STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING October 15, 2026

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

Present: Joseph Brichetto, Kanwarbir Chima, Todd Heinrich, Andrew Huff, Lars Willerup, and Wayne Zipser

Absent: Neill Callis, Becky Campo

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; Marcus Ruddicks, Assistant 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.

Commissioner Huff arrived at 6:02 p.m.

County Council, Rob Taro stated that the Planning Commission Chair and Vice Chair were both absent. Given the circumstance a vote was taken to elect a substitute chair for this meeting. It was voted that Commissioner Willerup would substitute as Chair for this meeting only. Zipser/Brichetto 6/0 ACCEPTED

2. PLEDGE OF ALLEGIANCE

3. CITIZEN'S FORUM

A member of the public voiced concerns regarding how Contra Costa County has developed and wanting Stanislaus County to avoid going down the same path, as well as concerns regarding delays caused by trains at railroad crossings.

4. MINUTES

A. October 1, 2026
Brichetto/Huff 6/0 **ACCEPTED**

5. CORRESPONDENCE –

Director Freitas informed the Planning Commission of correspondence which was received too late for the agenda and placed before them this evening:

A. Campaign Disclosure (Levine Act) forms, received October 12, 2026, from Haren Sanghera and Anna Gill , regarding Non-Consent item 7.C. – General Plan Amendment and Rezone Application No. PLN2026-0010 - Gill RV & Boat Storage Facility.

6. CONFLICT OF INTEREST –

A. Commissioner Chima – Non-Consent item 7.C. - General Plan Amendment and Rezone Application No. PLN2026-0010 - Gill RV & Boat Storage Facility.

7. PUBLIC HEARINGS (* - Consent Items)

*** CONSENT ITEMS**

Item 7A pulled from consent at the request of a member of the public.

*A. **PARCEL MAP APPLICATION NO. PLN2026-0027 - HUDELSON LAND COMPANY, L.P.** – Request to subdivide a 110.8± acre parcel into two 55.4± acre parcels, in the General Agriculture (A-2-40) zoning district. The property is located at 11066 John Fox Road, between Sperry and Swanson Roads, in the Hughson area. The Planning Commission will consider finding that no further analysis is required pursuant to CEQA Guidelines Section 15183 (Consistency for which an Environmental Impact Report was certified) and CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 019-017-001.
Staff Report: Shante Ruiz, Assistant Planner, Recommends **APPROVAL**
Public hearing opened.
OPPOSITION: None.
FAVOR: None.
Brichetto/Zipser 6/0 **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT**

NON-CONSENT ITEMS

B. **USE PERMIT APPLICATION NO. PLN2024-0070 – HICKMAN COMMUNITY CHURCH** – Request to expand an existing church facility, in six phases, by a total of 42,469± square feet, allowing for the construction of classroom buildings, a new sanctuary building, accessory buildings and outdoor improvements, and a new monument sign. The project site consists of two parcels, a 1.24± acre parcel located in the Rural Residential (R-A) zoning district and a 7.62± acre parcel located in the General Agriculture (A-

2-10) zoning district. The property is located at 854 I Street, between Lake Road and 4th Street, in the Community of Hickman. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for the project. APNs: 019-047-012 and 019-047-013.
Staff Report: Marcus Ruddicks, Assistant Planner Recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: a public member.
FAVOR: Justin Kapp, applicants engineer; Bob Farhina, member Hickman Community Church
Public hearing closed.
Willerup/Brichetto 6/0 **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT**

6:50 p.m. Commissioner Chima stepped out of the Chambers due to a conflict.

C. **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2026-0010 - GILL RV & BOAT STORAGE FACILITY** – Request to amend the General Plan and zoning designation of an 8.79-acre parcel from Urban Transition and General Agriculture (A-2-10) to Planned Development to allow for the development of a recreational vehicle (RV) and boat storage facility. The property is located at 261 Orange Avenue, between 1st Street and Locust Avenue, in the Patterson area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 048-001-038.
Staff Report: Jeremy Ballard, Senior Planner recommends **APPROVAL.**
Public hearing opened.
OPPOSITION: a public member.
FAVOR: Haren Sanghera, applicants engineer
Public hearing closed.
Willerup/Brichetto 5/0 **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

7:05 p.m. Commission Chima returned to the Chambers.

D. **GENERAL PLAN AMENDMENT, REZONE, AND PARCEL MAP APPLICATION NO. PLN2025-0015 - KEYES-CENTRAL** – Request to amend the General Plan and zoning designation of a 7.16± acre portion of a 17.6± acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development (P-D), and to subdivide the parcel into a 7.16± acre parcel and a 10.44± acre designated remainder to allow for the development of a quick-service restaurant with a drive-through, gas station, and convenience store with an attached car wash in two phases. The property is located at 5956 Central Avenue, between Turner Road and Keyes Road, in the Ceres area. The Planning Commission will consider adoption of a

California Environmental Quality Act Mitigated Negative Declaration for the project. APNs: 041-038-014 and 041-038-015.
Staff Report: Kristy Doud, Deputy Director recommends **DENIAL.**
Public hearing opened.
FAVOR: a public member; Dave Romano, applicants representative; and Lea Simvulakis, applicants representative.
OPPOSITION: None.
Public hearing closed.
Willerup/Brichetto (4/2) **RECOMMENED DENIAL TO THE BOARD OF SUPERVISORS**

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

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

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

November 19, 2026: One use permit, in the Turlock area and one rezone, in the Community of Keyes.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR - None

11. ADJOURNMENT
The meeting was adjourned at 7:45 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.)

AF/sr