

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 21, 2025

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

Present: Joseph Brichetto, Becky Campo, Andrew Huff, Thomas Maring, Carmen Morad, and Wayne Zipser

Absent: Neill Callis, Jose Sabala, and Lars Willerup

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; Shante Ruiz, Staff Services Technician; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; Christian Bolanos, Engineer I, 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. July 17, 2025
Zipser/Huff (6/0) **ACCEPTED**

Roll Call Vote: Ayes – Brichetto, Campo, Huff, Maring, Morad, and Zipser
Noes – None
Abstaining – None
Absent – Callis, Sabala, and Willerup
5. **CORRESPONDENCE**
 - A. Email, received August 18, 2025, from Beverly Jones, regarding Use Permit Application No. PLN2022-0097 – Pernsteiner and Sons Fabrication, Inc.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

CONSENT ITEMS

- *A. **PARCEL MAP APPLICATION NO. PLN2025-0020 – WHITBY** – Request to subdivide a 22.76± acre parcel into two parcels, 10± and 12.76± acres in size, in the General Agriculture (A-2-10) zoning district. The project site is located at 2619 Maze Boulevard, between North Dakota Avenue and North Carpenter Road, in the

Modesto area. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 (Consistency for which an Environmental Impact Report was certified) and CEQA Guidelines Section 15061 (Common Sense Exemption). APNs: 007-038-007 and 007-038-014.
Maring/Campo (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- C. **USE PERMIT APPLICATION NO. PLN2022-0097 – PERNSTEINER AND SONS FABRICATION, INC** – Request to permit an agricultural equipment repair business on a 19.40± acre parcel, in the General Agriculture (A-2-40) zoning district. The project site is located at 712 W Harding Road, between S Walnut Road and Lander Avenue (State Route 165), in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 044-045-010.
Staff Report: Jeremy Ballard, Senior Planner.
Public hearing opened.
OPPOSITION: None.
FAVOR: Jesse Pernsteiner, Applicant.
Public hearing closed.
Maring/Zipser (6/0) **APPROVED THE PROJECT WITH FINDINGS AND ACTIONS AS OUTLINED IN THE STAFF REPORT.**

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

- C. **USE PERMIT APPLICATION NO. PLN2025-0011- COUCO CREEK** – Request to establish a biogas pipeline injection site on a 307± acre parcel in the General Agriculture (A-2-40) zoning district. Biogas from an on-site anaerobic dairy digester and two off-site digesters will be injected into a pacific gas and electric (PG&E) natural gas pipeline on-site. The project site is located at 3426 S Commons Road and 0 Faith Home Road, between W Harding and Bradbury Roads, in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APNs: 044-039-001 and 044-039-002.
Staff Report: Emily DeAnda, Associate Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Anna Reville, Applicant's Representative.
Public hearing closed.
Brichetto/Zipser (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

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

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

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

July 22, 2025:	No Planning Commission items scheduled.
August 5, 2025:	Set a public hearing on September 9, 2025, to consider the Planning Commission's recommendation of approval for Rezone Application No. PLN2025-0005 – West Stanislaus Irrigation District. Continued, at the applicant's request, the public hearing to October 21, 2025, to consider an appeal of the Planning Commission's denial of Use Permit Application No. PLN2021-0012 – West Main Compost.
August 19, 2025:	Continued the public hearings from December 17, 2024, and approved General Plan Amendment and Rezone Application Nos. PLN2024-0016 – Atwal Properties and PLN2021-0052 – Pattar Trucking.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

September 4, 2025:	No items currently scheduled.
September 18, 2025:	No items currently scheduled.
October 2, 2025:	One use permit in the Turlock area. The 6 th Cycle Housing Element Update and Implementation package.
October 16, 2025:	Truck parking ordinance amendment.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

Chair Morad thanked staff for their work on the ad hoc committee for truck parking.

11. ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Signature on file.

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