

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

May 1, 2025

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

Present: Joseph Brichetto, Neill Callis, Becky Campo, Andrew Huff, Thomas Maring, Carmen Morad, Lars Willerup, and Wayne Zipser

Absent: Jose Sabala

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristen Anaya, Senior Planner; Emily DeAnda, Associate Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Isael Ojeda, Engineer II, Department of Public Works; and Alondra Estrada, Senior Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. April 17, 2025

Callis/Zipser (8/0) **ACCEPTED**

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, Maring, Morad, Willerup, and Zipser
Noes – None
Abstaining – None
Absent – Sabala
5. **CORRESPONDENCE**

Director Freitas informed the Planning Commission of correspondence which was too late for the agenda and placed before them this evening:

 - A. Memo, dated May 1, 2025, from the Planning & Community Development Department, regarding Consent Item 7.B. – Parcel Map Application No. PLN2021-0021 – Thornton River Road.
 - B. Memo, dated May 1, 2025, from the Planning & Community Development Department, regarding Non-Consent Item 7.D. – Rezone Application No. PLN2023-0093 – U-Haul.
 - C. Email, received May 1, 2025, from Sedonia Estacio, regarding truck parking.

6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

Chair Morad informed the public of the consent item procedure.

CONSENT ITEMS

At the request of Director Freitas Consent items 7.*A. Street Name Change Application No. PLN2025-0028 – Alfalfa Avenue – Alfalfa Road and 7.*B. Parcel Map Application No. PLN2021-0021 – Thornton – River Road were pulled from Consent and a public hearing was conducted.

Director Freitas clarified that for Street Name Change Application No. PLN2025-0028 Alfalfa Avenue – Alfalfa Road the Planning Commission is acting in an advisory role to the Planning Director who would make the final decision.

Parcel Map Application No. PLN2021-0021 – Thornton – River Road was pulled from consent due to the change in the staff recommendation from approval to indefinite continuance, as reflected in the May 1, 2025 Planning Commission Memo provided to the Planning Commission as correspondence too late for the agenda.

- A. **STREET NAME CHANGE APPLICATION NO. PLN2025-0028 – ALFALFA AVENUE – ALFALFA ROAD** – Request to rename Alfalfa Avenue to Alfalfa Road, located between Marshall Road and Cherry Avenue, in the Patterson area. This project is exempt from the California Environmental Quality Act.
Staff Memo: Teresa McDonald, Associate Planner.
Public hearing opened.
OPPOSITION: None.
FAVOR: None.
Public hearing closed.

Director Freitas approved the street name change as outlined in the Staff Memo.

- B. **PARCEL MAP APPLICATION NO. PLN2021-0021 – THORNTON – RIVER ROAD** – Request to subdivide an 82.93± acre parcel into one 40± acre parcel and a 42.93± acre remainder in the planned development (P-D) (214) and General Agriculture (A-2-40) zoning districts. The property is located at 107 and 585 River Road, between Maze Boulevard (State Route 132) and the Hetch Hetchy Aqueduct, west of the San Joaquin river, in the Vernalis area. The Planning Commission will consider adoption of a CEQA Mitigated Negative Declaration for this project. APN: 016-002-066.
Staff Memo: Teresa McDonald, Associate Planner, Recommends **INDEFINITE CONTINUANCE**.

Commissioner Callis made a motion to continue Application No. PLN2021-0021 – Thornton – River Road indefinitely. The motion was then withdrawn prior to a second to allow for Planning Commission discussion and public comment.

Public hearing opened.

OPPOSITION: None.

FAVOR: Nadine and Dennis Thornton, Applicant.

Public hearing closed.

Callis/Campo (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE MEMO.**

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, Maring, Morad, Willerup, and Zipser
Noes – None
Abstaining – None
Absent – Sabala

NON-CONSENT ITEMS

- C. **PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2024-0105 – MESA RANCHES** – Request to subdivide a 25.98± acre parcel into four parcels and a designated remainder, ranging in size from 3± to 6.66± acres in size, in the General Agriculture (A-2-3) zoning district. An exception to the Subdivision Ordinance is required for the use of an access easement for proposed Parcels 2 and 3. The project site is located at 7142 Richardson Road, between State Route 108 and Mesa Drive, in the Riverbank area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 062-013-018.
Staff Report: Emily DeAnda, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: None.
Public hearing closed.

Willerup/Brichetto (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT**

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, Maring, Morad, Willerup, and Zipser
Noes – None
Abstaining – None
Absent – Sabala

- D. **REZONE APPLICATION NO. PLN2023-0093 – U-HAUL** – Request to rezone two parcels totaling 8.57± acres from Planned Development (P-D) (254) and General Agriculture (A-2-10) to a new P-D, to allow for development of a mini-storage and moving vehicle rental facility. The project site is located at 4843 McHenry Avenue (State Route 108), between Kiernan Avenue (State Route 219) and Bangs Avenue, within the Sphere of Influence of the City of Modesto. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APNs: 046-010-016 and 046-010-024.
Staff Report: Kristen Anaya, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: Alejandro Ibarra, Applicant's Representative.

Public hearing closed.

Callis/Huff (8/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT, INCLUDING THE ADDITION OF DEVELOPMENT STANDARDS NOS. 56 THROUGH 58, AS OUTLINED IN THE MAY 1, 2025 PLANNING COMMISSION MEMO TO READ AS FOLLOWS:**

56. No increase in runoff into State right-of-way shall be permitted to result from alterations to the natural drainage course.
57. Prior to issuance of a grading or building permit, the applicant shall submit the following to Caltrans for review:
 - a. An existing topography map;
 - b. A comprehensive drainage plan; and
 - c. Stormwater calculations demonstrating pre- and post-construction flow conditions.
58. Prior to issuance of a grading or building permit, the applicant shall demonstrate to Caltrans' satisfaction that the proposed project will not significantly impact existing State drainage facilities via one of the following ways:
 - a. If undeveloped topography historically directed drainage away from the State right-of-way, no new discharge towards State facilities shall occur; or
 - b. If undeveloped topography historically directed drainage into the State right-of-way, this may continue only provided the following conditions are met:
 - i. Post-construction peak flows do not exceed pre-construction flows; and
 - ii. Site runoff is treated to meet current stormwater quality standards.

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, Maring, Morad, Willerup, and Zipser
Noes – None
Abstaining – None
Absent – Sabala

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

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

Since the last Planning Commission meeting there have been no Planning Commission items considered by the Board.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

May 15, 2025:	Two use permits, one in the Hughson area and one in the Modesto area; and one parcel map in the Oakdale area.
June 5, 2025:	One use permit in the Keyes area; and one time extension in the Denair area.
June 19, 2025:	Holiday, no meeting.

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

11. ADJOURNMENT

The meeting was adjourned at 6:34 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