

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 17, 2025

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

Present: Joseph Brichetto, Neill Callis, Becky Campo, Andrew Huff, Thomas Maring, Carmen Morad, Lars Willerup, and Wayne Zipser

Absent: Jose Sabala

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Senior Planner; Marcus Ruddicks, Assistant Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Shaun Wahid, Chief Deputy County Counsel; Christian Bolanos, Engineer I, Department of Public Works; and Alondra Estrada, Senior Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. June 5, 2025

Campo/Callis (6/0) **ACCEPTED**

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, Morad, and Willerup
Noes – None
Abstaining – Maring and Zipser
Absent – Sabala
5. **CORRESPONDENCE** – None.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**

CONSENT ITEMS – None.

NON-CONSENT ITEMS
 - A. **USE PERMIT APPLICATION NO. PLN2024-0120 – RUMBLE** – Request to operate an agricultural equipment storage yard associated with an off-site agricultural consulting company on a 3± acre parcel in the General Agriculture (A-2-10) zoning district. The project site is located at 4124 Kiernan Ave (State Route 219), between Sisk and Stoddard Roads, in the community of Salida. The

Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 135-044-025.

Staff Report: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Willerup/Brichetto (8/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

B. **REZONE APPLICATION NO. PLN2025-0005 – WEST STANISLAUS IRRIGATION DISTRICT** – Request to rezone three parcels, totaling 11,250±

square feet, from Single-Family Residential (R-1) to Planned Development (P-D), to allow for development of a 3,583± square-foot office for the West Stanislaus Irrigation District. The project site is located at 116 E Street, between Kern Street and Highway 33, in the community of Westley. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 016-021-022.

Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: Don Phillips, Applicant's Representative.

Public hearing closed.

Callis/Zipser (8/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, Morad, Maring, Willerup, and Zipser
Noes – None
Abstaining – None
Absent – Sabala

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)** – None.

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

July 1, 2025: Conducted a public hearing and approved the Planning Commission's recommendation of approval for Rezone Application No. PLN2023-0093 – U-Haul, located in the Modesto area.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

August 7, 2025: No items currently scheduled.

August 21, 2025:	Two parcel maps, one in the Modesto area and one in the Vernalis area; and two use permits, both in the Turlock area.
September 4, 2025:	Ordinance Amendment and General Plan Amendment for truck parking.

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

11. ADJOURNMENT

The meeting was adjourned at 6:29 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/ad