

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 6, 2024

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Becky Campo, Wayne Pacheco, Jose Sabala, Lars Willerup, and Wayne Zipser

Absent: Neill Callis, Thomas Maring, and Carmen Morad

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Senior Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Isael Ojeda, Assistant Engineer/Surveyor, Department of Public Works; and Alondra Estrada, Environmental Health Specialist III, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM** – No one spoke.

4. **MINUTES**

A. May 2, 2024
Zipser/Sabala (5/0) **ACCEPTED**

5. **CORRESPONDENCE** – None.

6. **CONFLICT OF INTEREST** – None.

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

*** CONSENT ITEMS** - None.

NON-CONSENT ITEMS

- A. **DEVELOPMENT AGREEMENT APPLICATION NO. PLN2024-0047 – JDI FARMS, INC.** – Request to adopt a new Development Agreement (DA) for Use Permit No. PLN2018-0166, a previously permitted commercial cannabis operation. The project site is located at 1631 Fig Avenue, between Sycamore and Elm Avenues, in the Patterson 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: 048-007-012. Staff Report: Jeremy Ballard, Senior Recommends **APPROVAL**.
Public hearing opened.

OPPOSITION: None.

FAVOR: Zach Drivon, Applicant Representative.

Public hearing closed.

Willerup/Zipser (5/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF MEMO.**

Roll Call Vote: Ayes – Campo, Pacheco, Sabala, Willerup, and Zipser

Noes – None

Abstaining – None

Absent – Callis, Morad, and Maring

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

A. Election of Vice-Chair for Remainder of 2024 Calendar Year

Upon the motion of Commissioner Pacheco, seconded by Commissioner Campo, the Planning Commission voted (5/0) to elect Commissioner Morad as Vice-Chair for the remainder of 2024 calendar.

B. Assignment of Nuisance Abatement Hearing Board Members

The following assignments were made by Chair Pacheco: Commissioners Pacheco and Willerup as members, and Commissioner Maring as an alternate member.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

May 14, 2024: Approved the Planning Commission's recommendation of approval for Development Agreement application No. PLN2023-0161-Irish City Farms.

May 21, 2024: Introduced and waived the second reading of ordinances to amend existing fees for planning and building permit services.

May 28, 2024: No Board of Supervisors meeting.

June 4, 2024: Set a public hearing on June 25, 2024 to consider the Planning Commission's recommendation for Development Agreement application No. PLN2024-0047 – JDI Farms.

Denied the appeal and upheld the Planning Commission's approval of Use Permit application No. PLN2021-0104 – Kooistra Dairy.

Accepted the resignation of Dale Boucher from the Stanislaus County Planning Commission.

Director Freitas thanked Mr. Boucher for his service to the community as a County Planning Commissioner.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

June 20, 2024: One general plan amendment and rezone in the Vernalis area; one rezone in the Denair area; development agreement in the Westley area; and appeal of staff's decision in the Keyes area.

July 4, 2024: Meeting cancelled.

July 18, 2024: One general plan amendment and rezone in the Turlock area; and development agreement in the Hickman area.

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

11. ADJOURNMENT

The meeting was adjourned at 6:15 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>.)

AF/ad