

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

January 20, 2022

1. **ROLL CALL:** Meeting called to order at 6 p.m.  
  
Present: Matt Beekman, Kenneth Buehner, Erika Durrer, Thomas Maring, Wayne Pacheco, Lars Willerup, Wayne Zipser  
  
Absent: Perfecto Munoz  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Emily Basnight, Assistant Planner; and Casse White, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; Danny Mauricio, 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. January 6, 2022  
Pacheco/Zipser (5/0) **APPROVED**  
Commissioners Maring and Willerup abstained.
5. **CORRESPONDENCE** – None
6. **CONFLICT OF INTEREST** – None
7. **PUBLIC HEARINGS (\* - Consent Items)**  
Commissioner Willerup informed the public of the consent items and procedure.

\* **CONSENT ITEMS** - None

### **NON-CONSENT ITEMS**

- A. **USE PERMIT APPLICATION NO. PLN2021-0070 – VELOCITER WIRELESS, INC – PIONEER AVENUE** – Request to permit an existing 100-foot tall lattice-style wireless communication facility and the installation of 16 antennas, to be utilized to deliver broadband internet, on a 9.88± acre parcel in the General Agriculture (A-2-10) zoning district. The site is located at 10742 Pioneer Avenue, between the OID Tulloch Drain and Lon Dale Road/State Route 108/120, in the

community of Valley Home. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 006-001-053.

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

**OPPOSITION:** None.

**FAVOR:** Kristi Anthony, Applicant. Scott Vander Dussen, Applicant.

Public hearing closed.

Zipser/Beekman (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

**B. USE PERMIT APPLICATION NO. PLN2021-0071 – VELOCITER WIRELESS, INC – RODDEN ROAD**

– Request to permit an existing 70-foot tall lattice-style wireless communication facility on a 12.19± acre parcel in the General Agriculture (A-2-40) zoning district. The site is located at 8225 Rodden Road, west of the North Oaks Drive and Rodden Road intersection, in the Oakdale area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 006-010-065.

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

**6:22 p.m. – Recess**

***Recess was called by the Chair to allow staff time to address a technical issue being experienced with the presentation laptop.***

**6:27 p.m. – Reconvened**

Public hearing opened.

**OPPOSITION:** None.

**FAVOR:** Kristi Anthony, Applicant. Scott Vander Dussen, Applicant.

Public hearing closed.

Buehner/Durrer (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH THE ADDITION OF CONDITION OF APPROVAL NO. 22, TO READ AS FOLLOWS:**

22. **Anti-climb screening or fencing shall be installed in order to prevent access to the tower. Screening and/or fencing shall be approved by the Planning Director and shall be installed prior to the building permit being finalized and shall be maintained by the operator.**

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

A. Citizen's Forum – None

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

January 11, 2022:

No Planning Commission items on the agenda

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

February 3, 2022: One Use Permit in the Modesto Area. One Parcel Map in the Waterford area.

February 17, 2022: One Use Permit in the Salida area. One Use Permit in the Ceres area.

**10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR**

A. Commissioner Willerup thanked the Planning Commission for electing him to serve as Vice-Chair for the 2022 term and for electing him to serve on the Nuisance Abatement Hearing Board.

**11. ADJOURNMENT**

The meeting was adjourned at 6:44 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>.)