STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING November 5, 2026

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

Present: Joseph Brichetto, Neill Callis, Becky Campo, Kanwarbir Chima, Todd Heinrich, Andrew Huff, Lars Willerup, and Wayne Zipser

Absent: None

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; and Shante Ruiz, Assistant 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.

2. PLEDGE OF ALLEGIANCE

3. CITIZEN'S FORUM – No one spoke.

4. MINUTES

A. October 15, 2026
Willerup/Callis 8/0 **ACCEPTED**

5. CORRESPONDENCE –

Director Freitas informed the Planning Commission of correspondence which was received too late for the agenda and placed before them this evening:

A. Email with letter attached, received November 2, 2026, from Matthew Travao, regarding Other Matters item 8.A. – Staff Approval Application No. PLN2026-0026 – Brazil First Home

6. CONFLICT OF INTEREST - None

7. PUBLIC HEARINGS (* - Consent Items)

<u>* CONSENT ITEMS</u> - None

<u>NON-CONSENT ITEMS</u> - None

8. OTHER MATTERS

A. **<u>STAFF APPROVAL APPLICATION NO. PLN2026-0026 – BRAZIL FIRST HOME</u>** – Request to place a first home on a 1.17± acre parcel, zoned General Agriculture (A-2-40). The project site is located at 4800 Woodland Avenue, between Clark Road and Dakota Avenue, in the Modesto area. APN: 081-030-053.

The Planning Commission was asked to advise the Planning Director on whether this project could meet the findings required for approval. After receiving a report from staff, the Chair provided an opportunity for those in the audience, in opposition and in favor, to speak regarding the request:

OPPOSITION: None.
FAVOR: Lorrie Silva, Land Planning Consultant for project; and Cheyenne Brazil, property owner's daughter

Upon hearing from those in the audience, the Commission members voices agreement with staff's position that there is justification to approve this request, based on the project site being the only remaining parcel not developed with a dwelling of the five (5) parcels created by lot line adjustment in 2000, and acted (Willerup/Callis 8/0) to **ADVISE THE PLANNING DIRECTOR TO MOVE FORWARD IN MAKING THE FINDINGS REQUIRED FOR PROJECT APPROVAL**.

9. REPORT OF THE PLANNING DIRECTOR

<u>BOARD OF SUPERVISORS ACTIONS</u>

October 20, 2026: Continued the public hearing to consider an appeal of the Planning Commission's approval of Use Permit Application No. PLN2019-0075 – Masroc Farms to December 8, 2026; and

Approved the appeal, reversing the Planning Commission's decision of denial, for Use Permit No. PLN2023-0134 – Lucky Star Logistics. The action included approval of an amendment to Conditions of Approval, to remove timing restrictions, and approval of a time extension providing until January 26, 2027, for compliance with all Conditions of Approval.

November 3, 2026: No Planning items.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

November 19, 2026: One rezone application, in the Community of Keyes and a presentation on the community input received on the County's Environmental Justice Element update.

December 3, 2026: One use permit in the Turlock area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

11. ADJOURNMENT

The meeting was adjourned at 6:28 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/kd