

# STANISLAUS COUNTY PLANNING COMMISSION

## AGENDA

April 17, 2025

6:00 P.M.

CHAMBERS – BASEMENT LEVEL  
TENTH STREET PLACE  
1010 10<sup>TH</sup> STREET, MODESTO  
[www.stancounty.com/planning](http://www.stancounty.com/planning)

The Planning Commission welcomes you to its meetings which are regularly scheduled the first and third Thursday of each month, and your interest is encouraged and appreciated.

The agenda is divided into two sections:

**CONSENT CALENDAR:** These are items on this agenda designated by an asterisk (\*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing County policy and the County General Plan and are, therefore, recommended for "routine" approval. Prior to actual Planning Commission consideration, the Chair will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from "Consent", please speak up and advise the Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.

**NON-CONSENT CALENDAR:** These items will be individually discussed and reviewed in detail.

**ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA:** While the Planning Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if comments are limited to five minutes so that everyone may be heard.

**PUBLIC COMMENT PERIODS:** Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning Commission for consideration; however, California law prohibits the Commission from taking any action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

New agenda items will not be heard after 11:00 p.m. If agenda item is not fully discussed by 12:30 a.m., it will be continued at the discretion of the Chair.

**PLANNING COMMISSION AGENDAS AND MINUTES:** Agendas, Minutes, and copies of items to be considered by the Planning Commission are available at least 72 hours prior to the scheduled meeting date on the Planning Commission's Agenda & Minutes web page ([www.stancounty.com/planning/agenda/index.shtm](http://www.stancounty.com/planning/agenda/index.shtm)). All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10<sup>th</sup> Street, Suite 3400, Modesto, during normal business hours.

**AUDIO/VIDEO BROADCAST:** All Planning Commission meetings are normally broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: [www.stancounty.com/board/broadcasting-schedule.shtm](http://www.stancounty.com/board/broadcasting-schedule.shtm). In addition, a live audio/video broadcast of this meeting can be heard/seen via the World Wide Web at: [www.stancounty.com/sclive](http://www.stancounty.com/sclive).

**NOTICE REGARDING NON-ENGLISH SPEAKERS:** Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

**REASONABLE ACCOMMODATIONS:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

1. **ROLL CALL:** Joseph Brichetto, Neill Callis, Becky Campo, Andrew Huff, Thomas Maring, Carmen Morad, Jose Sabala, Lars Willerup, Wayne Zipser

2. PLEDGE OF ALLEGIANCE
3. CITIZEN'S FORUM
4. MINUTES
  - A. April 3, 2025 [\[View Item\]](#)
5. CORRESPONDENCE
6. CONFLICT OF INTEREST DECLARATION
7. PUBLIC HEARINGS

**\*CONSENT ITEMS**

- \*A. **PARCEL MAP APPLICATION NO. PLN2023-0115 – HALL FAMILY PARTNERSHIP, LP.** – Request to subdivide two parcels totaling 759.57± gross acres into three parcels and a designated remainder ranging in size from 160.33± to 236.93± acres in the General Agriculture (A-2-40) zoning district. The project site is located at 3242 Montpelier Road and 0 Meikle Road, between Lake Road and East Keyes Road, in the Hickman area. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was prepared) and that the project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APNs: 019-013-002 and 019-013-007. [\[View Item\]](#)
- \*B. **USE PERMIT APPLICATION NO. PLN2019-0075 – MASROC FARMS –** *Requesting continuance to the May 15, 2025 Planning Commission meeting. Continued from the March 20, 2025 Planning Commission meeting.* Request to expand and modify an existing almond hulling facility by adding shelling and fumigation activities on-site, expanding outdoor storage, and permitting an existing 2,500 square-foot office and breakroom, on two parcels totaling 36.84± acres in the General Agriculture (A-2-40) zoning district. The property is located at 616 North Hopper Road, on the southeast corner of Hopper Road and Creekside Lane, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for this project. APNs: 009-016-024 and 009-016-025. [\[View Item\]](#)

**NON-CONSENT ITEMS**

- C. **PARCEL MAP, VARIANCE, AND EXCEPTION APPLICATION NO. PLN2024-0087 – ROGERS** – *Continued from the April 3, 2025 Planning Commission meeting.* Request to subdivide two parcels, totaling 3.52± acres, into three parcels of 1.67±, 1±, and 0.85± acres in size in the Rural Residential (R-A) zoning district. A variance to the minimum lot width requirement of the R-A Zoning Ordinance and an exception for lot access to the Subdivision Ordinance are required. The project site is located at 7025 Hillcrest Drive, between Ladd Road

and the Stanislaus River, in the Community of Del Rio. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APNs: 004-059-054 and 004-059-055. [\[View Item\]](#)

- D. **USE PERMIT APPLICATION NO. PLN2021-0012 – WEST MAIN COMPOST –**  
Request to operate a composting facility on a 23.5± acre portion of a 47.82± acre parcel, in the General Agriculture (A-2-40) zoning district. The facility will receive a maximum of 160 tons of feedstock material per-day, which will consist of a combination of landscape residue, vegetative food material, and green waste. The end product will consist of soil amendments which will be sold to local farms. The property is located at 1236 West Main Street, between S Carpenter Road and Crows Landing Road, in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for the project. APN: 058-003-006. [\[View Item\]](#)

8. **OTHER MATTERS (Not a Public Hearing)**
9. **REPORT OF THE PLANNING DIRECTOR**
10. **ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR**
11. **ADJOURNMENT**

***DECISIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION, EXCLUDING RECOMMENDATIONS, ARE APPEALABLE TO THE BOARD OF SUPERVISORS IF FILED WITH THE CLERK OF THE BOARD WITHIN TEN DAYS OF THE DATE OF THE PLANNING COMMISSION MEETING AT WHICH THE DECISION IS MADE (COUNTY CODE SECTION 21.112.040 – PLANNING COMMISSION DECISIONS). THE APPEAL FEE IS \$1,645.00.***