

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

January 19, 2023

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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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, Becky Campo, Erika Durrer, Thomas Maring, Perfecto Munoz, Wayne Pacheco, Lars Willerup, Wayne Zipser

2. **ELECTION OF CHAIR AND VICE CHAIR FOR 2023**
3. **PLEDGE OF ALLEGIANCE**
4. **CITIZEN'S FORUM**
5. **MINUTES**
 - A. January 5, 2023 [\[View Item\]](#)
6. **CORRESPONDENCE**
7. **CONFLICT OF INTEREST DECLARATION**
8. **PUBLIC HEARINGS (*Consent Items)**

***CONSENT ITEMS**

- *A. **TIME EXTENSION FOR VESTING TENTATIVE PARCEL MAP (PM) APPLICATION NO. PLN2018-0090 – HONCHARIW - FRYMIRE ROAD –** Request for a one-year time extension. The approved PM subdivided two parcels, totaling 32.2± acres, into three 5-acre parcels located within the General Agriculture (A-2-5) zoning district and a 17.2± acre designated remainder located within the A-2-5 and Historical Site (H-S) zoning districts. The project is located at the southeast corner of Cemetery and Frymire Roads, in the Knights Ferry area. This request is considered Exempt from the California Environmental Quality Act. APNs: 002-044-003 and 002-044-004. [\[View Item\]](#)
- *B. **PARCEL MAP APPLICATION NO. PLN2022-0127 – GALAS FAMILY** – Request to create two parcels of 50.26± and 70.26± acres in size from a 120.52± acre parcel in the General Agriculture (A-2-40) zoning district. The project site is located at West Grayson Road, between Shiloh Road and Laird Road, in the Modesto 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: 017-049-011. [\[View Item\]](#)

NON-CONSENT ITEMS

- C. **USE PERMIT AND PARCEL MAP APPLICATION NO. PLN2022-0064 – CUNNINGHAM RANCH** – Request to expand a legal nonconforming almond hulling operation and to subdivide a 58.4-acre parcel into two parcels of 18.3± and 40.1± acres in size in the General Agriculture (A-2-40) zoning district. The property is located at 11131 and 11137 John Fox Road, between Swanson and Sperry Roads, in the Hughson/Waterford area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 019-007-004. [\[View Item\]](#)
- D. **PARCEL MAP, EXCEPTION, AND VARIANCE APPLICATION NO. PLN2020-0080 – PHILLIPS-LANCASTER ROAD** – Request to subdivide a 15.26± acre

parcel into two 5± acre parcels and one 5.26± acre parcel in the General Agriculture (A-2-40) zoning district. A variance to the zoning ordinance is included to create three parcels below the 40-acre minimum. An exception to the Subdivision Ordinance is included to allow the three proposed parcels to take access from Lancaster Road by way of 30-foot-wide access easements. The project site fronts on Highway 108/120, east of Lancaster Road, south of the Stanislaus River, in the Oakdale area. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for this project. APN: 010-031-022. [\[View Item\]](#)

9. OTHER MATTERS (Not Public Hearings)
10. REPORT OF THE PLANNING DIRECTOR
11. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR
12. 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 \$1,457.00.