

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

November 6, 2025

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

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

Absent: Thomas Maring, Jose Sabala, and Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Jeremy Ballard, Senior Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Tom Boze, County Counsel; Christian Bolanos, Engineer I, Department of Public Works; and Alondra Estrada, Senior Environmental Health Specialist, Department of Environmental Resources.

2. **PLEDGE OF ALLEGIANCE**

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

4. **MINUTES**

- A. October 16, 2025
Callis/Willerup (6/0) **ACCEPTED**

5. **CORRESPONDENCE –**

- A. 2026 Planning Commission Meeting Calendar

6. **CONFLICT OF INTEREST** – None.

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

Chair Morad informed the public that there were no consent items on the agenda.

CONSENT ITEMS – None.

NON-CONSENT ITEMS

- A. **PARCEL MAP, VARIANCE, AND WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2025-0022 – SILVA REVOCABLE TRUST** – Request to subdivide a 107.62± acre parcel into two parcels of 5.32± acres and 44.22± acres in size, and a 58.08± acre remainder, in the General Agriculture (A-2-40) zoning district. A variance is required to create a parcel less than the 40-acre minimum parcel size and a Williamson Act cancellation is required to create a parcel less than 10-acres. The project site is located at 20400 Armstrong Road, between Pear Avenue and E. Marshall Road, in the Crows Landing area. The Planning

Commission will consider adoption of a California Environmental Quality Act Negative Declaration for the project. APN: 048-033-012.

Staff Report: Jeremy Ballard, Senior Planner.

Public hearing opened.

OPPOSITION: None.

FAVOR: Lorrie Silva, Applicant's Representative; and Barbara Silva, Applicant.

Public hearing closed.

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

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

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

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

October 21, 2025: Continued the public hearing to November 18, 2025, to consider an appeal of the Planning Commission's denial of Use Permit Application No. PLN2021-0012 – West Main Compost. This was the 2nd continuance requested by the applicant/appellant.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

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

December 5, 2025: No items currently scheduled.

December 518 2025: No items currently scheduled.

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