

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

June 17, 2021

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Thomas Maring, Wayne Mott, Perfecto Munoz, Wayne Pacheco, Lars Willerup, Wayne Zipser  
  
Absent: Matt Beekman, Kenneth Buehner, Erika Durrer  
  
Staff Present: The following Planning and Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Associate Planner; and Emily Basnight, Assistant Planner. The following Stanislaus County staff were also present: Thomas Boze, County Counsel; 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.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **ACCEPTED MINUTES**
  - A. May 20, 2021  
Maring/Mott (5/0) **APPROVED.**  
Commissioner Willerup abstained.
5. **CORRESPONDENCE**  
Director Freitas informed the Commissioners that there were no items of correspondence.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (\* - Consent Items)**  
  
**\* CONSENT ITEMS** – None.

### **NON-CONSENT ITEMS**

- A. **USE PERMIT APPLICATION NO. PLN2020-0086 – STONE TREE, INC.** – Request to expand the area of an existing almond hulling facility from 4.29 to 6.5± acres. The existing 4.29± huller operation is located on APN:012-054-008 and has been expanded, by the installation of 100,000± square feet of concrete (approximately 2.2± acres) onto a portion of the adjacent parcel (APN:012-054-009). The property

is located off Stone Avenue, between Maze Boulevard and California Avenue, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 012-054-008 and 012-054-009.

Staff Report: Emily Basnight, Assistant Planner, Recommends **APPROVAL**.  
Public hearing opened.

**OPPOSITION:** None.

**FAVOR:** None.

Public hearing closed.

Maring/Willerup (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

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

- A. Assignment of the Nuisance Abatement Hearing Board Members  
Commissioner Pacheco appointed as member.  
Commissioner Willerup appointed as member.  
Commissioner Mott appointed as alternate member.

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

May 25, 2021: Adopted the Ordinances establishing updated fees for building permit services and planning services. New fees are effective July 24, 2021.

June 8, 2021: Set a public hearing on June 29, 2021, at the 9:00 a.m. meeting, to consider the Planning Commission's recommendation of approval for Use Permit and Development Agreement application No. PLN2020-0023 – Vulture Farms. This project is located at 4612 Glass Court, between Glass Lane and Galaxy Way, South of Kiernan Ave, in the Modesto Area. However, the Applicant has withdrawn the Application, the item will not be heard by the Board of Supervisors on June 29, 2021, as previously scheduled.

Authorized the CEO to execute a contract with Valley Vision for the shared vision and policy framework for accelerating affordable and market-rate housing in Stanislaus County and for development of 6th Cycle Housing Element.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

July 1, 2021: Two General Plan Amendments and Rezones in the Modesto area.

July 15, 2021: One General Plan Amendment and Rezone in the Modesto 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>.)