

STANISLAUS COUNTY PLANNING COMMISSION

AGENDA

June 5, 2025

6:00 P.M.

CHAMBERS – BASEMENT LEVEL
TENTH STREET PLACE
1010 10TH STREET, MODESTO
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 That item will then be withdrawn from "Consent" and reviewed in detail as scheduled.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). 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 10th 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. In addition, a live audio/video broadcast of this meeting can be heard/seen via the World Wide Web at: 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. May 1, 2025 [\[View Item\]](#)
5. CORRESPONDENCE
6. CONFLICT OF INTEREST DECLARATION
7. PUBLIC HEARINGS

***CONSENT ITEMS**

- *A. **PARCEL MAP APPLICATION NO. PLN2024-0130 – ALBERTONI – Continued from May 15, 2025 meeting due to lack of quorum.** Request to subdivide three parcels, totaling 77.11± acres, into four parcels and a remainder, ranging from 10± to 30± acres in size, in the General Agriculture (A-2-10) zoning district. The project site is located at 9155 and 9407 Pioneer Avenue, between River Road and State Route 120, in the Oakdale area. The Planning Commission will consider finding that the project is considered Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315 (Minor Land Divisions). APNs: 006-008-074 through -076. [\[View Item\]](#)
- *B. **USE PERMIT APPLICATION NO. PLN2019-0075 – MASROC FARMS – Continued from May 15, 2025 meeting due to lack of quorum. Requesting indefinite continuance.** Request to legalize the expansion of legal non-conforming almond hulling facility by permitting shelling activities, construction of a 2,500 square-foot office and breakroom, conversion of a 5,400 square-foot agricultural storage building, and expansion of outdoor storage, on two parcels totaling 36.84± acres in the General Agriculture (A-2-40) zoning district. The property is located at 616 and 610 North Hopper Road, on the southeast corner of North 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. [\[View Item\]](#)
- *C. **TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP (TM) NO. PLN2021-0101 – HOFFMAN RANCH** – Request for a one-year time extension for an approved tentative map that subdivided a 15.9± acre parcel into 76 parcels within the Planned Development (P-D) (369) zoning district. The parcels range in size from 5,855 square feet to 12,631 square feet and included a 6,391± expansion to an existing park on an adjacent parcel. Approval of this time extension would extend the life of the map for an additional twelve months, until June 6, 2026. The project site is located at 4325 Arnold Road and 4302 Riopel Avenue, on the north side of East Zeering and Powell Roads, in the Community of Denair. This request is considered Exempt from the California Environmental Quality Act. APN: 024-022-027. [\[View Item\]](#)

NON-CONSENT ITEMS

- D. **USE PERMIT APPLICATION NO. PLN2019-0132 – LA FAVORITA RADIO STATION** – *Continued from May 15, 2025 meeting due to lack of quorum.*
Request to amend the development plan of Plan Development (P-D)(28), to allow for a 7,410 square-foot expansion of a radio station facility and to permit an existing electronic reader board sign on a 3.35± acre parcel. The project site is located at 4043 Geer Road, on the southwest corner of Geer and E. Service Roads, east of Santa Fe Avenue, in the Hughson area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration. APN: 045-007-038. [\[View Item\]](#)
- E. **USE PERMIT APPLICATION NO. PLN2025-0021 – KEYES COMMUNITY CENTER** – Request to renovate an existing 6,000± square-foot County operated Community Center and parking lot on a 4.48± acre parcel within the General Agriculture (A-2-10) zoning district. The property is located at 5506 and 5518 Jennie Avenue, between Lucinda Avenue and Nunes Road, in the Community of Keyes. The project is considered CEQA Exempt under CEQA Guidelines Section 15301 (Existing Facilities) and Section 15311 (Accessory Structures). APN: 045-021-021. [\[View Item\]](#)

8. OTHER MATTERS (Not a Public Hearing)

- A. Assignment of Nuisance Abatement Hearing Board Members

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.