

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 18, 2026

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

Present: Neill Callis, Kanwarbir Chima, Todd Heinrich, Andrew Huff, Lars Willerup, Wayne Zipser

Absent: Joseph Brichetto and Becky Campo

Staff present: The following Planning & Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Senior Planner; Emily DeAnda, Associate Planner; and Roxanne Rodrigues, Planning Commission Clerk. The following Stanislaus County staff were also present: Jesus Mendoza, Deputy County Counsel; Isael Ojeda, Engineer III, Department of Public Works; and Alondra Estrada, Senior Environmental Health Specialist, Department of Environmental Resources.

In the absence of Chair Campo, Vice-Chair Callis served as the Chair for the meeting.

2. PLEDGE OF ALLEGIANCE

3. CITIZEN'S FORUM: No one spoke.

4. MINUTES:

- A. June 4, 2026
Zipser/Willerup (5/0) **ACCEPTED**
Commissioner Callis abstained.

5. CORRESPONDENCE:

- A. Email dated May 18, 2026, from Randy Garcia regarding Non-Consent item 7.A – Use Permit Application NO. PLN2025-0038 Arreola Trucking.

6. CONFLICT OF INTEREST: None

7. PUBLIC HEARINGS (*Consent Items):

*CONSENT ITEMS: None

NON-CONSENT ITEMS:

- A. Use Permit Application NO. PLN2025-0038-ARREOLA TRUCKING - To permit an existing truck parking facility for up to 12 tractor-trailer combinations, on a 3.84± acer 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: 045-005-038.

Staff Report: Emily De Anda, Associate Planner, Recommends, **DENIAL**.
Public hearing opened.

FAVOR: Jimmy Arreola, applicant

OPPOSITION: Randy Garcia; Deidra Borges; David Shackelford

Public hearing closed.

Huff/Heinrich (6/0) **DENIED THE USE PERMIT.**

Roll Call Vote: Ayes – Callis, Chima, Heinrich, Huff, Willerup, Zipser

Noes – None

Abstaining - None

Absent – Bricchetto and Campo

8. OTHER MATTERS (Not a Public Hearing):

- A. Assignment of Nuisance Abatement Hearing Board Members

The following assignments were made by Chair Callis: Commissioner Bricchetto and Callis as a member and Commissioner Willerup as an alternate.

- B. Filling a Vacant Seat of a Commissioner to the General Plan Update

Committee for the remainder of the 2026-2027 Calendar Year

The following appointments were made by Chair Callis: Commissioner Campo, previously an alternate on the Committee, was made a member,

joining Commissioner Zipser as members, and Commissioner Huff was appointed as an alternate.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

Since the last Planning Commission meeting there have been no Planning Commission related items considered by the Board.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

July 2, 2026: No items currently scheduled.

July 16, 2026: One use permit application in the Turlock area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR: None

11. ADJOURNMENT

The meeting was adjourned at 6:49 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>.)