

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

August 17, 2023

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.  
  
Present: Neill Callis, Dale Boucher, Erika Durrer, Carmen Morad, Wayne Pacheco, Lars Willerup  
  
Absent: Becky Campo, Thomas Maring, and Wayne Zipser  
  
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Teresa McDonald, Associate Planner; Angelica Duenas, Planning Commission Clerk, and Shante Ruiz, Staff Services Technician. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; Isael Ojeda, 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** – No one spoke.
4. **MINUTES**
  - A. August 3, 2023  
Callis/Pacheco (5/0) **APPROVED**  
Commissioner Morad abstained.
5. **CORRESPONDENCE** – None.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (\* - Consent Items)**  
  
Commissioner Willerup informed the public that there were no consent items.  
  
**\* CONSENT ITEMS** – None.

***6:02 p.m. Commissioner Willerup informed the Commission and public that the non-consent items would be heard out of order.***

**NON-CONSENT ITEMS**

- A. USE PERMIT APPLICATION NO. PLN2021-0033 – JOHN BRASIL DAIRY–**  
Request to expand an existing dairy facility located on two parcels across a total of 135.5± acres, in the General Agriculture (A-2-40) zoning district, to allow the herd size to increase from 442 mature cows to 1,500 and from 600 support stock to 1,200, and to allow construction of a 10,140± square-foot new free stall barn, corrals totaling 5± acres in area, and a new wastewater pond. The property is located at 1707 and 2300 S Mitchell Road between West Linwood Avenue and Simmons Road, in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for the project. APNS: 058-016-016, 058-015-008 and 058-015-012.

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

Public hearing opened.

**OPPOSITION:** None

**FAVOR:** Manny Sousa, Engineer

Public hearing closed.

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

**Roll Call Vote:** Ayes – Boucher, Callis, Durrer, Morad, Pacheco, and Willerup  
Noes – None  
Abstaining – None  
Absent – Campo, Maring, and Zipser

- B. USE PERMIT APPLICATION NO. PLN2018-0080 – CENTRAL VALLEY CRESCENT – Requesting a continuance to September 7, 2023.** Request to establish a mosque (place of worship) by converting a 720± square-foot garage into a prayer hall on a 2.71± acre parcel in the General Agriculture (A-2-40) zoning district. The property is located at 5043 Tully Road, on the northwest corner of Tully Road and Kiernan Avenue, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 004-069-033.

Staff Memo: Recommends APPROVAL

Public hearing opened.

**OPPOSITION:** None

**FAVOR:** None

Public hearing closed.

Callis/Pacheco (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF MEMO.**

- 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

September 7, 2023: One time extension for a vesting tentative map in the Knights Ferry area; one parcel map and use permit in the Oakdale area; one use permit in the Modesto area; and the cancellation of eight development agreements for various cannabis operations throughout Stanislaus County.

September 21, 2023: No items currently scheduled.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:22 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>.)