

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 16, 2026

1. **ROLL CALL:** Meeting called to order at 6:03 p.m.

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

Absent: Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Emily DeAnda, Associate Planner; Jeremy Ballard, Senior Planner; Marcus Ruddicks, Assistant Planner; Shante Ruiz, Assistant Planner; and Roxanne Rodrigues, Planning Commission Clerk. The following Stanislaus County staff were also present: Rod Attebery, Deputy County Counsel; Christian Bolanos, Assistant Engineer/Surveyor, Department of Public Works; and Karl Quinn, Manager IV, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. April 2, 2026

Morad/Willerup (7/0) **ACCEPTED**
5. **CORRESPONDENCE –**

Director Freitas informed the Planning Commission of correspondence which was received too late for the agenda and placed before the Planning Commission:
 - A. Email dated April 15, 2026, from Grant and Kare Zaiger, regarding Non-Consent Item 7.D - Use Permit Application PLN2025-0049 Madrigal.
 - B. Memo dated April 16, 2026, from the Stanislaus County Planning & Community Development Department, Non-Consent Item 7.D - Use Permit Application PLN2025-0049 Madrigal.
6. **CONFLICT OF INTEREST**
 - A. Commissioner Huff- Non-Consent item 7.B - Rezone Application No. PLN 2026-0002-Modesto Toyota.

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

*** CONSENT ITEMS**

- *A. **USE PERMIT APPLICATION NO. PLN2025-0038 – ARREOLA TRUCKING – Requesting a continuance to the May 21, 2026, Planning Commission meeting.** Request to permit an existing truck parking facility for up to 12 tractor-trailer combinations, on a 3.84± acre parcel, in the General Agriculture (A-2-40) zoning district. The property is located at 4136 Tegner Road, between East Service Road and East Grayson Road, in the Hughson area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 045-005-038.
Staff Report: Emily DeAnda, Associate Planner, Recommends **APPROVAL**.
Willerup/Brichetto (7/0) **APPROVED THE CONTINUANCE, AS RECOMMENDED IN THE STAFF MEMO.**

NON-CONSENT ITEMS

6:09 p.m. Commissioner Huff stepped out of Chambers due to conflict.

- B. **REZONE APPLICATION NO. PLN2026-0002 – MODESTO TOYOTA** – Request to amend the zoning designation of a one-acre parcel from Planned Industrial (P-I) (2) to Planned Development to expand the permitted uses to include a vehicle inventory parking lot for the adjacent dealership. The project site is located on the north side of Bangs Ave, between McHenry Ave and Spyres Way, in the Modesto 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 is CEQA exempt pursuant to CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 046-011-023.
Staff Report: Jeremy Ballard, Senior Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: None.
Public hearing closed.
Willerup/Callis (6/0) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF REPORT.**

6:15 p.m. Commissioner Huff returned to Chambers.

- C. **USE PERMIT AND LOT LINE ADJUSTMENT APPLICATION NO. PLN2025-0103 – LAYMAN** – Request to construct, operate, and maintain a 2± acre one-megawatt (MW) photovoltaic (PV) solar energy facility, on an 11.08± acre parcel, in the General Agriculture (A-2-40) zoning district. A lot line adjustment is needed to place the facility on a non-Williamson Act contracted parcel. The property is located at 1400 and 1482 St Francis Avenue, between Tully Road and Carver Road, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN's: 004-017-028 and 004-017-038.
Staff Report: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: Joey Vargas

FAVOR: Garret Ardis

Public hearing closed.

Morad/Huff (6/1) **APPROVED THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

Roll Call Vote: Ayes – Callis, Campo, Chima, Huff, Morad, Willerup
 Noes – Bricchetto
 Abstaining – None
 Absent- Zipser

- D. **USE PERMIT APPLICATION NO. PLN2025-0049 – MADRIGAL** – Request to permit an existing firewood cutting operation, on a 4.52± acre parcel, in the General Agriculture (A-2-40) zoning district. The property is located at 1201 Pauline Avenue, between California Avenue and Maze Boulevard, in the Modesto area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 007-051-029.

Staff Report: Marcus Ruddicks, Assistant Planner, Recommends **APPROVAL.**

Public hearing opened.

OPPOSITION: Sheila Mello; Stewart Barnham; Manual Furtado; Tonya Rolling; Vince Dykzeul; Karen Zaiger; David Ward; Gary Hemstrah; Sam Warden; Erin Zaiger

FAVOR: Anamiria Madrigal, Applicant

Public hearing closed.

Callis/Morad (6/1) **DENIED THE USE PERMIT.**

Roll Call Vote: Ayes – Bricchetto, Callis, Camo, Chima, Morad, Willerup
 Noes – Huff
 Abstaining – None.
 Absent- Zipser

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)**

- A. **GENERAL PLAN CONSISTENCY FINDING FOR GRAYSON WELL DISPOSITION AND ACQUISITION** – Disposition by Stanislaus County and acquisition by the City of Modesto of a .70-acre portion of the United Community Center and Park, located in the community of Grayson, for the purposes of improving the water system of the community of Grayson which is operated by the City of Modesto.

Callis/Bricchetto (7/0) **APPROVED THE GENERAL PLAN CONSISTENCY FINDINGS AS OUTLINED IN THE STAFF MEMO.**

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

Since the last Planning Commission meeting the Board of Supervisors has not met.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

May 7, 2026: One parcel map and variance in the Oakdale area; and one variance and lot line adjustment in the Waterford area.

May 21, 2026: A use permit in the Hughson area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

11. ADJOURNMENT

The meeting was adjourned at 8:04 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/rr