

Stanislaus County Planning and Community Development

Contact Information:

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Department Head: Angela Freitas

Annual Budget: \$10,321,967 (Planning: \$2,158,310)
(Building Permits: \$2,665,859)
(Federal and State Grants: \$5,497,798)

Number of Employee Positions: 33 Full-time

Department Mission: “To promote economic development, diversify the County’s agricultural base and provide high quality, streamlined permit processing services for the benefit of all our customers.”

Department Vision: “...a county that is respected for its service in the community and is known as the best in America.”

DEPARTMENT PROGRAMS

❖ **Planning**

Guidance regarding land use - These include but are not limited to general plan amendments, zoning and subdivision ordinance amendments and land use entitlements. Staff evaluates and oversees projects for California Environmental Quality Act (CEQA) compliance, prepares project reports, and presents a recommendation to the Planning Commission for consideration. Planners are available in-person and by phone to address property specific and general public inquiries regarding general plan and zoning designations, permitted uses, and entitlement processes.

Facilitation of Williamson Act - The Act permits a landowner, whose land is used for agriculture, to enter into a contract with the County guaranteeing that the land will continue to remain in farming for a period of at least ten years. In return for this guarantee, the County assesses taxes based on the agricultural value of the land rather than the market value. Only parcels that are located within a designated agricultural preserve may be enrolled under a Williamson Act.

Mines Administration - Stanislaus County is the Lead Agency under State Mining And Reclamation Act (SMARA) and is responsible to: Adopt a mining ordinance, process and issue permits to mine, implement CEQA review of mining permits, approve reclamation plans and financial assurances, conduct annual inspections, enforcement, approve amendments and Interim Management Plans (IMP), and review requests for mining exemptions under SMARA.

❖ **Building Permits**

A One Stop Shop – a centralized location to submit and obtain construction permits and pay Public Facilities Fees. Permits are reviewed by staff from the Departments of Planning and Community Development, Environmental Resources, Public Works, and the Fire Warden's Office for compliance with all applicable codes and regulations. Pre-development meetings with all reviewing departments are available upon request.

Floodplain Administration - review of base flood elevations and elevation certificates to ensure safe construction in flood prone designated areas.

Dangerous Building Abatement– response to concerns presented by fire damaged buildings and structures which have deteriorated to an unsafe standard. The program's primary objective is to obtain voluntary compliance by property owners. Through the actions of the County's Nuisance Abatement Hearing Board and the Board of Supervisors, abandoned and dangerous buildings may also be abated by the County with a lien to recover costs placed on the abated property.

❖ **Community Development**

Grant Oversight – Administrative oversight of various grants which assist income eligible residents through programs provided by various county and community partners. The following is a sample listing of services those partners provide: Fair housing assistance, Down Payment Assistance (DPA) for first time home-buyers, assistance to non-profit developers to create affordable housing in Stanislaus County unincorporated areas, housing rehabilitation for owner occupied homes, public services, infrastructure improvements, and emergency housing options. Services are delivered in Stanislaus County unincorporated areas as well as in the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford.

❖ **Airport Land Use Commission (ALUC)**

The department serves as staff on the ALUC. The ALUC studies conditions and make recommendations concerning the need for height restrictions on buildings and structures near airports; make recommendations for the use of the land surrounding airports to assure long-term safety of air navigation and the promotion of air commerce; hold public hearings and make findings of fact which would only be advisory to an involved jurisdiction; and achieve, by zoning, compatible land use in the vicinity of all new, and existing, airports.

❖ **Successor Agency to The Stanislaus County Redevelopment Agency**

The Stanislaus County Redevelopment Agency (RDA) was dissolved under the Redevelopment Agency Dissolution Act (the "Dissolution Act") (ABx1 26) effective on February 1, 2012. The Stanislaus County Board of Supervisors has elected to serve as the Successor Agency to the Stanislaus County Redevelopment Agency (RDA).