and provide public comment via Zoom:

**Join Zoom Meeting**

<https://www.zoom.us/webinar/98243024950?occurrence=1608255900000>

Meeting ID: 982 4302 4950

Password: g0uRA5

**Join by phone:**

+1 669 900 9128

Meeting ID: 982 4602 4950

Password: 551132

- To provide Public comment during the meeting:

- By phone: press \*9: The host will recognize you wish to make a public comment and will place you in line. The host will let you know when it is your turn to speak.
- By Zoom: Click the button that says, "raise your hand": This can be found by hovering your computer mouse over the screen and clicking the "participants" button at the bottom of the page. Once the participant list shows, to the right of the screen, there will be a button to "raise your hand". The host will recognize you wish to make a public comment and will place you in line. The host will let you know when it is your turn to speak.

- If you would like to provide a written comment, please submit your comments via email by 4:00 p.m. the day of the meeting to allow time for copying and distribution to the Planning Commissioners. Please email your comments to [planning@stancounty.com](mailto:planning@stancounty.com) and include in the subject line the Agenda Item Number or project description, or whether it is a comment for the Citizen's Forum Period. Your written comment will be distributed to the Planning Commissioners and kept on file as part of the 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:** Matt Beekman, Kenneth Buehner, Erika Durrer, Thomas Maring, Wayne Mott, Perfecto Munoz, Wayne Pacheco, Lars Willerup, Wayne Zipser
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN’S FORUM**
4. **MINUTES**
  - A. April 15, 2021 [\[View Item\]](#)
5. **CORRESPONDENCE**
6. **CONFLICT OF INTEREST DECLARATION**
7. **PUBLIC HEARINGS (\*Consent Items)**

**\*CONSENT ITEMS**

- \*A. **VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2020-0129 – BETTENCOURT** – Request to subdivide a 115.4± gross acre parcel into two parcels, 54.8± and 60.6± gross acres in size, in the A-2-40 (General Agriculture) zoning district. The project site is located at 813 River Road, between Maze Boulevard (State Route 132) and Orchard Road, near the border of Stanislaus County and San Joaquin County. 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: 016-002-014 & 016-002-015. [\[View Item\]](#)

**NON-CONSENT ITEMS**

- B. USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2020-0023 – VULTURE FARMS** – Request to operate a commercial cannabis nursery business within an existing 3,426 square-foot building on a 1.28-acre parcel in the Planned Industrial (P-I) (17) zoning district. A Development Agreement is included in the project request. The project is located at 4612 Glass Court, Between Glass Lane and Galaxy Way, south of Kiernan Avenue, in the Modesto area. The Planning Commission will consider finding that no further analysis under California Environmental Quality Act is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan or Zoning for which an EIR was certified) and that the project is exempt from CEQA under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 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)
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 \$1,345.00.***