

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 1, 2026

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

Present: Neill Callis, Becky Campo, Kanwarbir Chima, Andrew Huff, Lars Willerup, Wayne Zipser

Absent: Joseph Brichetto, Todd Heinrich

Staff Present: The following Planning & Community Development staff were present: Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; Kristen Anaya, Senior Planner; and Shante Ruiz, Assistant 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. September 3, 2026
Willerup/Zipser 6/0 **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 FOR USE PERMIT NO. PLN2023-0047 – BEST RV CENTER** – Request to amend Condition of Approval No. 4 to allow for an additional two years to obtain and final all permitting required for the construction of the approved 131,973 square-

foot service and sales building on 15.3± acres within Planned Development (P-D)(351) and (254). The property is located at 5100 and 5300 Taylor Court and 4318 W. Warner Road, between East Keyes Road and East Taylor Road, in the Turlock area. This request is considered Exempt from the California Environmental Quality Act. APNs: 045-053-040, 046-053-041, and 045-062-001.

Planning Commission Memo: Jeremy Ballard, Senior Planner
Public hearing opened.

OPPOSITION: None.

FAVOR: Nader Amnari, Managing Director, Best RV.
Public hearing closed.

Callis/Willerup 6/0 APPROVED SUBJECT TO THE ACTIONS FOR APPROVAL OUTLINED IN THE STAFF MEMO

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

8. OTHER MATTERS

A. GENERAL PLAN (GP) CONSISTENCY FINDING FOR THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) TRANSMISSION LINE CLEARANCE MITIGATION PROJECT – A

request to consider consistency of the SFPUC's Transmission Line Clearance Mitigation project with the Stanislaus County General Plan. Work will be completed on existing transmission lines utilized for operation of the Hetch Hetchy Power System located throughout Stanislaus County.

Planning Commission Memo: Kristen Anaya, Senior Planner

Recommends **THAT THE PLANNING COMMISSION FIND THE PROJECT TO BE CONSISTENT WITH THE GENERAL PLAN.**

OPPOSITION: None

FAVOR: None

Zipser/Huff 6/0 APPROVED THE GENERAL PLAN CONSISTENCY FINDING AS OUTLINED IN THE PLANNING COMMISSION MEMO DATED OCTOBER 1, 2026

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

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

September 15, 2026: No Planning Commission items scheduled.

September 29, 2026: Set a public hearing for October 20, 2026 to consider an appeal of the Planning Commission's approval of Use Permit Application No. PLN2019-0075 - Masroc Farms and to consider an appeal of the Planning Commission's denial of Condition of Approval Amendment and Time Extension for Use Permit No. PLN2023-0134 - Lucky Star Logistics.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

October 15, 2026: One parcel map, in the Hughson/Waterford area; one use permit, in the Community of Hickman; one general plan amendment and rezone, in the Patterson area; and one general plan amendment, rezone, and parcel map in the Ceres area.

November 5, 2026: One staff approval application, in the Modesto area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR – None.

11. ADJOURNMENT

The meeting was adjourned at 6:37 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>.)