

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 6, 2021

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

Present: Kenneth Buehner, Erika Durrer, Perfecto Munoz, Wayne Pacheco, Wayne Zipser

Absent: Matt Beekman, Thomas Maring, Wayne Mott, Lars Willerup

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Teresa McDonald, Associate Planner; and Emily Basnight, Assistant Planner. The following Stanislaus County staff were also present: Michael Ziman, Deputy County Counsel; Tera Chumley, Senior Management Consultant, Chief Executive Office; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; Jennifer Akin, Staff Services Analyst, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.

Commissioner Kenneth Buehner, 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. April 15, 2021 – No action taken due to the lack of quorum.
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners that there was one item of correspondence placed before them this evening.

 - A. A letter dated May 6, 2021 from Donna Ahlers, regarding Non-Consent Item 7-B – Use Permit and Development Agreement Application No. PLN2020-0023 – Vulture Farms
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

Commissioner Zipser informed the public of the consent item and procedures.

*** 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.
Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
Opposition: None.
FAVOR: None.
Pacheco/Buehner (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Buehner, Durrer, Munoz, Pacheco, Zipser
Noes – None
Absent – Beekman, Maring, Mott, Willerup
Abstained – None

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.
Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
Opposition: None.
FAVOR: Zach Drivon, applicant representative
Durrer/Munoz (5/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT DATED MAY 6, 2021.**

Roll Call Vote: Ayes – Buehner, Durrer, Munoz, Pacheco, Zipser
Noes – None
Absent – Beekman, Maring, Mott, Willerup
Abstained – None

Item heard out of order – Item 8 was heard following Item 9 – Report of the Planning Director.

8. OTHER MATTERS (NOT PUBLIC HEARINGS) - None.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

April 20, 2021: Reappointed Wayne Pacheco, representing Supervisorial District 1, to the Stanislaus County Planning Commission to a term ending on December 31, 2024.

Set a public hearing on May 11, 2021, at the 9:00 a.m. meeting, to introduce and waive the first reading of an ordinance to amend existing fees for building permit services and planning services; and to establish new fees and eliminate existing fees for Commercial Cannabis activities.

Set a public hearing for the May 11, 2021, at the 9:00 a.m. meeting, to consider the adoption of the updated County Public Facilities Fees pursuant to Title 23 of the Stanislaus County Ordinance Code.

April 27, 2021: No Planning items scheduled.

MISCELLANEOUS & ON THE HORIZON

Planning Commission

May 20, 2021: One General Plan Amendment and Rezone in the Denair area, one Rezone in the Ceres area, and one Variance in the Modesto area.

June 3, 2021: No items scheduled.

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

11. ADJOURNMENT

The meeting was adjourned at 6:37 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>.)