DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
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NOTICE OF PUBLIC HEARING

Stanislaus County Planning Commission will hold a meeting on **THURSDAY, AUGUST 20, 2026, at 6:00 PM,** Joint Chambers, Basement Level, 1010 10th St., Modesto, CA, to consider**: 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. The item was originally scheduled to be heard at the August 6, 2026 Planning Commission meeting, but the meeting was cancelled due to a lack of quorum. APNs: 009-016-024 and 009-016-025.

The CEQA Review Period took place from **January 22, 2025 to February 26, 2025**. All documents are available for review at 1010 10th Street Suite 3400 Modesto, CA and online at www.stancounty.com/planning.

At above noticed time and place, interested persons will be given an opportunity to be heard. Material submitted to Commission for consideration (i.e., photos, petitions, etc.) will be retained by the County. If a challenge to above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission. For further information, please call (209) 525-6330 or email planning@stancounty.com, Stanislaus County Planning & Community Development Department.