

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 16, 2026

- 1. ROLL CALL:** Meeting called to order at 6:00 p.m.
- Present: Joseph Brichetto, Neill Callis, Todd Heinrich, Lars Willerup and Wayne Zipser
- Absent: Becky Campo, Kanwarbir Chima, and Andrew Huff
- Staff present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Emily DeAnda, Associate Planner; and Roxanne Rodrigues, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Christian Bolanos, Engineer I, 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 18, 2026
Willerup/Brichetto (5/0) **ACCEPTED**

5. CORRESPONDENCE:

- A. Email dated 7/13/26, from Brad Johnson, regarding Non-Consent Item 7.A - Use Permit Application PLN2021-0087 – Jordao Dairy.

6. CONFLICT OF INTEREST: None

7. PUBLIC HEARINGS (*- Consent Items)

***CONSENT ITEMS:** None

NON-CONSENT ITEMS:

A. USE PERMIT APPLICATION NO. PLN2021-0087 – JORDAO DAIRY –

Request to increase herd size from 1,985 mature cows to 3,990, and to allow construction of three loafing barns totaling 236,000± square feet at an existing dairy facility located on a 79.74 +- acre parcel in the General Agriculture (A-2-40) zoning district. The property is located at 6025 S. Central Avenue, between Hilmar and Bradbury Roads, in the Turlock area. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for the project. APN: 057-004-013.

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

Public hearing opened.

OPPOSITION: None

FAVOR: Manny Souza, applicant's representative

Public hearing closed.

Willerup/Brichetto (5/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Brichetto, Callis, Heinrich, Willerup, Zipser

Noes – None

Abstaining - None

Absent – Campo, Chima and Huff

8. OTHER MATTERS (NOT PUBLIC HEARINGS): None

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

August 6, 2026: One use permit application, in the Modesto area, and one General Plan Consistency Evaluation, in the west side of the county.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR - None

11. ADJOURNMENT

The meeting was adjourned at 6:14 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>.)