

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 17, 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, and Jose Sabala

6:02 p.m. Commissioner Huff entered the Chambers after the Citizen's Forum, prior to the motion to approve the April 3, 2025 meeting minutes.

Absent: 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, Teresa McDonald, 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 Haider Alkaabi, Environmental Health Specialist II, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

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

4. **MINUTES**

- A. April 3, 2025
Callis/Sabala (7/0) **ACCEPTED**

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, received April 17, 2025, from the Planning Department, regarding Non-Consent Item 7.C. – Parcel Map, Variance, and Exception Application No. PLN2024-0087 – Rogers.
- B. Email, received April 17, 2025, from Michelle and Lois Montgomery, regarding Consent item 7.B. – Use Permit Application No. PLN2019-0075 – Masroc Farms.

6. **CONFLICT OF INTEREST**

- A. Commissioner Brichetto declared a conflict with Consent item 7.*B. – Use Permit Application No. PLN2019-0075 – Masroc Farms.

7. PUBLIC HEARINGS (* - Consent Items)

Chair Morad informed the public of the consent item procedure.

6:05 p.m. Commissioner Brichetto left the Chambers.

*** 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.
Staff Report: Emily DeAnda, Associate Planner, Recommends **Approval**.

Maring/Callis (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

- *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.
Staff Report: Kristen Anaya, Senior Planner, Recommends **CONTINUANCE TO MAY 15, 2025 PLANNING COMMISSION MEETING.**

Maring/Callis (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE MEMO.**

6:07 p.m. Commissioner Brichetto returned to the Chambers.

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.

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

Public hearing opened.

OPPOSITION: None.

FAVOR: Dave Romano, Applicant's Representative.

Callis/Huff (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, INCLUDING AN AMENDMENT TO CONDITION OF APPROVAL NO. 6, AS OUTLINED IN THE APRIL 17, 2025 PLANNING COMMISSION MEMO:**

6. The 50-foot road reservation of 37-PM-88 shall be shown on the recorded map. The reservation shall remain unencumbered and available for any future subdivision of proposed Parcels 2 and 3, **unless otherwise authorized by the Director of the Stanislaus County Public Works or their designee prior to the issuance of any permit within the road reservation area. Upon acceptance of the road reservation by Stanislaus County and prior to its development, any improvements within the road reservation area shall be removed or relocated at the property owner's expense.**

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

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.

Staff Report: Teresa McDonald, Associate Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: Dean Wilson, Jameen Mendes, Joanne and Stanley Bettencourt, Andy Bettencourt, Marci Greshot Cole, Cheryl Heckler, Albert Mendes, Brett Heckler, Derek Heckler, Leslie Roche, and Carla Garcia.

FAVOR: Sean Kilgrow, Applicant's Representative.

Chair Morad closed the public hearing and then immediately reopened the public hearing and comments from those in favor of the project resumed.

FAVOR CONTINUED: Jason Machado, Applicant.

After those in favor of the project spoke two people in opposition, Marci Greshot Cole and Jameen Mendez, addressed the Planning Commission again, asking for clarification on the project. The public hearing was then closed by Chair Morad and brought back to the Planning Commission for discussion and a motion.

Campo/Maring (5/2) **DENIED THE USE PERMIT.**

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

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

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

April 15, 2025: Set the public hearing for April 29, 2025 to consider the Planning Commission's recommendation of approval for General Plan Amendment and Rezone Application No. PLN2024-0100 – Gallo Glass Company.

Conducted a public hearing of an appeal of the Planning Commission's approval of Use Permit No. PLN2018-0102 – Avila Sons Packing House Project and upheld the Planning Commission's approval.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

May 1, 2025: One street name change request in the Patterson area; two parcel maps, one in Vernalis and one in the Riverbank area; and one rezone in the Modesto area.

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.

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

11. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

Signature on file.

Kristy Doud, Deputy Director

(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>.)

KD/ad