

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 5, 2023

- ROLL CALL:** Meeting called to order at 6:24 p.m.

Meeting start was delayed due to a lack of quorum.

Present: Neill Callis, Dale Boucher, Erika Durrer, Thomas Maring, Wayne Pacheco

Absent: Becky Campo, Carmen Morad, Lars Willerup, Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior 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 Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.

- PLEDGE OF ALLEGIANCE**

- CITIZEN'S FORUM** – No one spoke.

- MINUTES**

A. September 7, 2023

Callis/Pacheco (5/0) **ACCEPTED**

- CORRESPONDENCE**

Director Freitas informed the Commissioners of correspondence which was received too late for the agenda and placed before them:

- A. Memo, dated October 5, 2023, from the Department of Planning and Community Development, for Non-Consent item 7.A. – Cancellation of Development Agreement for Use Permit and Development Agreement No. PLN2018-0108 – MDF Farms.
- B. Memo, dated October 5, 2023, from the Department of Planning and Community Development, for Non-Consent item 7.B. – Cancellation of the Development Agreement for Use Permit and Development Agreement No. PLN2018-0101 – Natural Remedies Consulting, Inc. (NRC).

- CONFLICT OF INTEREST** – None.

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

Commissioner Durrer informed the public that there were no consent items.

*** CONSENT ITEMS** – None.

NON-CONSENT ITEMS

A. **CANCELLATION OF THE DEVELOPMENT AGREEMENT FOR USE PERMIT AND DEVELOPMENT AGREEMENT NO. PLN2018-0108 – MDF FARMS –**

Request to cancel the adopted Development Agreement for a mixed light commercial cannabis cultivation operation, located at 16218 Sycamore Avenue, between Fig and Orange Avenues, in the Patterson area. This request is considered Exempt from the California Environmental Quality Act. APN: 048-007-002.

Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Boucher/Callis (5/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

B. **CANCELLATION OF THE DEVELOPMENT AGREEMENT FOR USE PERMIT AND DEVELOPMENT AGREEMENT NO. PLN2018-0101 – NATURAL REMEDIES CONSULTING, INC. – Requesting a continuance to November 2, 2023.**

Request to cancel the adopted Development Agreement for a commercial cannabis retail, distribution, manufacturing, and indoor cultivation operation, located at 5272 Jerusalem Court, between Kiernan Avenue and St. Francis Avenues, in the Modesto area. This request is considered Exempt from the California Environmental Quality Act. APN: 004-065-019.

Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Callis/Maring (5/0) **APPROVED THE CONTINUANCE TO NOVEMBER 2, 2023, AS RECOMMENDED IN THE STAFF MEMO.**

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

September 12, 2023: No Planning Commission items were on the agenda.

September 26, 2023: Set a public hearing on October 31, 2023, at the 9:00 a.m. meeting, to consider the Planning Commission's recommendation of approval of the cancellation of the development agreements for seven commercial cannabis operations of various types located throughout the unincorporated area of Stanislaus County.

Set a public hearing on October 31, 2023, at the 9:00 a.m. meeting, to consider the Planning Commission's recommendation of approval of the cancellation of the development agreement, for Central Valley Growers – Howard Road III, located at 3735 Howard Road, between the California Aqueduct and the Delta Mendota Canal, in the Westley area.

October 3, 2023: Set a public hearing on October 17, 2023, at the 6:30 p.m. meeting, to consider an appeal of the Planning Commission's approval of Use Permit PLN2018-0080 – Central Valley Crescent.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

October 19, 2023: One use permit in the Keyes area.

November 2, 2023: One development agreement cancellation for a use permit in the Modesto area.

Since the last Planning Commission meeting, Commissioners: Boucher, Callis, Durrer, Morad, Pacheco, and Willerup have received thank you cards, care of the Planning Department, regarding the September 7, 2023 approval of Use Permit Application No. PLN2018-0080 - Central Valley Crescent from Dr. Rana Javed. Those cards were forwarded to the respective Planning Commissioners via email.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

Commissioner Durrer apologized for being tardy to the meeting.

11. ADJOURNMENT

The meeting was adjourned at 6:35 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>.)