

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

May 18, 2023

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
Present: Dale Boucher, Neill Callis, Thomas Maring, Lars Willerup, Wayne Zipser  
Absent: Becky Campo, Erika Durrer, Carmen Morad, and Wayne Pacheco  
Staff Present: The following Planning and Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Senior Planner; Teresa McDonald, Associate Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; Isael Ojeda, Assistant Engineer/Surveyor, Department of Works.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
  - A. May 4, 2023  
Maring/Boucher (5/0) **ACCEPTED.**
5. **CORRESPONDENCE** – None.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (\*Consent Items)**

Commissioner Willerup informed the public of the consent item.

**\*CONSENT ITEMS**

  - \*A. **PARCEL MAP APPLICATION NO. PLN2022-0125 – JOE RUDDY CORP –** Request to subdivide a 3.31± acre parcel in the Industrial (M) zoning district into two parcels of 2.14± and 1.17± acres in size. The project site is located at 448 Mitchell Road and 2101, 2203, and 2205 Tenaya Drive, between Hoover Avenue and Tenaya Drive, in the Modesto area. The Planning Commission will consider finding that the project is CEQA Exempt under CEQA Guidelines Section 15315 (Minor Land Divisions). APN: 036-001-086.  
Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL.**  
Callis/Maring (5/0) **APPROVED WITH FINDINGS AND ACTIONS AS OUTLINED IN THE STAFF REPORT.**

**NON-CONSENT ITEMS**

- B. USE PERMIT APPLICATION NO. PLN2022-0074 – CAL COAST COMMODITIES** – Request to operate a nut storage facility within four existing agricultural storage buildings, totaling 80,300± square feet, on a 34.92± acre parcel in the General Agriculture (A-2-40) zoning district. The property is located at East 5<sup>th</sup> Street, between State Route 33 and Armstrong Road, in the Crows Landing area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 027-006-013.  
Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** Keith Yamamoto, applicant.  
Public hearing closed.  
Callis/Boucher (5/0) **APPROVED WITH FINDINGS AND ACTIONS AS OUTLINED IN THE STAFF REPORT.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

**BOARD OF SUPERVISORS ACTIONS**

Since the last Planning Commission meeting there were no Planning Commission items on the Board's agenda.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

June 1, 2023: Development Agreement amendment for a retail cannabis business in the Modesto area.

June 15, 2023: One use permit in the Community of Empire.

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

11. **ADJOURNMENT**

The meeting was adjourned at 6:17 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>.)