



March 5, 2026

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

**SUBJECT: APPEAL OF STAFF'S DENIAL OF STAFF APPROVAL APPLICATION (SAA)
NO. PLN2025-0126 – THE TOWERS, LLC**

DISCUSSION

The appellant has requested that the subject appeal be continued for a period of sixty days to provide additional time for the applicant to work with the City of Newman on identifying alternative sites for the proposed communication facility. The project site is located within the City of Newman's Local Agency Formation Commission (LAFCO) adopted Sphere of Influence, which requires written support from the City in order for the County to approve the project.

RECOMMENDATION

Staff recommends the Planning Commission approve continuance of the Appeal of Staff's Denial of Staff Approval Application (SAA) No. PLN2025-0126 – The Towers, LLC to the May 7, 2026, Planning Commission meeting.

PROPERTY OWNER AND REPRESENTATIVE INFORMATION

Applicant: The Towers, LLC (on behalf of Verizon)
Agent: Phoebe Moffett, Assurance Development
Property Owner: Ruben and Elida Monarrez

Contact Person: Shante Ruiz, Assistant Planner, (209) 525-6330

Attachments:
Attachment A – February 26, 2026 Request for Continuance



February 26, 2026

Stanislaus County – Planning and Community Development
Attn: Angela Freitas, Director
1010 10th Street, Suite 3400
Modesto, CA 95354

**Re: Request for Continuance to Planning Commission Appeal Hearing
APPLICATION NO. PLN2025-0126 THE TOWERS, LLC
642 W MARIPOSA ST, NEWMAN 95360 (APN: 026-026-029)**

Angela Freitas:

We respectfully submit this request on behalf of The Towers, LLC, an affiliate of Vertical Bridge, regarding the application to install a wireless communications facility at 642 W Mariposa St, Newman 95360 (the “Application”). We request that the Planning Commission continue the March 5, 2026 appeal hearing for a period of 60 days.

This request is made to allow the Applicant additional time to obtain feedback from the City of Newman following our meeting with County and City staff on February 25, 2026. Should additional time be required, the Applicant will coordinate with staff to place the matter on a subsequent hearing date.

We appreciate your consideration of this request. Please do not hesitate to contact us if you have any questions.

Kind regards,

Bill Lewis
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