

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

July 7, 2022

6:00 P.M.

CHAMBERS – BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
www.stancounty.com/planning

The Planning Commission welcomes you to its meetings which are regularly scheduled the first and third Thursday of each month, and your interest is encouraged and appreciated.

The agenda is divided into two sections:

CONSENT CALENDAR: These are items on this agenda designated by an asterisk (*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing County policy and the County General Plan and are, therefore, recommended for "routine" approval. Prior to actual Planning Commission consideration, the Chair will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from "Consent", please speak up and advise the Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.

NON-CONSENT CALENDAR: These items will be individually discussed and reviewed in detail.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA: While the Planning Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if comments are limited to five minutes so that everyone may be heard.

PUBLIC COMMENT PERIODS: Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning Commission for consideration; however, California law prohibits the Commission from taking any action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

New agenda items will not be heard after 11:00 p.m. If agenda item is not fully discussed by 12:30 a.m., it will be continued at the discretion of the Chair.

PLANNING COMMISSION AGENDAS AND MINUTES: Agendas, Minutes, and copies of items to be considered by the Planning Commission are available at least 72 hours prior to the scheduled meeting date on the Planning Commission's Agenda & Minutes web page (www.stancounty.com/planning/agenda/index.shtm). All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10th Street, Suite 3400, Modesto, during normal business hours.

AUDIO/VIDEO BROADCAST: All Planning Commission meetings are normally broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: www.stancounty.com/board/broadcasting-schedule.shtm. In addition, a live audio/video broadcast of this meeting can be heard/seen via the World Wide Web at: www.stancounty.com/sclive.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

1. **ROLL CALL:** Matt Beekman, Dale Boucher, Kenneth Buehner, Erika Durrer, Thomas Maring, Perfecto Munoz, Wayne Pacheco, Lars Willerup, Wayne Zipser

2. PLEDGE OF ALLEGIANCE
3. CITIZEN'S FORUM
4. MINUTES
 - A. May 19, 2022 [\[View Item\]](#)
5. CORRESPONDENCE
6. CONFLICT OF INTEREST DECLARATION
7. PUBLIC HEARINGS (*Consent Items)

***CONSENT ITEMS**

- *A. **TIME EXTENSION FOR USE PERMIT NO. PLN2019-0018 – GROWER DIRECT NUT** – Request for a one-year time extension. The project was approved to expand an existing walnut storage and fumigation facility by constructing 305,500± square feet of structures for: storage facilities, offices, walnut shelling, sorting, grading, pasteurizing, packaging, and fumigation on a 26± acre parcel in the General Agriculture (A-2-40) zoning district. The project is located at 8133 East Service Road, on the northeast corner of Geer and East Service Roads, in the Hughson area. The project is considered Exempt from the California Environmental Quality Act. APN: 018-056-007. [\[View Item\]](#)
- *B. **TIME EXTENSION FOR USE PERMIT & DEVELOPMENT AGREEMENT NO. PLN2019-0095 – CENTRAL VALLEY GROWERS, LLC – HOWARD ROAD III** – Request for a one-year time extension. The project was approved to establish a mixed-light commercial cannabis cultivation, nursery, processing, and distribution operation in phases on a 49-acre parcel in the General Agriculture (A-2-40) zoning district. The project site is located at 3735 Howard Road, between the California Aqueduct and the Delta Mendota Canal, north of Interstate Highway 5, in the Westley area. The project is considered Exempt from the California Environmental Quality Act. APN: 016-037-039. [\[View Item\]](#)
- *C. **PARCEL MAP APPLICATION NO. PLN2022-0005 – FURTADO LAND CO., LLC** – Request to subdivide a 230.35± acre parcel into four parcels, 52.07±, 47.06±, 40.71±, and 49.73± acres in size, and a 40.78± acre remainder, in the General Agriculture (A-2-40) zoning district. The project site is located at 5507 and 5601 Ellenwood Road, between Alvarado Road and Claribel Road, in the Oakdale area. 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: 010-019-029. [\[View Item\]](#)

NON-CONSENT ITEMS

- D. **AMENDMENT OF THE DEVELOPMENT AGREEMENT (DA) FOR USE PERMIT (UP) & DA NO. PLN2018-0112 – JAYDEN’S JOURNEY** – Request to mutually amend the adopted DA to eliminate the Community Benefit Contribution and modify the payment rates for the Community Benefit Rate. The project is located at 5054 Pentecost Drive, southeast corner of Bitritto Court and Pentecost Drive, in the Modesto area. The Planning Commission will consider finding that the request is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines 15061 (Common Sense Exemption). APN: 004-094-028. [\[View Item\]](#)
- E. **AMENDMENT OF THE DEVELOPMENT AGREEMENT (DA) FOR USE PERMIT (UP) & DA NO. PLN2020-0036 – THE PEOPLE’S REMEDY** – Request to mutually amend the adopted DA to eliminate the Community Benefit Contribution and modify the payment rates for the Community Benefit Rate. The project site is located at 1119 Lone Palm Avenue, between Woodland and Kansas Avenues, west of State Route 99, in the Modesto area. The Planning Commission will consider finding that the request is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines 15061 (Common Sense Exemption). APN: 029-011-075. [\[View Item\]](#)
- F. **USE PERMIT APPLICATION NO. PLN2021-0078 – SANGHERA INVESTMENTS, INC.** – Request to construct a truck terminal that facilitates fueling, parking, loading, and unloading for company owned trucks and its drivers on a 5.23-acre parcel in the Planned Development (P-D) (332) zoning district. The project is located on North Golden State Boulevard, between Nunes and East Keyes Roads, east of State Highway 99, in the Community of Keyes. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for the project. APN: 045-074-004. [\[View Item\]](#)
- G. **USE PERMIT APPLICATION NO. PLN2014-0108 – ISABEL MACHADO DAIRY** – Request to expand an existing dairy facility, operating on a 59.39± acre parcel in the General Agriculture (A-2-40) zoning district, to allow for an increase to the herd size, from 1,260 mature cows to 2,860. The request also includes the construction of a 36,000± square-foot addition to an existing freestall barn and a new 94,500± square-foot freestall barn. The property is located at 7413 South Mitchell Road, at the southwest corner of the South Mitchell Road and Hilmar Road intersection, in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for the project. APN: 057-007-005. [\[View Item\]](#)
- H. **REZONE APPLICATION NO. PLN2021-0112 – TOP SHELF MEGA STORAGE** – Request to amend the zoning designation of a 10-acre parcel from Planned Development (P-D) (261) to a new P-D to allow for development of a recreational vehicle (RV) storage facility in two phases. The project site is located at 4401 W Barnhart Road, on the northeast corner of W Barnhart Road and N Golden State Boulevard, in the Keyes area. The Planning Commission will consider a California Environmental Quality Act Mitigated Negative Declaration. APN 045-052-031. [\[View Item\]](#)

8. **OTHER MATTERS (Not Public Hearings)**
 - A. Assignment of Nuisance Abatement Hearing Board Members
 - B. 6th Cycle Housing Element Update Presentation
9. **REPORT OF THE PLANNING DIRECTOR**
10. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR**
11. **ADJOURNMENT**

DECISIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION, EXCLUDING RECOMMENDATIONS, ARE APPEALABLE TO THE BOARD OF SUPERVISORS IF FILED WITH THE CLERK OF THE BOARD WITHIN TEN DAYS OF THE DATE OF THE PLANNING COMMISSION MEETING AT WHICH THE DECISION IS MADE (COUNTY CODE SECTION 21.112.040 – PLANNING COMMISSION DECISIONS). THE APPEAL FEE IS \$1,387.00.