

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

November 18, 2021

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Erika Durrer, Perfecto Munoz, Wayne Pacheco, Lars Willerup, Wayne Zipser  
  
Absent: Matt Beekman, Ken Buehner, Thomas Maring  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Jeremy Ballard, Associate Planner; Avleen Aujla, Assistant Planner; Emily Basnight, Assistant Planner; and Debbie Trujillo, Planning Commission Clerk. The following Stanislaus County staff were also present: Todd James, Deputy County Counsel; Ramon Salinas, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** - None
4. **MINUTES**
  - A. November 4, 2021  
Willerup/Pacheco (4/0) **APPROVED**  
Commissioner Munoz 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)**  
Commissioner Zipser informed the public of the consent items and procedure.

### \* CONSENT ITEMS

- A. **PARCEL MAP APPLICATION NO. PLN2021-0065 – OZENBAUGH TRUST** - Request to subdivide an 80.46± acre parcel into two parcels of 40.3± and 40.16± acres in size, in the General Agriculture (A-2-40) zoning district. The project site is located on River Road, just north of the Stanislaus river and just east of the San Joaquin County border. 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: 006-013-028.

Staff Report: Avleen Aujla, Assistant Planner, Recommends **APPROVAL**.

Willerup/Munoz (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

### **NON-CONSENT ITEMS**

#### **B. USE PERMIT APPLICATION NO. PLN2020-0106 – DESHON KENNEL –**

Request to construct a 3,000± square-foot building, to allow for operation of a dog kennel facility to house, train, and care for service dogs, on a 2.23± acre parcel in the General Agriculture (A-2-10) zoning district. The site is located at 5642 Hinds Road, between Lambuth Road and 26 Mile Road, in the Community of Valley Home. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for the project. APN: 002-057-006.

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

Public hearing opened.

**OPPOSITION:** None

**FAVOR:** Debbie DeShon, applicant.

Public hearing closed.

Durrer/Pacheco (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

#### **C. GENERAL PLAN AMENDMENT, REZONE, & VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2020-0102 – M&B FAMILY DEVELOPMENT –**

Request to amend the General Plan and zoning designations of a portion of a 2.82-acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development (P-D), and to create a 0.35-acre parcel and a 2.47-acre remainder parcel, to legalize an unpermitted parking lot on 0.35-acres. The 2.47-acre remainder parcel will remain designated and zoned as Agriculture. The project site is located at 5045 McHenry Avenue (SR 108), northwest of the McHenry Avenue and Kiernan Avenue (SR 219) intersection, in the Modesto area. The Planning Commission will consider a California Environmental Quality Act Negative Declaration. APN: 004-094-011.

Staff Report: Jeremy Ballard, Associate Planner, Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** None

**FAVOR:** Rick Mummert, applicant representative.

Public hearing closed.

Willerup/Pacheco (5/0) **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

November 9, 2021: No Meeting.

November 16, 2021: No Planning Commission items on the Agenda.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

December 2, 2021: No items scheduled.

December 16, 2021: One Use Permit in the Turlock area. One Time Extension for Vesting Tentative Parcel Map in the Knights Ferry area.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:45 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>.)