

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 05, 2026

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

Present: Joseph Brichetto, Neill Callis, Kanwarbir Chima, Andrew Huff
Carmen Morad, and Lars Willerup

Absent: Becky Campo, Jose Sabala, and Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; and Emily DeAnda, Associate Planner. The following Stanislaus County staff were also present: Rob Taro, Assistant County Counsel; Christian Bolanos, Assistant Engineer/Surveyor, Department of Public Works; and Alondra Estrada, Senior Environmental Health Specialist, Department of Environmental Resources.

In the absence of Chair Campo, Vice-Chair Callis served as the Chair for this meeting.

2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. February 19, 2026
Willerup/Brichetto (6/0) **ACCEPTED**
5. **CORRESPONDENCE -**
 - A. Email, received March 5, 2026, from Denise Huerta, regarding Consent Item 7.A.
- Appeal of Staff's Denial of Staff Approval Application No. PLN2025-0126 – The Towers, LLC.
6. **CONFLICT OF INTEREST** – None
7. **PUBLIC HEARINGS (* - Consent Items)**

* CONSENT ITEMS

- *A. **APPEAL OF STAFF'S DENIAL OF STAFF APPROVAL APPLICATION NO. PLN2025-0126 – THE TOWERS, LLC – Requesting a continuance to the May 7, 2026, Planning Commission meeting.** Request to appeal staff's denial of a request to establish a wireless communications facility on a 4.92± acre parcel, in

the General Agriculture (A-2-10) zoning district. The project site is located at 642 W Mariposa Street, between Harvey Road and T Street, in the Newman area. APN: 026-026-029.

Willerup/Brichetto (6/0) **APPROVED THE CONTINUANCE AS OUTLINED IN THE STAFF MEMO.**

- *B. **PARCEL MAP APPLICATION NO. PLN2025-0082 – PETERSON** – Request to subdivide a 9.55± acre parcel into three parcels, ranging from 3± to 3.44± acres in size, in the General Agriculture (A-2-3) zoning district. The project site is located at 7185 Richardson Road and 4966 Webster Avenue, between State Route 108 and Mesa Drive, in the Riverbank area. The Planning Commission will consider finding that no further analysis is required pursuant to CEQA Guidelines Section 15183 (Consistency for which an Environmental Impact Report was certified) and CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 062-013-001.

Willerup/Brichetto (6/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS - None

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

Following Other Matters, the Chair recognized Denise Huerta, a member of the public, requesting to speak regarding Consent Item 7.A. - Appeal of Staff's Denial of Staff Approval Application No. PLN2025-0126 – The Towers, LLC. Ms. Huerta had arrived late to the meeting, after the item had been voted on, and the Chair invited Ms. Huerta to speak to the item.

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

Since the last Planning Commission meeting there have been no planning items considered by the Board.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

March 18, 2026: No items currently scheduled.

April 2, 2026: No items currently scheduled.

- April 16, 2026: Two use permit applications: one in the Hughson area and one in the Modesto area; one use permit and lot line adjustment application in the Modesto area; and a General Plan Consistency request from General Services Agency (GSA) for the Grayson Well Site project.
- May 7, 2026: One parcel map and variance in the Oakdale area; one variance and lot line adjustment in the Waterford area; and an Appeal of staff's denial of a staff approval permit application in the Newman area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

11. ADJOURNMENT

The meeting was adjourned at 6:11 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>.)