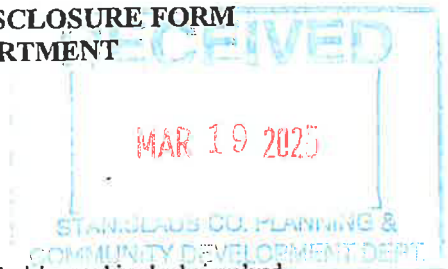


**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN 2019-0075  
Application Title: Maslow Farms  
Application Address: 616 N. Hopper Road  
Application APN: 009-016-024 & 025



Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

3-19-25  
Date

\_\_\_\_\_  
Print Firm Name if applicable

\_\_\_\_\_  
Signature of Applicant

Scott Masellis  
Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN 2019 - 0075  
Application Title: Mosses Farms  
Application Address: 616 N. Hopper Road  
Application APN: 009-016-024 & 025

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant

Yes ☐ No ☐

The Property Owner

Yes ☐ No ☐

The Subcontractor

Yes ☐ No ☐

The Applicant's Agent/ Lobbyist

Yes ☐ No ☐

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

Date

3-19-25

Signature of Applicant

David Zwald

Print Firm Name if applicable

Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN 2019 - 0075  
Application Title: Mossiac Farms  
Application Address: 616 N. Hopper Road  
Application APN: 009-016-024 & 025

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below

If yes, please provide the following information:

Applicant's Name \_\_\_\_\_

Contributor or Contributor Firm's Name \_\_\_\_\_

Contributor or Contributor Firm's Address \_\_\_\_\_

Is the Contributor

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

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Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions.)

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Date 3-19-25

Print Firm Name (if applicable) \_\_\_\_\_

Signature of Applicant

Doug Rochz  
Print Name of Applicant

Tom & Karen Weimer  
9161 Creekside Lane  
Modesto, Calif. 95357



Stanislaus County Planning Commission  
RE: Legalize Expansion of Almond Huller

MASROC FARMS

March 20, 2025

FINAL LIST OF CONSIDERATIONS

1. Hullers start small and grow in size
2. Need to limit processed tonnage – was 3.5 million lbs. now they say it is 5.0 to 5.5 – with a max 7.0 million lbs. (See page 299 of Staff Report, exhibit 1)
3. Example of expansion Verdegaal 18 million lbs. – huge operation with big mess. (see page 4 and 58 of Pacific Nut Producer magazine article, exhibit 2)
4. They occupy 4.6 acres and can expand to 36.84 acres (across street from my house – (see aerial photo, exhibit 3)
5. Permit aerial photos are misleading – no reference to actual 37 homes (see picture, exhibit 4) If you look all over the County you could not find a worse place to build an almond huller.
6. Buffer zone of orchard trees should be left along Creekside Lane

7. There will be a decrease in my property value
8. The Mitigated Negative Declaration says the project does not have the potential to degrade the quality of the environment and I disagree.



The machinery inside the huller building is not used during the off season although it might be turned on for maintenance on an occasional basis. Two (2) forklifts are used on the site intermittently during the peak season to move bins. One (1) loader is used to collect and load both stockpiles and trash during the peak season. The loader is used during the off season to load trucks hauling away hulls until those are depleted.

Hash is separated during the hulling and shelling processes, so it is processed during the peak season. Once hulls and shells reach the outdoor piles, they are not brought back inside for additional machine processing. Water is not used in the processing. Fumigation of stockpiles occurs only during “bad worm” years under tarps which cover the stockpiles, and the fumigation is conducted by an outside licensed company.

The average tonnage that Masroc Farms hulls is 6 million meat pounds. It could be as low as 5.0 to 5.5 million meat pounds in low crop yield years. The maximum would be 7.0 million meat pounds.

{CONTINUED ON NEXT PAGE}

#### Peak v. Off-Peak Operation

Peak season runs from mid-August to November with the facility operating seven (7) days per week; twenty-four (24) hours per day. Employee count totals seven (7) with four (4) full-time and three (3) part-time employees. There are no current plans to have additional employees although there could be a need at some point for an additional employee or two.

Off-season runs from late-November to mid-August with the facility operating Monday through Friday or Saturday from 7 a.m. to 4 p.m. Employee count is four (4) full-time employees, however two (2) of these do work in the adjoining orchards so the actual employee count for the huller during the off-season is two (2) full-time employees.

{CONTINUED ON NEXT PAGE}



# Golden Valley Almond Hulling and Shelling Inc. – A Family Affair

The huller/sheller Golden Valley Almond Hulling and Shelling Inc. runs 24 hours a day, 7 days a week and completes 9 million meat pounds an hour.

## Verdegaal Family Improves Huller/Sheller Efficiencies with a Fresh Set of Eyes

By Adriana Toste, Associate Editor

Unlike most 18-year-olds, David Verdegaal, owner of Golden Valley Almond Hulling and Shelling Inc., was determined to start his own business straight out of high school. Located on Crows Landing road, David's initial huller/sheller plant was far from state-of-the-art.

The huller/sheller was a shed converted by David and his brother and they used single-trailer trucks for the loading and unloading process. At the beginning stages of his business, demand was low, so when trucks showed up, the almonds were ran directly through the huller; yet today, the Verdegaals almost can't keep up with demand.

"When David started in the hulling business in 1985, we were dating," said Ronda Verdegaal,

David's wife and partner in Golden Valley Almond Hulling and Shelling Inc. "During the busy time, I would take him a plate of food, sit in the cab of the truck because there was no office, and watch the nuts fall while he took a power nap. My job was to wake him up if they quit falling," she recalled.

Little did they know that these early experiences would shape the future of their business.

### A One-Man Show

That year, David and his brother did 600,000 meat pounds – a vast difference from last year's record numbers. Last year, the Verdegaals ran 16 million meat pounds and this year, they expect to hit a record year as well, with a predicted 18 million meat pounds to be completed by the

end of harvest.

"Back then, I did everything," David explained. "I was running the pre-cleaner, the huller, and if a truck showed up, I had to load that too."

Since the beginning, David had a vision of turning his "one-man show" into a successful, long-term business. He continued to grow, slow but steady; and in 2004, he moved to the current location in Delhi and entered into a partnership with Gold Hills Nut Company.

"That first year after we moved, we hit 5 million meat pounds," he said. "After that, we started growing fast and we were running 9 - 10 million pounds each year."

The almond industry began to become more prevalent in the central valley, so clientele picked up, and

(continued on page 6)

PACIFIC NUT PRODUCER / October 2021



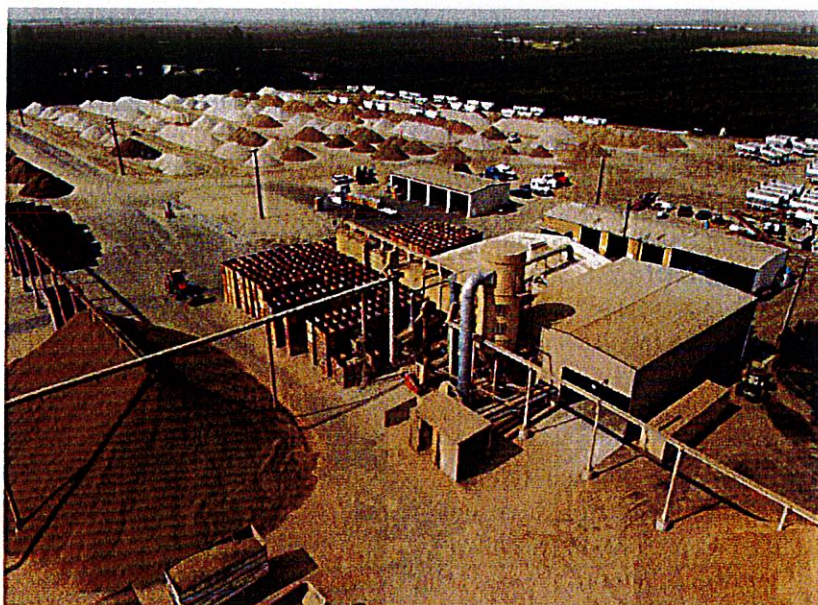
## Golden Valley

(continued from page 7)

of eyes and he's got the planning down to a science," Ronda said.

Along with the grid system, Clay has mapped out what their schedule will look like one week ahead of time based on last year's program. In doing so, they have been better able to plan how many bins they will need and can provide growers with an expected wait time.

With years in the hulling and shelling business, David and Ronda have seen an uncountable number of nuts run through the huller, but this year's crop looks much different than years previous. Effects from the drought have finally caught up with yield size and quality. The moisture that should be in an almond is lacking, causing the nuts to be extra crunchy. Premium varieties are also looking smaller, like lower-quality varieties, and crops with navel orangeworm seem to be more common this year, David added.



Demand for almond hulling and shelling is at an all-time high, and the Verdegaaals are working hard to keep up. Lined along the driveway of their plant are stockpiles of almonds waiting to be ran through the huller, as seen in the drone photo taken by Clay Verdegaaal.

The Verdegaaals understand the challenges of navel orangeworm and the drought, as they also have some almond acreage of their own in Oakdale that keeps them busy anytime they're away from the huller.

### Family Pride

For David and Ronda, there is a sense of pride that comes with seeing Clay take to the family business, and they feel better equipped to keep up with the growing demands now with

the help of Clay's knowledge and modern insight. "This was David's dream and it's been an adventure, but here we all are because of it," Ronda said.

David jokingly added, "Clay's talked about next year, so that's a good sign."

Clay, too, has voiced satisfaction in seeing his potential impact for future years sharing, "It's only my first year here, but it's been great to see how I can make things better than the year before." PMP

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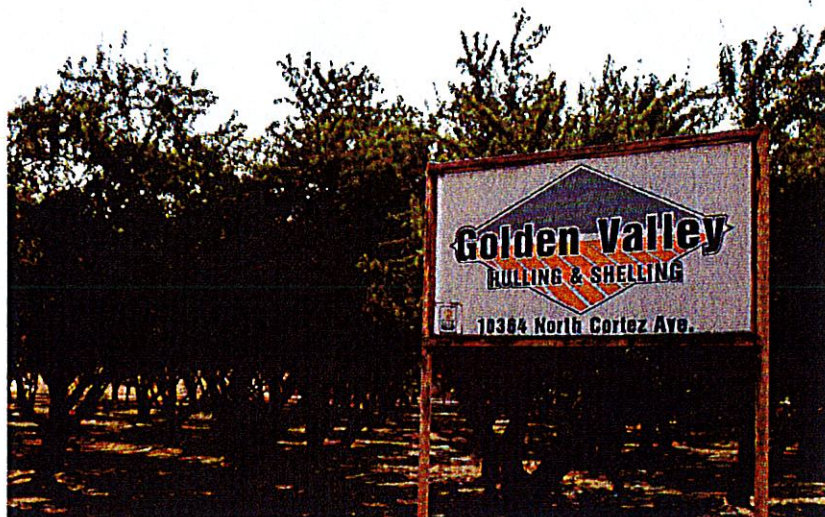
Do they work?  
Field-tested for over 45 years!  
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Vine Protectors and other specialty agricultural products available



Golden Valley Almond Hulling and Shelling Inc. is located in Delhi, California. Their plant services growers as north as Farmington and as south as Chowchilla.



9161 Creekside Ln

5





④

Navigation toolbar with icons for menu, search, street view, layers, and other map functions.

Yosemite Blvd.

Hopper RD.

Canal

Mastroc Huller

Georgia Ln.

Creekside Ln.

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Map controls including a compass, 3D view toggle, and a person icon for street view.





**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**  
1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
Building Phone: (209) 525-6557 Fax: (209) 525-7759

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March 20, 2025

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

**SUBJECT: USE PERMIT APPLICATION NO. PLN2019-0075 – MASROC FARMS**

The applicant is requesting that the subject application be continued to the April 17, 2025 Planning Commission meeting to allow additional time for the applicant to work with the neighbors on project requirements.

**RECOMMENDATION**

Staff recommends the Planning Commission approve a continuance of Use Permit Application No. PLN2019-0075 – Masroc Farms, to the April 17, 2025 Planning Commission meeting.

March 17, 2025

Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

Re: Use Permit Application No. PLN2019-0075 – Masroc Farms

Dear Stanislaus County Planning Commission,

We are unable to attend the public meeting on Thursday, March 20, but have the following concerns:

Please note that we are very supportive of local businesses and in particular those in which our neighbors engage. We want our neighbors to be successful. Expanding the outdoor storage and permitting the existing 2500 square-foot office do not raise any issues for us. Our concerns lie with the expansion plans of Masroc's hulling operation to include shelling and fumigation activities on-site and include

1. **Traffic and road damage** – the increase in hulling and shelling will bring with it a significant increase in the large trucks delivering product to and from the operation. This happened after the previous expansion of Masroc's enterprise. Our Hopper Road is a country road and is not equipped at all to handle these heavy trucks. Hopper is the only ingress and egress to the Masroc operation as well as the residences on Hopper, Georgia and Creekside. The road develops significant potholes and is worn down every season with the traffic of large trucks. We would ask that Masroc and/or the County commit to resurfacing Hopper Road on a routine basis so to maintain its integrity.
2. **Speed Controls and Neighborhood Risk** – The neighborhoods impacted by Masroc's expansion are entirely residential. There is much pedestrian traffic on Hopper Road as well as the presence of our family pets. There are safety concerns with additional trucks on the road as pedestrians try to share the space with commercial vehicles on a small country road. We ask that important safeguards be installed for our safety. For instance, speed limit signs and speed bumps could go a long way to increase our safety without a significant financial burden on the County or on Masroc.
3. **Dust and noise** – With business expansion, there will inevitably be more dust in the air and machinery operating for a longer period of time. We ask that the maximum effort be imposed to eliminate the interruption of the quiet enjoyment of our neighborhood. Would it be possible for cypress trees or other dust/noise catching vegetation be planted on the south side of the property to help with this issue?
4. **Ground Water Concerns** – <sup>Three</sup> Two neighbor's wells were recently depleted causing tens of thousands of dollars to drill new wells. With an expansion of Masroc's operations, we are concerned our ground water reservoirs will be negatively impacted. We strongly request that no excess pumping be done which could jeopardize the ground water reserves Masroc shares with its residential neighbors.

Thank you for your attention to these concerns and we thank you in advance for addressing them.

Sincerely,

Wendy and John Warwick 9019 Georgia Lane

John & Wendy Warwick  
9101 Georgia Michelle Montgomery  
Lewis Montgomery

9011 Georgia Steph Walsh  
68171. Hopper Rd Mary & Bonni Thiele