



April 2, 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 indefinitely to provide additional time for the applicant to assess the feasibility of alternative sites for the proposed communication facility and to provide further details regarding coverage objectives and potential alternative sites.

On March 5, 2026, the Planning Commission approved continuing this item to the May 7, 2026 meeting. Subsequently, staff set the item to be heard during the April 2, 2026, Planning Commission meeting.

RECOMMENDATION

Staff recommends that the Planning Commission approve the continuance of the Appeal of Staff's Denial for Staff Approval Application No. PLN2025-0126 – The Towers, LLC, indefinitely.

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: Emily DeAnda, Associate Planner, (209) 525-6330

Attachments:
Attachment A – Applicant's Request for Continuance, dated March 26, 2026



March 26, 2026

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

**Re: Planning Commission Continuance Request
Application No. PLN2025-0126 The Towers, LLC
642 W Mariposa St, Newman 95360 (APN: 026-026-029)**

Angela Freitas & Planning Staff:

We respectfully submit this request on behalf of Vertical Bridge regarding the application to install an unoccupied wireless communications facility at 642 W Mariposa St, Newman 95360 (the “Application”), to continue the April 2, 2026 Planning Commission hearing to a date uncertain.

This request is made to allow the Applicant additional time to evaluate the Business Park area within the City of Newman. Based on email correspondence received on March 20, 2026, wireless communications towers may be permitted within this zoning designation. Accordingly, the Applicant requests additional time to assess the feasibility of this area and to provide further detail in response to other items identified in the correspondence, including coverage objectives and potential alternative sites.

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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