PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400
Modesto, CA 95354

NOTICE OF PUBLIC HEARING

APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF USE PERMIT APPLICATION NO. PLN2019-0075 – MASROC FARMS

NOTICE IS HEREBY GIVEN that on **October 20, 2026,** at **6:30 p.m.,** or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider an appeal of the Planning Commission's approval of **USE PERMIT APPLICATION NO. PLN2019-0075 – MASROC FARMS -** Request to legalize the expansion of a legal non-conforming (LNC) almond hulling facility by permitting 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 project site is located at 616 North Hopper Road between Hopper Road and Creekside Lane, in the Modesto area. The Planning Commission adopted a CEQA Mitigated Negative Declaration for the project. APNs: 009-016-024 & -025.

All documents are available for review on the Board's website: http://www.stancounty.com/bos/. A copy of the Board of Supervisors Report will be available for review at least 72 hours prior to the scheduled meeting. For further information, please call (209) 525-6330, or email: planning@stancounty.com.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Materials submitted to the Board for consideration (i.e., photos, petitions, etc.) will be retained by the County. If a challenge to the 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 Board.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (209) 525-4494. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.