

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA: 5.D.2
AGENDA DATE: May 5, 2026

SUBJECT:

Approval to Set a Public Hearing on May 19, 2026, at the 6:30 P.M. Meeting, to Consider an Appeal of the Planning Commission's Denial of Use Permit Application No. PLN2025-0049 - Madrigal, Located at 1201 Pauline Avenue, Between California Avenue and Maze Boulevard, in the Modesto Area

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2026-0220

On motion of Supervisor Withdraw Seconded by Supervisor B. Condit
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withdraw, Grewal, C. Condit, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION:



ATTEST: MARY E. HARTSFIELD, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:5.D.2
AGENDA DATE: May 5, 2026

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: NO

SUBJECT:

Approval to Set a Public Hearing on May 19, 2026, at the 6:30 P.M. Meeting, to Consider an Appeal of the Planning Commission's Denial of Use Permit Application No. PLN2025-0049 - Madrigal, Located at 1201 Pauline Avenue, Between California Avenue and Maze Boulevard, in the Modesto Area

STAFF RECOMMENDATION:

1. Set a public hearing on May 19, 2026, at the 6:30 p.m. meeting, to consider an appeal of the Planning Commission's denial of Use Permit Application No. PLN2025-0049 – Madrigal, located at 1201 Pauline Avenue, between California Avenue and Maze Boulevard, in the Modesto area.
2. Authorize the Clerk of the Board to publish a notice of public hearing as required by law.

DISCUSSION:

This is a request to set a public hearing to consider an appeal of the Planning Commission's April 16, 2026, decision to deny Use Permit Application No. PLN2025-0049, Madrigal. The project is a request to permit an existing firewood cutting operation, on a 4.52± acre parcel, in the General Agriculture (A-2-40) zoning district, located at 1201 Pauline Avenue, between California Avenue and Maze Boulevard, in the Modesto area.

A letter appealing the Planning Commission's decision, along with the applicable appeal fee, was submitted by the applicant, Anamiria Madrigal, on April 27, 2026.

Stanislaus County Code Chapter 21.112 sets forth the process for Planning Commission appeals and requires that "decisions appealed to the Board of Supervisors shall be set for a specific time and place of public hearing at the next regular meeting and considered not later than forty-five days from the date on which the appeal is filed."

POLICY ISSUE:

In accordance with Stanislaus County Code Chapter 21.112, an appeal of a Planning Commission decision must be considered by the Board of Supervisors at a public hearing.

FISCAL IMPACT:

The appeal fee, in the amount of \$1,727, will be used to offset costs associated with noticing the public hearing and staff time to prepare and present Board agenda items.

BOARD OF SUPERVISORS' PRIORITY:

The recommended action is consistent with the Board's priority of *Delivering Efficient Public Services* by setting a public hearing date to consider an appeal of the Planning Commission's decision.

STAFFING IMPACT:

The Clerk of the Board is responsible for publishing a Notice of Hearing in a newspaper of general circulation and notifying the Appellant and applicant of the hearing date. Planning and Community Development staff are responsible for notifying surrounding property owners by mail and preparing the public hearing agenda item.

CONTACT PERSON:

Angela Freitas, Planning and Community Development Department Director
Telephone: (209) 525-6330

Mary Hartsfield, Clerk of the Board
Telephone: (209) 525-4494

ATTACHMENT(S):

1. Appeal Letter
2. Levine Act Form

BOARD OF SUPERVISORS
APR 27 '26 PM 2:33

To: Stanislaus County Board of Supervisors
Cc: planning@stancounty.com

Dear Honorable Members of the Board of Supervisors,

This letter serves as a timely protective appeal of the Planning Commission's decision dated April 16, 2026, denying Use Permit Application No. PLN2025-0049 (Madrigal), for the property located at 1201 Pauline Avenue (APN: 007-051-029).

This appeal is being filed within the timeframe set forth under Stanislaus County Code Section 21.112.040 in order to preserve all appeal rights while the applicants complete a full review of the administrative record and applicable procedures.

The basis for this appeal includes, but is not limited to, the following:

1. Lack of Substantial Evidence Supporting Denial

The Planning Department staff report recommended approval of the project and found it consistent with the General Plan, zoning regulations, and compatible with surrounding uses. The record reflects no significant impacts that would support denial.

2. Consistency with CEQA Requirements

A Negative Declaration was prepared, confirming that the project would not result in significant environmental impacts.

3. Low-Impact Nature of the Project

The proposed use is a small, family-operated activity with no on-site sales, no public access, and minimal traffic, qualifying as a low-intensity agricultural-related use.

4. Commitment to Full Compliance

The applicants have demonstrated a clear intent to bring the property into full compliance and are willing to satisfy all applicable conditions, permits, and requirements.

5. Procedural and Due Process Considerations (Reserved)

The applicants reserve all rights with respect to procedural requirements, including but not limited to the adequacy of notice, timing of the appeal period, and the legal basis for applicable fees, pending further review.

This filing is intended to ensure that all rights are preserved while a more detailed and comprehensive appeal presentation, including supporting documentation and evidence, is prepared and submitted.

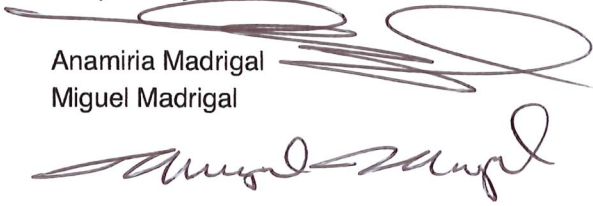
We respectfully request that the Board of Supervisors accept this appeal and schedule the matter for hearing.

The required appeal filing fee will be submitted in accordance with County procedures.

Thank you for your time and consideration.

Respectfully submitted,

Anamiria Madrigal
Miguel Madrigal

Handwritten signatures of Anamiria and Miguel Madrigal. The first signature is a large, stylized cursive signature, and the second is a smaller, more legible cursive signature.

KEY STAFF FINDINGS (HIGHLIGHTED)

Staff Recommendation: Approval of the project based on consistency with General Plan and zoning.

Environmental Review: Negative Declaration – No significant environmental impacts identified.

Use Classification: Low-intensity, agricultural-related use with no public access or on-site sales.

Compatibility: Not detrimental to surrounding properties or agricultural uses.

FINAL APPEAL PACKET

Use Permit Application No. PLN2025-0049 – Madrigal
Prepared for Stanislaus County Board of Supervisors

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Application Number: PLN2025-0049
Application Title: FIRE CUTTING PERMIT
Application Address: 1201 PAULINE AVE, MODESTO, CA 95358
Application APN: 007-051-029

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes [] No [x]

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant Yes [] No []
The Property Owner Yes [] No []
The Subcontractor Yes [] No []
The Applicant's Agent/ Lobbyist Yes [] No []

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

3-12-2026
Date

[Redacted Signature]
Signature of Applicant MIGUEL MADRIGAL

Print Firm Name if applicable

[Redacted Name]
Print Name of Applicant ANAMIRIA MADRIGAL



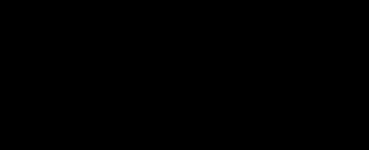
CLERK OF THE BOARD OF SUPERVISORS

Mary E. Hartsfield
CLERK OF THE BOARD

Kelly Rodriguez
ASSISTANT CLERK OF THE BOARD

April 29, 2026

Anamiria Madrigal



RE: Appeal of Planning Commission's Denial of Use Permit Application No.
PLN2025-0049 – Madrigal

Dear Anamiria Madrigal:

We received your Letter of Appeal regarding the Planning Commission's Denial of Use Permit Application PLN2025-0049 – Madrigal.

An item will be on the May 5, 2026, 9:00 a.m., Board of Supervisors agenda requesting a public hearing be scheduled for the **Tuesday, May 19, 2026, 6:30 p.m.** Board of Supervisors meeting to consider this appeal.

For further information, please call the Planning and Community Development Department at 209-525-6330 or the Board of Supervisors at 209-525-6415.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Rodriguez".

Kelly Rodriguez, Assistant Clerk of the
Board of Supervisors

cc: Supervisor Terry Withrow, District 3
Planning & Community Development Department