STANISLAUS COUNTY PLANNING COMMISISION

AGENDA

November 19, 2026
6:00 P.M.
CHAMBERS – BASEMENT LEVEL
TENTH STREET PLACE 1010 10TH STREET, MODESTO
Link to Stanislaus County Planning Department's Website (www.stancounty.com/planning/)

The Planning Commission welcomes you to its meetings which are regularly scheduled the first and third Thursday of each month, and your interest is encouraged and appreciated.

The agenda is divided into two sections:

CONSENT CALENDAR: These are items on this agenda designated by an asterisk (*) next to the item number, requiring a Planning Commission public hearing but which, following an initial evaluation by staff, have been found to be consistent with existing County policy and the County General Plan and are, therefore, recommended for "routine" approval. Prior to actual Planning Commission consideration, the Chair will open the public hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed from "Consent", please speak up and advise the Chair. That item will then be withdrawn from "Consent" and reviewed in detail as scheduled. The remaining "Consent" items for which there are no voice objections will be handled by a single action of the Commission.

NON-CONSENT CALENDAR: These items will be individually discussed and reviewed in detail.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE PLANNING COMMISSION REGARDING A MATTER ON THE AGENDA: While the Planning Commission welcomes and encourages participation in the Commission meetings, it would be appreciated if comments are limited to five minutes so that everyone may be heard.

PUBLIC COMMENT PERIODS: Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Planning Commission for consideration; however, California law prohibits the Commission from taking any action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of Supervisors. Any member of the public wishing to address the Commission during the "Citizen's Forum" period will be limited to a maximum of 5 minutes.

New agenda items will not be heard after 11:00 p.m. If agenda item is not fully discussed by 12:30 a.m., it will be continued at the discretion of the Chair.

PLANNING COMMISSION AGENDAS AND MINUTES: Agendas, Minutes, and copies of items to be considered by the Planning Commission are available at least 72 hours prior to the scheduled meeting date on the Planning Commission's Agenda & Minutes web page (www.stancounty.com/planning/agenda/index.shtm). All materials, including materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department at 1010 10th Street, Suite 3400, Modesto, during normal business hours.

AUDIO/VIDEO BROADCAST: All Planning Commission meetings are normally broadcast live and replayed on local cable television. A list of cable channels and broadcast times are available at the following website: www.stancounty.com/board/broadcasting-schedule.shtm. In addition, a live audio/video broadcast of this meeting can be heard/seen via the World Wide Web at: www.stancounty.com/sclive.

NOTICE REGARDING NON-ENGLISH SPEAKERS: Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Commission Clerk at (209) 525-6330. Notification 72 hours prior to the meeting will enable the Clerk to make arrangements to ensure accessibility to this meeting.

1. **ROLL CALL**

   Joseph Brichetto, Neill Callis, Becky Campo, Kanwarbir Chima, Andrew Huff, Todd Heinrich, Lars Willerup, Wayne Zipser

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM**

4. **MINUTES:**

   A. November 5, 2026 **Download Documents for item 4A**

5. **CORRESPONDENCE**

   A. 2027 Planning Commission Meeting Calendar
   Download Documents for item 5A

6. **CONFLICT OF INTEREST DECLARATION**

7. **PUBLIC HEARINGS (*Consent Items):**

   ***CONSENT ITEMS:** None.

   NON-CONSENT ITEMS:

   A. **REZONE APPLICATION NO. PLN2026-0016 - AEMETIS BIOGAS LLC** - Request to amend the zoning designation of a 1.9± acre parcel from General Agriculture (A-2-10) to Planned Development to allow for the development of a private Compressed Natural Gas (CNG) fueling station to serve the existing fleet for Aemetis Biogas. The property is located at 4130 Jessup Road, between Faith Home Road and State Route 99 in the Community of Keyes. The Planning Commission will consider adoption of a California Environmental Quality Act Mitigated Negative Declaration for the project. APN: 045-045-001.
   Download Documents for item 7A

8. **OTHER MATTERS:**

   A. **GENERAL PLAN UPDATE – STATUS REPORT –** Presentation on the County's progress, community input, and ongoing outreach efforts related to its development of new policies that address air quality, climate adaptation, environmental justice, flood hazards, open space access, safety, wildfire, and an assessment of disadvantaged unincorporated communities.

9. REPORT OF THE PLANNING DIRECTOR

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

11. ADJOURNMENT

APPEAL OF STANISLAUS COUNTY PLANNING COMMISSION DECISIONS
DECISIONS OF THE STANISLAUS COUNTY PLANNING COMMISSION, EXCLUDING RECOMMENDATIONS, ARE APPEALABLE TO THE BOARD OF SUPERVISORS IF FILED WITH THE CLERK OF THE BOARD WITHIN TEN DAYS OF THE DATE OF THE PLANNING COMMISSION MEETING AT WHICH THE DECISION IS MADE (COUNTY CODE SECTION 21.112.040 – PLANNING COMMISSION DECISIONS). THE APPEAL FEE IS $1,803.