

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

September 3, 2026

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.
Present: Joseph Brichetto, Neill Callis, Becky Campo, Kanwarbir Chima, Todd Heinrich, Andrew Huff, Lars Willerup, and Wayne Zipser
Absent: None
Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Marcus Ruddicks, Assistant Planner; and Shante Ruiz, Assistant Planner. The following Stanislaus County staff were also present: Jesus Mendoza, Deputy 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. August 20, 2026
Callis/Brichetto 8/0 **ACCEPTED**
5. **CORRESPONDENCE** – None
6. **CONFLICT OF INTEREST** – None
7. **PUBLIC HEARINGS (* - Consent Items)**

*** CONSENT ITEMS** - None

NON-CONSENT ITEMS

- A. **CONDITION OF APPROVAL AMENDMENT AND TIME EXTENSION FOR USE PERMIT NO. PLN2023-0134 – LUCKY STAR LOGISTICS** – Request to modify the conditions of approval and allow for a one-year time extension of a use permit allowing for the development of a tractor-trailer parking facility for up to 12 tractor-trailer combinations, on a 1.5 acre portion of a 10.3± acre parcel, in the General Agriculture (A-2-10) zoning district. The property is located at 1005 E Greenway Avenue, south of Highway 99, between Lander Avenue (SR 165) and Golf Road, in the Turlock area. This request is considered Exempt from the California Environmental Quality Act. APN: 044-028-011.

Planning Commission Memo: Marcus Ruddicks, Assistant Planner
Recommends **DENIAL**.
Public hearing opened.

OPPOSITION: None

FAVOR: Rajinder Bhullar, applicant/property owner
Public hearing closed.

Callis/Brichetto 8/0 **DENIED**

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

8. **OTHER MATTERS – 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 & ON THE HORIZON

Planning Commission

September 17, 2026: No Planning Commission items scheduled.

October 1, 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 - None**

11. **ADJOURNMENT**

The meeting was adjourned at 6:41 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>.)