

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

October 16, 2025

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

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

Absent: Thomas Maring, and Jose Sabala

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Kristen Anaya, Senior Planner; Emily DeAnda, Associate Planner, Marcus Ruddicks, Assistant Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Rob Taro, Deputy County Counsel; James Ashby, Senior Engineer, Department of Public Works; Christian Bolanos, Engineer I, Department of Public Works; Karl Quinn, Manager of Environmental Health Programs, Department of Environmental Resources; Alondra Estrada, Senior Environmental Health Specialist, Department of Environmental Resources; and Stephanie Freier, Senior Hazardous Material Specialist, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN'S FORUM** – No one spoke.

4. **MINUTES**

A. October 2, 2025

Zipser/Campo (7/0) **ACCEPTED**

5. **CORRESPONDENCE** – None.

6. **CONFLICT OF INTEREST**

A. Commissioner Huff – Non-Consent items 7.B. – General Plan Amendment Application No. PLN2022-0045 – Sixth Cycle Housing Element Update and 7.C. – General Plan Amendment, Rezone, and Ordinance Amendment Application No. PLN2025-0053 – Sixth Cycle Housing Element Implementation.

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

Chair Morad informed the public of the consent item procedure.

CONSENT ITEMS

- *A. **PARCEL MAP APPLICATION NO. PLN2021-0021 – THORNTON – RIVER ROAD** – Request to subdivide an 82.93± acre parcel into one 40± acre parcel and a 42.93± acre remainder in the Planned Development (P-D) (214) and General Agriculture (A-2-40) zoning districts. The property is located at 107 and 585 River Road, between Maze Boulevard (State Route 132) and the Hetch Hetchy Aqueduct, west of the San Joaquin river, in the Vernalis area. The Planning Commission will consider adoption of a California Environmental Quality Act (CEQA) Mitigated Negative Declaration for this project. APN: 016-002-066.

Willerup/Callis (7/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF MEMO.**

6:05 p.m. Commissioner Huff left the Chambers.

NON-CONSENT ITEMS

- B. **GENERAL PLAN AMENDMENT APPLICATION NO. PLN2022-0045 – SIXTH CYCLE HOUSING ELEMENT UPDATE** – *Continued from October 2, 2025.* An update and amendment to the Housing Element of the Stanislaus County General Plan. The proposed 2023-2031 Housing Element includes goals, policies, objectives and programs to further opportunities for housing to households in the unincorporated areas of Stanislaus County. No development project is proposed as part of the Housing Element Update. This project is considered exempt from the California Environmental Quality Act (CEQA).
Staff Report: Kristy Doud, Deputy Director, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: Nick Jensen, California Rural Legal Assistance (CRLA).

6:50 p.m. Recess was called by Chair Morad to provide the Planning Commission, staff, and the public with an opportunity to review the correspondence provided by Mr. Jensen during the public hearing.

7:05 p.m. Recess ended and Chair Moard provided the Planning Commission with an opportunity to ask staff questions on the correspondence provided by Mr. Jensen.

At the request of County Counsel, Mr. Jensen returned to the podium and confirmed that he was asking for ongoing conversations between staff and CRLA prior to consideration of the item by the Board of Supervisors.

FAVOR: None.

Public hearing closed.

Willerup/Callis (6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

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

- C. **GENERAL PLAN AMENDMENT, REZONE, AND ORDINANCE AMENDMENT APPLICATION NO. PLN2025-0053 – SIXTH CYCLE HOUSING ELEMENT IMPLEMENTATION** – *Continued from October 2, 2025.* Request to add amend the County's General Plan and Zoning Ordinance; to amend the General Plan designation and to rezone property; and adopt objective design standards, to be applied to new multi-family developments to implement various actions included in Stanislaus County's draft sixth Cycle Housing Element. The specifics of the request are as follow:

- An amendment to the Commercial land use designation of the Land Use Element of the County's General Plan to incorporate the proposed new Mixed Use District (MU) as a compatible zoning district.
- An amendment to the County's Zoning ordinance to add Chapter 21.58 MU zoning district.
- An amendment to the County's Zoning ordinance to amend the following zoning ordinance chapters: Chapters 21.08 General Provisions, 21.12 Definitions, 21.20 General Agriculture District (A-2), 21.24 Rural Residential District (R-A), 21.28 Single-Family Residential District (R-1), 21.32 Medium Density Residential District (R-2), 21.36 Multiple-Family Residential District (R-3), 21.44 Historical Site District, 21.52 Neighborhood Commercial District (C-1), 21.48 Highway Frontage District (H-1), 21.56 General Commercial District (C-2), 21.60 Industrial District (M), 21.72 Mobile Homes, 21.74 Accessory Dwelling Units, 21.76 Off-Street Parking, 21.82 Density Bonus for Affordable Housing, and 21.100 Staff Approval Permits.
- An amendment to the General Plan land use designations (from Low-Density Residential, Commercial, and Planned Development to Medium High-Density Residential) and rezone (from R-1, R-A, P-D, and H-1 to R-3) of 101 parcels identified by following Assessor Parcel Numbers (APNs): Denair - 024-012-004 and -005, 024-033-001 and -002, 024-033-006 to -009, 024-033-011 and -012, 024-033-015 to -022, 024-033-025 and -026, 024-033-029 and -030, 024-033-032; Empire - 133-017-002 to -006, 133-017-011, 133-017-023 to -026, 133-017-033 and -034, 133-017-036, 133-017-065; Keyes - 045-021-019 and -020, 045-033-007; North Ceres (Bystrom) - 038-017-041, 038-039-012 and -013, 038-039-016, 038-039-019 and -020, 038-039-030 and -031; North Ceres (Hatch/Stonum) - 039-025-015, 039-025-017 to -019, 039-025-030 and -031; South Ceres - 053-031-023; South Modesto (Bret Harte) - 056-032-069, 056-033-049, 056-034-001, 056-035-001, and 056-036-036; West Modesto (Spencer/Marshall Neighborhood) - 030-004-002 to -010, 030-004-013 to -017, 030-005-001 to -018, 030-005-026, 030-008-003 to -006, 030-008-015 and -016; and West Modesto (Beverly/Waverly Neighborhood) - 037-004-061 and 037-004-068.
- An amendment to the zoning designations (from C-2 to MU) of 38 parcels identified by the following APNs: Salida - 135-041-004 and -005, 135-041-009 to -016, 135-041-018 and -019, 135-041-024, 135-041-031 and -032, 135-041-034 to -036; and South Modesto (Crows Landing Road) - 056-011-023 to -028, 056-017-020 and -021, 056-017-023, 056-018-001 and -002, 056-018-026, 056-048-018 and -019, 056-048-052 and -053, and 086-010-033 to -036.

An Addendum to the certified Environmental Impact Report (EIR) prepared for the County's 2015 General Plan has been prepared for the project.
Staff Report: Kristy Doud, Deputy Director, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Callis/Brichetto (6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Morad, Willerup, and Zipser

Noes – None

Abstaining – None

7:32 p.m. Commissioner Huff entered the Chambers and returned to the dais.

D. **ORDINANCE AMENDMENT APPLICATION NO. PLN2025-0069 – TRUCK**

PARKING – Request to add Chapter 21.89 Truck Parking and to amend Chapters 21.20 General Agriculture (A-2) and 21.94 Home Occupations of the Stanislaus County Zoning Ordinance to update existing allowances for truck parking in the unincorporated General Agriculture (A-2) zoned areas of Stanislaus County. APN: County-wide. This project is considered exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3).

Staff Report: Kristen Anaya, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Zipser/Campo (7/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, Morad, Willerup, and Zipser

Noes – None

Abstaining – None

E. **GENERAL PLAN AMENDMENT APPLICATION NO. PLN2025-0070 – HIGHWAY COMMERCIAL PLANNED DEVELOPMENT**

– Request to amend the text of the Highway Commercial Planned Development land use designation in the Land Use Element of the Stanislaus County General Plan to update the intent for development of large-scale truck parking facilities in the unincorporated areas of Stanislaus County. APN: County-wide. This project is considered exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3).

Staff Report: Kristen Anaya, Senior Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: None.

FAVOR: None.

Public hearing closed.

Willerup/Callis (7/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Brichetto, Callis, Campo, Huff, Morad, Willerup, and Zipser

Noes – None

Abstaining – None

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

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

October 14, 2025: Set a public hearing on December 9, 2025, at the 9:00 a.m. meeting, to consider the Planning Commission's recommendations for General Plan Amendment Application No. PLN2022-0045 – Sixth Cycle Housing Element Update and General Plan Amendment, Rezone, and Ordinance Amendment Application No. PLN2025-0053 – Sixth Cycle Housing Element Implementation.

Set a public hearing on November 18, 2025, at the 6:30 p.m. meeting, to consider the Planning Commission's recommendation for Ordinance Amendment Application No. PLN2025-0069 – Truck Parking.

Director Freitas informed the Planning Commission that, pending Board of Supervisor approval of the set public hearing, General Plan Amendment Application No. PLN2025-0070 – Highway Commercial Planned Development will be heard by the Board on December 16, 2025.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

November 6, 2025: One parcel map, variance, and Williamson Act cancellation in the Crows Landing area.

November 20, 2025: One rezone and parcel map in the Modesto area.

December 5, 2025: No items currently scheduled.

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

11. ADJOURNMENT

The meeting was adjourned at 8:20 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