

Marcus Ruddicks

From: Karen Z [REDACTED]
Sent: Wednesday, April 15, 2026 9:24 PM
To: Planning
Subject: Use Permit Application # PLN2025-0049-Madriral

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Regarding: Use Permit Application # PLN2025-0049-Madriral

I have recently acquired a copy of this permit application and would like to point out lies and omissions:

Page 4 - CEQA Initial Study

The cut firewood leaves this property via 40-foot or longer trailers pulled by large semi-trucks that are currently entering/exiting from the only access point which is on California Ave next to Paradise Elementary School. I have never seen cut wood leave this site in a "personal pickup truck".

Page 25 - XXI. Mandatory Findings of Significance - Discussion, 3rd Paragraph

Again, no mention of the large semi-truck & trailer traffic currently entering/exiting from the only access point on California Ave next to Paradise Elementary School

Please deny this application. These people are lying and have no need to be near the children attending this school.

Sincerely,
Grant and Karen Zaiger



April 16, 2026

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

SUBJECT: USE PERMIT APPLICATION NO. PLN2025-0049 – MADRIGAL

Planning staff is recommending a revision to Condition of Approval No. 8 to clarify the screening requirements for the 1.5± acre area of the project site devoted to the firewood cutting operation. The condition was added in response to a concern raised regarding visibility of the operation from the adjacent school site and was not intended to require screening from the public right-of-way (which includes both Pauline and California Avenues). Condition of Approval No. 8. is proposed to be revised as follows with new wording reflected in bold and deleted word(s) in strikethrough text:

8. Within three (3) months of project approval, all outside storage and mechanical equipment associated with the business shall be screened from ~~public view of the adjacent school property to the west, including any public right-of-way and neighboring properties,~~ by a minimum six-foot-tall screen fence of uniform construction or landscaping, **meeting required setbacks**, as approved by the Planning Director.

Since the release of April 16, 2026, Planning Commission Staff Report, the applicant's representative has stated to staff that the applicant will not be storing wood on the property. The project description and recommended conditions of approval set limits on the area and maximum height at which firewood may be stored but do not restrict the storage of cut firewood on the property. The screening requirement is to be applied to any storage and equipment within the 1.5± acre area of the project site being utilized for the activity permitted by the use permit. On a site visit on April 8, 2026, staff observed multiple piles of chopped firewood stored on-site that were three feet or less in height and one pile approximately five feet in height. Piles were set back approximately five feet from the existing fenceline along California Avenue.

The applicant's representative has also requested that reference to the property being used as a "Private Event Venue" be removed, as the site has been used for three to four family gatherings over the years, but not as an event venue. As of April 16, 2026 the Department of Environmental Resources, Code Enforcement Division had an open case on the property (No. CE22-0518) for operation of a non-permitted event venue.

RECOMMENDATION

Staff recommends the Planning Commission approve Use Permit Application No. PLN2025-0049– Madrigal as outlined in Exhibit A of the April 16, 2026 Planning Commission Staff Report with the revision of Condition of Approval No. 8 as outlined in this Planning Commission Memo.