



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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APR 17 2025

STANISLAUS CO. PLANNING &
COMMUNITY DEVELOPMENT DEPT.

April 17, 2025

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

SUBJECT: **PARCEL MAP, VARIANCE, AND EXCEPTION APPLICATION NO. PLN2024-0087 – ROGERS**

The applicant is requesting an amendment to draft Condition of Approval No. 6 which requires that the existing road reservation, located along the southern property line of the project site, be shown on the recorded parcel map and remain unencumbered. The amendment is needed to allow for development of a masonry wall and gate along the driveway located on proposed Parcel 2 which is located within the road reservation. While the reservation is held by the County to potentially serve future subdivision and residential development, there are no long-term plans to develop a roadway through the project site. In response to the applicant's request, staff is recommending the following amendment to draft Condition of Approval No. 6 (deleted text is shown in strikethrough and new text is shown in bold):

6. The 50-foot road reservation of 37-PM-88 shall be shown on the recorded map. The reservation shall remain unencumbered and available for any future subdivision of proposed Parcels 2 and 3, **unless otherwise authorized by the Director of the Stanislaus County Public Works or their designee prior to the issuance of any permit within the road reservation area. Upon acceptance of the road reservation by Stanislaus County and prior to it's development, any improvements within the road reservation area shall be removed or relocated at the property owner's expense.**

RECOMMENDATION

Staff recommends the Planning Commission approve Parcel Map, Variance, and Exception Application No. PLN2024-0087 – Rogers, as outlined in Exhibit A of the Planning Commission Staff Report and with the amendment to Condition of Approval No. 6 as outlined in this Planning Commission Memo.

PROPERTY OWNER AND REPRESENTATIVE INFORMATION

Applicant/Property owner:

Early Jeffrey (EJ) Rogers/EJR, LLC (EJ Rogers)

Agent:

Dave Romano, Newman-Romano, LLC

Planning

From: [REDACTED]
Sent: Thursday, April 17, 2025 5:02 PM
To: Planning
Subject: Request to expand MASROC Farms operation



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From: montgomeryshelly@yahoo.com

My family has resided on Georgia Lane, a cul-de-sac off Hopper Road, since 1966. For many years, this area has been prized for its tranquil atmosphere, attracting residents seeking respite from urban pressures. The natural beauty, including the creek and abundant wildlife, has been a defining feature of our community. This peaceful environment has been central to the quality of life for long-term residents, fostering a strong sense of community.

Mr. Modean's previous business operated with consideration for our established lifestyle, maintaining limited hours and seasonal operations. However, since Masroc's acquisition, concerns have arisen regarding the increased operational scope and its potential impact on our neighborhood. We are particularly troubled by the significantly increased noise levels, particularly at night, disrupting sleep and affecting overall well-being. The elevated levels of dust and particulate matter are also a cause for serious concern regarding both aesthetics and, more importantly, the potential health consequences for residents.

The fumigation and storage processes raise further questions regarding the specific chemicals used, the safety protocols implemented to protect residents from exposure, and the methods for containing and removing hazardous materials. We require comprehensive information on these aspects to adequately assess the potential risks.

Another critical concern is the potential strain on our water resources. Several homes in the area have recently experienced well depletion, necessitating costly and disruptive re-drilling. Given that Masroc owns a drilling company, we are apprehensive about a conflict of interest and the potential for further exploitation of this resource, leaving residents to bear the financial burden. The pre-existing effects of agricultural runoff have already resulted in a severely polluted air quality rating for our area (10/10). The additional pollution from Masroc's expanded operations could exacerbate this issue dramatically.

We understand the need for economic activity, but believe it must be balanced with the preservation of our residential environment. The expansion of this business poses significant challenges to our quality of life, impacting our health, well-being, and property values. We are unconvinced that this industrial-scale operation is appropriate for a residential neighborhood dedicated to preserving its peaceful character and environmental integrity. We strongly urge a thorough review of the proposed expansion and a commitment to mitigating these concerns before proceeding.

Thank you for your time and consideration regarding this important matter.

Michelle & Lois Montgomery
Sent from Yahoo Mail for iPhone