

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 4, 2026

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

Prior to roll call, Director Freitas announced the resignation of Commissioner Morad since the last meeting, and the appointment of Commissioner Heinrich following the release of the agenda.

Present: Joseph Brichetto, Becky Campo, Kanwarbir Chima, Todd Heinrich, Andrew Huff, and Wayne Zipser

Absent: Neill Callis and Lars Wilerup

Staff present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Kristen Anaya, Senior Planner; and Roxanne Rodrigues, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Danny Mauricio, Engineer, Department of Public Works; and Alondra Estrada, Senior Environmental Health Specialist, Department of Environmental Resources.

2. PLEDGE OF ALLEGIANCE

3. CITIZEN'S FORUM:

- Milt Trierweiler spoke regarding sustainable growth and farmland protection.
- Eva Rojas voiced concerns regarding notifications sent to surrounding landowners for a new cell tower located in the Modesto area.

4. MINUTES:

A. May 7, 2026

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

5. CORRESPONDENCE:

Director Freitas informed the Planning commission of correspondence which was received too late for the agenda and placed before the Planning Commission:

- A. Email dated June 3, 2026, from Derrick Manqueros, regarding Non-Consent item 7.A – Use Permit Application PLN2025-0116 Marchy Dorsett.

6. CONFLICT OF INTEREST: None

7. PUBLIC HEARINGS (*Consent Items):

*CONSENT ITEMS - None

NON-CONSENT ITEMS

- A. Use Permit Application NO. PLN2025-0116-MARCHY DORSETT- Request to expand an existing almond hulling operation, currently located on an 18.27± acre parcel, to allow for the outdoor stockpiling of hulls and shells, on an adjacent 67.57± parcel, in the general agriculture (a-2-40) zoning district. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 019-007-018, -019 and -020.

Staff Report: Kristen Anaya, Senior Planner, Recommends, **APPROVAL.**

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Brichetto/Zipser (6/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes - Brichetto, Heinrich, Chima, Campo, Huff, Zipser

Noes - None

Abstaining - None

Absent - Callis and Willerup

8. OTHER MATTERS (Not a Public Hearing):

Prior to Director Freitas providing a report, Chair Campo thanked Commissioner Morad for her service on the Planning Commission.

9. REPORT OF THE PLANNING DIRECTOR:

BOARD OF SUPERVISORS ACTIONS

May 19, 2026: Conducted a public hearing and approved the Planning Commission's recommendation of Approval for Rezone Application No. PLN2026-0002- Modesto Toyota, a Request to Amend the Zoning Designation of a one-acre parcel from Planned Industrial to Planned Development to Expand the Permitted Uses.

June 2, 2026: Denied the Appeal of the Planning Commission's Denial of Use Permit Application No. PLN2025-0049-Madrigal, a Request to Permit an Existing Firewood Cutting Operation, on a 4.52+ Acre Parcel, in the General Agriculture (A-2-40) Zoning District.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

June 18, 2026: One use permit application in the Hughson area.

July 2, 2026: One use permit application in the Modesto area.

Director Freitas discussed efforts underway to conduct a joint workshop of the Planning Commission, Nuisance Abatement Hearing Board, and Building Code Appeals Board to go over all the building and property codes that relate to the County's abatement of dangerous and nuisance properties.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR: None

11. ADJOURNMENT:

The meeting was adjourned at 6:26 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>.)