

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

February 3, 2022

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Matt Beekman, Kenneth Buehner, Erika Durrer, Perfecto Munoz, Thomas Maring, Wayne Pacheco, Lars Willerup, Wayne Zipser  
  
Absent: None  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Emily Basnight, Assistant Planner; Avleen K. Aujla, 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 20, 2022  
Willerup/Maring (7/0) **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 Munoz informed the public of the consent items and procedure.

### \* CONSENT ITEMS

- \*A. **TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0091 – KLINE** - Request to subdivide an 80.02± acre parcel into two parcels of 40± acres each in size in the General Agriculture (A-2-40) zoning district. The project site is located on 14204 Tim Bell Road, between Tim Bell and Hazeldean Roads, in the Waterford area. The Planning Commission will consider finding that no further

analysis is required pursuant to California Environmental Quality Act (CEQA) 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: 015-015-092.

Staff Report: Avleen K. Aujla, Assistant Planner, Recommends **APPROVAL**.  
Buehner/Pacheco (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

### **NON-CONSENT ITEMS**

#### **B. USE PERMIT APPLICATION NO. PLN2021-0068 – WOOD COLONY CHRISTIAN SCHOOL**

– Request to expand an existing private school facility from 5± acres to 7± acres by incorporating a 2± acre area, from the adjoining 3.17± acre parcel to the north, for use as a track and field in the General Agriculture (A-2-40) zoning district. The site is located at 2524, 2530, and 2572 Finney Road, between North Avenue and Beckwith Road, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APNs: 005-030-035 and 005-030-020.

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

Public hearing opened.

**OPPOSITION:** None.

**FAVOR:** Amy Bauman, property owner; Carla Hoblit, applicant; Dwight Hunnicutt, property owner.

Public hearing closed.

Willerup/Zipser (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

### **BOARD OF SUPERVISORS ACTIONS**

January 25, 2022: No Planning Commission items on the agenda.

February 1, 2022: Set the public hearing for February 15, 2022 to consider the Planning Commissions July 15, 2021 recommendation of approval of General Plan Amendment and Rezone Application No. PLN2019-0079 – Cal Sierra Financial, Inc. The project site is located on Pirrone Road, on the east side of the Pirrone Road and Hammett Road intersection, east of Highway 99, in the Community of Salida.

Director Freitas informed the Planning Commission that the February 15, 2022 Board of Supervisors Public Hearing will be canceled due to changes in the how the application is being processed. The project will be returning to the Planning Commission, on a date yet to be determined, as a request for approval of a development plan. The project itself will be the same project that was first considered by the Planning Commission.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

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

March 3, 2022: No items scheduled.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:23 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>.)