

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 20, 2026

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

Present: Joseph Brichetto, Neill Callis, Becky Campo, Kanwarbir Chima, Todd Heinrich, and Andrew Huff

Absent: Lars Willerup and Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristen Anaya, Senior Planner; and Jeremy Ballard, Senior Planner. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Christian Bolanos, Assistant Engineer/Surveyor, Department of Public Works; and Alondra Estrada, Senior Environmental Health Specialist, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM** – No one spoke.

4. **MINUTES**

A. July 16, 2026
Brichetto/Callis 5/0 **ACCEPTED**
Commissioner Huff abstained

5. **CORRESPONDENCE –**

Director Freitas informed the Planning Commission of correspondence which was received, regarding Non-Consent item 7.A. – Use Permit Application No. PLN2019-0075 – Masroc Farms, too late for the agenda and placed before them this evening:

- A. Email, received August 18, 2026, from George Petrulakis.
- B. Letter, received August 19, 2026, from Tom and Karen Weimer.
- C. Email, received August 19, 2026, from Linda, and Rose Meneses.
- D. Letter, received August 20, 2026, from Tom Douglas and Debra Whitmore.

6. CONFLICT OF INTEREST –

- A. Commissioner Brichetto** - Non-Consent item 7.A. – Use Permit Application No. PLN2019-0075 – Masroc Farms.

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

7. PUBLIC HEARINGS (* Consent Items)

*** CONSENT ITEMS - None**

NON-CONSENT ITEMS

A. USE PERMIT APPLICATION NO. PLN2019-0075 – MASROC FARMS

Request to legalize the expansion of a legal non-conforming almond hulling facility by permitting the addition of 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.

Planning Commission Memo: Kristen Anaya, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: Heather Sturdevent; Deborah Whitmore; Tim Douglas; Tom Weimer; and Dennis Wilson.

FAVOR: David Zwald, applicant; Rick Arnold; Joanie Gambini; and George Petrulakis, applicant's representative.

Public hearing closed.

Callis/Huff (5/0) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE PLANNING COMMISSION MEMO DATED AUGUST 6, 2026, INCLUDING THE AMENDMENT TO CONDITION OF APPROVAL NO. 3 AND THE ADDITION OF CONDITIONS OF APPROVAL NO. 32 AND 33, TO READ AS FOLLOWS:**

3. Pursuant to Section 711.4 of the California Fish and Game Code, the applicant is required to pay a California Department of Fish and Wildlife fee at the time of filing a "Notice of Determination". Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for ~~\$3,025.75~~ **\$3,100.75**, made payable to Stanislaus County, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.

32. **Applicant shall establish procedures for and provide driver education to all tractor-trailer operators visiting the project site, related to courteous and neighborly travel along North Hopper Road. The procedures shall be provided within 24 hours of any request made by the County.**
33. **Almond hulls, shells, hash or other biproduct handled on the project site shall be limited to those generated from almonds that are hulled and shelled on-site. No hulls, shells, hash, or other biproducts shall be separately imported from off-site for pre-cleaning, hulling, shelling, or other handling.**

Roll Call Vote: Ayes – Callis, Campo, Chima, Heinrich, Huff
 Noes – None
 Abstaining – Brichetto
 Absent – Willerup and Zipser

7:36 p.m. Commissioner Brichetto re-entered the Chambers.

8. OTHER MATTERS (NOT PUBLIC HEARINGS)

- A. **GENERAL PLAN CONSISTENCY FINDING FOR DIABLO GRANDE FIRE STATION TRANSFER** – A request to consider consistency of the transfer of surplus land containing existing Fire Station No. 57 (APN 025-040-005), from ownership of the Community Facilities District No. 1 to the West Stanislaus Fire Protection District, with the Stanislaus County General Plan. This item is to be heard as “Other Matters” by the PC and is not a regularly scheduled public hearing. This project is exempt from CEQA.
Planning Commission Memo: Kristen Anaya, Senior Planner
Recommends **THAT THE PLANNING COMMISSION FIND THE PROJECT TO BE CONSISTENT WITH THE GENERAL PLAN.**
The project was opened for public comment.
OPPOSITION: None
FAVOR: Christina Belardo, West Stanislaus County Fire Protection District
Public hearing closed.
Chima/Brichetto 6/0 **APPROVED THE GENERAL PLAN CONSISTENCY FINDING AS OUTLINED IN THE PLANNING COMMISSION MEMO DATED AUGUST 6, 2026.**

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

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

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

- September 3, 2026: One condition of approval amendment and time extension for a use permit, in the Turlock area; and a joint meeting of the Nuisance Abatement Hearing Board and Planning Commission to receive a presentation on Appeals Boards and Associated Codes.
- September 17, 2026: One condition of approval amendment and time extension for a use permit, in the Keyes area; and one General Plan consistency finding for a public utility project.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

11. ADJOURNMENT

The meeting was adjourned at 7:42 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>.)