

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 18, 2022

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Dale Boucher, Erika Durrer, Thomas Maring, Perfecto Munoz, Wayne Pacheco, Wayne Zipser  
  
Absent: Matt Beekman, Kenneth Buehner, Lars Willerup  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Associate Planner; Teresa McDonald, Associate 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 Alondra Estrada, Environmental Health Specialist II, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – None
4. **MINUTES**
  - A. July 21, 2022  
Zipser/Maring (6/0) **ACCEPTED.**
5. **CORRESPONDENCE**

Director Freitas informed the Commissioners that in addition to correspondence that was included in the agenda (*Item 5-A*) several items of correspondence (*Items 5-B, 5-C, and 5-D* which were received after the release of the agenda) were placed before them this evening:

  - A. Letter to the Planning Commissioners from Gary and Betty Brahic, dated July 27, 2022.
  - B. Email dated August 12, 2022, from Brad Johnson for Correspondence Item 5-A – Letter to the Planning Commissioners from Gary and Betty Brahic, dated July 27, 2022.
  - C. Email dated August 12, 2022, from Brad Johnson for Non-Consent Items:
    - i. 7-A – Use Permit Application No. PLN2021-0056 – N&C Silveira Dairy-Hultberg Road

ii. 7-B – Use Permit Application No. PLN2022-0009 – Outfront Media

D. Memo dated August 18, 2022, from the Stanislaus County Planning and Community Development Department for Non-Consent Item 7-B – Use Permit Application No. PLN2022-0009 – Outfront Media.

6. **CONFLICT OF INTEREST** – None

7. **PUBLIC HEARINGS (\* - Consent Items)**

Commissioner Munoz informed the public that there were no consent items

**\* CONSENT ITEMS** – None

**NON-CONSENT ITEMS**

A. **USE PERMIT APPLICATION NO. PLN2021-0056 – N&C SILVEIRA DAIRY-HULTBERG ROAD** – Request to expand an existing dairy facility, operating on

32.57± acres of a 40 acre parcel in the General Agriculture (A-2-40) zoning district, to allow the herd size to increase from 897 mature cows to 1,500 and from 40 support stock to 80, and to allow construction of a 32,480± square-foot animal housing structure, and installation of a new mechanical separator. The property is located at 6025 Hultberg Road, between Bradbury Road and the Merced County line, in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for the project. APNS: 057-017-006 and 057-017-007.

Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.  
Public hearing opened.

**OPPOSITION:** Brad Johnson, resident.

**FAVOR:** Manny Sousa, applicant representative.

Public hearing closed.

Durrer/Boucher (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

B. **USE PERMIT APPLICATION NO. PLN2022-0029 – OUTFRONT MEDIA** –

Request to replace a 35-foot-tall existing billboard sign with a new 60-foot-tall digital two-sided billboard in the Industrial (M) zoning district. The project site is located at 1027 North Emerald Avenue, between Lone Palm Avenue and Kansas Avenue, 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: 029-012-073.

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

**OPPOSITION:** Brad Johnson, resident.

**FAVOR:** Kevin Johnson, applicant.

Public hearing closed.

Munoz/Boucher (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE AUGUST 18, 2022 PLANNING COMMISSION STAFF REPORT AND INCLUDING THE AMENDMENTS TO CONDITION OF**

**APPROVAL NO. 16 AS OUTLINED IN THE AUGUST 18, 2022 STAFF MEMO,  
TO READ AS FOLLOWS:**

16. Prior to issuance **final** of a building permit **for the sign**, an Outdoor Advertising Display Permit shall be obtained.

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

**9. REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

July 26, 2022:

Approved the Planning Commission's recommendation of approval for Rezone Application No. PLN2021-0112 – Top Shelf Mega Storage. The project site is located at 4401 West Barnhart Road, on the northeast corner of West Barnhart Road and North Golden State Boulevard, in the Keyes area.

Approved the Planning Commission's recommendation of approval for the request to mutually amend:

- Development Agreement No. PLN2018-0112 – Jayden's Journey. The project site is located at 5054 Pentecost Drive, southeast corner of Bitritto Court and Pentecost Drive, in the Modesto area.
- Development Agreement No. PLN2020-0036 – The People's Remedy. The project site is located at 1119 Lone Palm Avenue, between Woodland and Kansas Avenues, west of SR 99, in the Modesto area.

August 9, 2022:

No Planning Commission items on the agenda

August 16, 2022:

Approved the Planning Commission's recommendation of approval for General Plan Amendment and Rezone Application No. PLN2021-0108 – James Bates RV and Boat Storage. The project site is located on Litt Road, on the Southeast Corner of Plainview and Litt Roads, West of Terminal Avenue and the Burlington Northern Santa Fe Railroad, in the Modesto area.

Approved the Planning Commission's recommendation of approval for General Plan Amendment, Rezone, and Vesting Tentative Map Application No. PLN2021-0040 – Lazares Companies. The project site is located at 3531 and

3549 East Monte Vista Avenue, between North Waring and Lester Roads, in the Community of Denair.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

September 1, 2022: One Rezone and Tentative Map in the Denair area. Time Extension for Vesting Tentative Subdivision Map in the Keyes area. One Time Extension for Vesting Tentative Parcel Map in the Knights Ferry area. One Use Permit in the Turlock area.

September 15, 2022: One Use Permit in the Crows Landing area. One Variance in the Modesto area. One Parcel Map in the Modesto area.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:41 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>.)