

# STANISLAUS COUNTY PLANNING COMMISSION

## MINUTES

REGULAR MEETING

June 5, 2025

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

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

Absent: Thomas Maring, Jose Sabala, and Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; Emily DeAnda, Associate Planner; Marcus Ruddicks, Assistant Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Shaun Wahid, Chief Deputy County Counsel; Christian Bolanos, Engineer I, 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. May 1, 2025

Callis/Brichetto (6/0) **ACCEPTED**

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

5. **CORRESPONDENCE**

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

- A. Two Emails, received June 2, 2025, from Marilyn Silva, regarding Use Permit PLN2021-0012 – West Main Compost, which was denied by the Planning Commission on April 17, 2025 and has a Board of Supervisor appeal scheduled for August 5, 2025.

## 6. CONFLICT OF INTEREST

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

*6:03 p.m. Commissioner Brichetto left the Chambers.*

## 7. PUBLIC HEARINGS (\* - Consent Items)

Chair Morad informed the public of the consent item procedure.

### **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.  
Staff Memo: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL**.

Willerup/Campo (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN EXHIBIT A OF THE MAY 15, 2025 STAFF REPORT INCLUDING THE ADDITION OF CONDITION OF APPROVAL NO. 24, AS OUTLINED IN THE MEMO DATED JUNE 5, 2025, WHICH READS AS FOLLOWS:**

24. **Prior to development of proposed Parcel 3, an all-weather access road with a turnaround for emergency vehicle access and maneuverability shall be installed in accordance with all applicable regulations.**

- \*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.  
Staff Memo: Kristen Anaya, Senior Planner, Recommends **INDEFINITE CONTINUANCE**.  
Willerup/Campo (5/0) **CONTINUED THE PROJECT INDEFINITELY AS OUTLINED IN THE MEMO DATED JUNE 5, 2025.**

- \*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.  
Staff Memo: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL**.

Willerup/Callis (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE MEMO DATED JUNE 5, 2025.**

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

**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.  
Staff Memo: Jeremy Ballard, Senior Planner, Recommends **APPROVAL WITH THE EXCEPTION OF THE ELECTRONIC READER BOARD**.  
Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** Nelson Gomez, Applicant.  
Public hearing closed.

Willerup/Callis (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE MEMO DATED JUNE 5, 2025, INCLUDING APPROVAL OF AN ELECTRONIC READER BOARD, SUBJECT TO THE FINDINGS AND CONDITIONS AS OUTLINED IN EXHIBITS A AND C OF THE MAY 15, 2025 STAFF REPORT.**

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

- D. **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.  
Staff Report: Emily DeAnda, Associate Planner, Recommends **APPROVAL**.

Following staff's presentation, in response to a question from Commissioner Willerup, Teresa Vander Veen, Capital Facilities Manager, Stanislaus County's General Services Agency, provided the Commission with information regarding project costs. While at the podium Ms. Vander Veen answered additional questions from the Commission.

Public hearing opened.  
**OPPOSITION:** None.  
**FAVOR:** None.  
Public hearing closed.

Callis/Huff (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

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

## 8. **OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A.     Assignment of Nuisance Abatement Hearing Board Members

The following assignments were made by Chair Morad: Commissioner Callis and Willerup as members and Commissioner Maring as an alternate.

*6:52 p.m. Chair Morad adjourned the meeting and then immediately reopened the meeting.*

## 9. **REPORT OF THE PLANNING DIRECTOR**

### **BOARD OF SUPERVISORS ACTIONS**

May 13, 2025:           Set the public hearing for August 5, 2025 to consider an appeal of the Planning Commission's recommendation of denial for Use Permit Application No. PLN2021-0012 – West Main Compost.

May 20, 2025:           Set the public hearing for July 1, 2025 to consider the Planning Commission's recommendation of approval for Rezone Application No. PLN2023-0093 – U – Haul.

**MISCELLANEOUS AND ON THE HORIZON**

Planning Commission

June 19, 2025: Holiday, no meeting.

July 3, 2025: Two use permits, in the Turlock area and one in the Community of Salida.

July 17, 2025: One rezone in the Westley area.

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

**11. ADJOURNMENT**

The meeting was adjourned at 6:53 p.m.

Signature on file.

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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