

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

DEPT: Planning and Community Development

BOARD AGENDA # \*D-1

Urgent  Routine

AGENDA DATE December 4, 2007

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Set a Public Hearing on December 18, 2007 at 6:45 p.m. to Consider General Plan Amendment #2007-01 and the Introduction, Waiving of the Reading and Adoption of Ordinance Amendment Application #2007-02 - Agricultural Element Update of the Stanislaus County General Plan; and, Stanislaus County Williamson Act Uniform Rules Update

STAFF RECOMMENDATIONS:

Set a public hearing on December 18, 2007 at 6:45 p.m. to consider General Plan Amendment #2007-01 and the introduction, waiving of the reading and adoption of Ordinance Amendment Application #2007-02 - Agricultural Element Update of the Stanislaus County General Plan a request to consider a recommendation to the Board of Supervisors for adoption of an update of the Agricultural Element of the Stanislaus County General Plan, an ordinance amendment to the Stanislaus County Zoning Ordinance, and an update to the Stanislaus County Williamson Act Uniform Rules. The purpose of the Agricultural Element is to promote and protect local agriculture through the adoption of policies designed to achieve three main goals: 1) strengthen the agricultural sector of our economy, 2) conserve our agricultural lands for agricultural use, and 3) protect the natural resources to sustain agriculture in Stanislaus County.

(Continued on page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2007-943

On motion of Supervisor Mayfield, Seconded by Supervisor Grover

and approved by the following vote,

Ayes: Supervisors: Mayfield, Grover, Monteith, DeMartini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

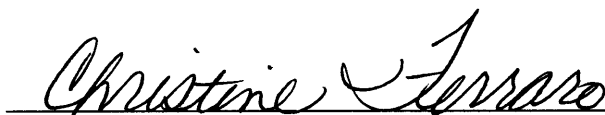
1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

Approval to Set a Public Hearing on December 18, 2007 at 6:45 p.m. to Consider General Plan Amendment #2007-01 and the Introduction, Waiving of the Reading and Adoption of Ordinance Amendment Application #2007-02 - Agricultural Element Update of the Stanislaus County General Plan; and, Stanislaus County Williamson Act Uniform Rules Update

STAFF RECOMMENDATION: (Continued)

The update to the Agricultural Element focuses on the need to address impacts to agricultural land and the natural resources needed to support local agriculture and changes which have occurred as a result of the policies adopted in the current element. The update includes an amendment to Chapter 21.12 - Definitions, Chapter 21.20 - General Agriculture District (A-2), and Chapter 21.100 - Staff Approval Permits of the Stanislaus County Zoning Ordinance. The ordinance amendment will serve to primarily implement the policies and implementation measures of the Updated Agricultural Element. The ordinance amendment will also modify the permit requirement for development of a single-family dwelling on parcels less than 20-acres in size in the A-2-40 and -160 (General Agriculture) zoning district and add 'shelling' to the list of Tier One uses in the A-2 zoning district. The update to the Williamson Act Uniform Rules reflects the overall revisions and modifications, which have been identified as part of the Agricultural Element Update process.

NOTICE OF PUBLIC HEARING FOR  
GENERAL PLAN AMENDMENT #2007-01 AND ORDINANCE AMENDMENT APPLICATION  
#2007-02 UPDATE TO THE STANISLAUS COUNTY AGRICULTURAL ELEMENT OF THE  
GENERAL PLAN AND WILLIAMSON ACT UNIFORM RULES

NOTICE IS HEREBY GIVEN that on December 18, 2007 at 6:45 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to consider a recommendation to the Board of Supervisors for adoption of an update of the Agricultural Element of the Stanislaus County General Plan, an ordinance amendment to the Stanislaus County Zoning Ordinance, and an update to the Stanislaus County Williamson Act Uniform Rules. The purpose of the Agricultural Element is to promote and protect local agriculture through the adoption of policies designed to achieve three main goals: 1) strengthen the agricultural sector of our economy, 2) conserve our agricultural lands for agricultural use, and 3) protect the natural resources to sustain agriculture in Stanislaus County. The update to the Agricultural Element focuses on the need to address impacts to agricultural land and the natural resources needed to support local agriculture and changes which have occurred as a result of the policies adopted in the current element. The update includes an amendment to Chapter 21.12 - Definitions, Chapter 21.20 - General Agriculture District (A-2), and Chapter 21.100 - Staff Approval Permits of the Stanislaus County Zoning Ordinance. The ordinance amendment will serve to primarily implement the policies and implementation measures of the Updated Agricultural Element. The ordinance amendment will also modify the permit requirement for development of a single-family dwelling on parcels less than 20-acres in size in the A-2-40 and -160 (General Agriculture) zoning district and add 'shelling' to the list of Tier One uses in the A-2 zoning district. The update to the Williamson Act Uniform Rules reflects the overall revisions and modifications, which have been identified as part of the Agricultural Element Update process.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-6330.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: December 4, 2007

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of  
the Board of Supervisors  
of the County of Stanislaus,  
State of California.

BY:

  
Elizabeth A. King, Assistant Clerk

# PROOF OF PUBLICATION

(2015.5 C. C. P.)

STATE OF CALIFORNIA,

County of Stanislaus

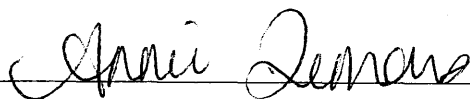
I am a citizen of the United States and a resident of the county aforesaid; I am over the age of twenty-one years, and not a party to or interested in the above entitled matter. I am the principal clerk of THE OAKDALE LEADER, 122 South Third Avenue, Oakdale, California, a newspaper of general circulation, published in Oakdale, California in the City of Oakdale, County of Stanislaus, and which newspaper has been adjudged a newspaper of general circulation, by the Superior Court of the County of Stanislaus, State of California. That the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

December 12  
all in the year 2007.

I certify or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Oakdale,

California, this day, 12<sup>TH</sup> day of December, 2007.



Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

**GPA #2007-01 & OAA #2007-02**

**STANISLAUS CO BOARD OF SUPERVISORS**

## PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING FOR  
GENERAL PLAN AMENDMENT #2007-01 AND  
ORDINANCE AMENDMENT APPLICATION #2007-02  
UPDATE TO THE STANISLAUS COUNTY**

**AGRICULTURAL ELEMENT OF THE GENERAL PLAN AND  
WILLIAMSON ACT UNIFORM RULES**

NOTICE IS HEREBY GIVEN that on December 18, 2007 at 6:45 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to consider a recommendation to the Board of Supervisors for adoption of an update of the Agricultural Element of the Stanislaus County General Plan, an ordinance amendment to the Stanislaus County Zoning Ordinance, and an update to the Stanislaus County Williamson Act Uniform Rules. The purpose of the Agricultural Element is to promote and protect local agriculture through the adoption of policies designed to achieve three main goals: 1) strengthen the agricultural sector of our economy, 2) conserve our agricultural lands for agricultural use, and 3) protect the natural resources to sustain agriculture in Stanislaus County. The update to the Agricultural Element focuses on the need to address impacts to agricultural land and the natural resources needed to support local agriculture and changes which have occurred as a result of the policies adopted in the current element. The update includes an amendment to Chapter 21.12 - Definitions, Chapter 21.20 - General Agriculture District (A-2), and Chapter 21.100 - Staff Approval Permits of the Stanislaus County Zoning Ordinance. The ordinance amendment will serve to primarily implement the policies and implementation measures of the Updated Agricultural Element. The ordinance amendment will also modify the permit requirement for development of a single-family dwelling on parcels less than 20-acres in size in the A-2-40 and -160 (General Agriculture) zoning district and add 'shelling' to the list of Tier One uses in the A-2 zoning district. The update to the Williamson Act Uniform Rules reflects the overall revisions and modifications, which have been identified as part of the Agricultural Element Update process.

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BY ORDER OF THE BOARD OF SUPERVISORS

DATED: December 4, 2007

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California.

BY: Elizabeth A. King, Assistant Clerk

DECEMBER 12, 2007

OL#07-564

# PROOF OF PUBLICATION

(2015.5 C. C. P.)

STATE OF CALIFORNIA,

County of Stanislaus

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of twenty-one years, and not a party to or interested in the above entitled matter. I am the principal clerk of THE RIVERBANK NEWS, 122 South Third Ave, Oakdale, California, a newspaper of general circulation, published in Riverbank, California in the City of Riverbank, County of Stanislaus, and which newspaper has been adjudged a Newspaper of general circulation, by the Superior Court of the County of Stanislaus, State of California. That the Notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

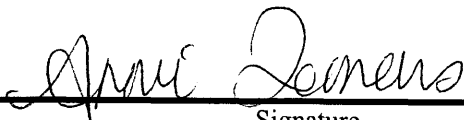
December 12

All in the year 2007.

I certify or declare) under penalty of perjury that the Foregoing is true and correct.

Dated at      Riverbank,

California, this 12<sup>TH</sup> day of December, 2007.



Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

GPA #2007-01 & OAA #2007-02

STANISLAUS CO BOARD OF SUPERVISORS

## PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING FOR  
GENERAL PLAN AMENDMENT #2007-01 AND  
ORDINANCE AMENDMENT APPLICATION #2007-02  
UPDATE TO THE STANISLAUS COUNTY  
AGRICULTURAL ELEMENT OF THE GENERAL PLAN AND  
WILLIAMSON ACT UNIFORM RULES**

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BY ORDER OF THE BOARD OF SUPERVISORS

DATED: December 4, 2007

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California.

BY: Elizabeth A. King, Assistant Clerk

DECEMBER 12, 2007

RN#07-405

# Affidavit of Publication

STATE OF CALIFORNIA }  
County of Stanislaus }ss

RUTH REYES

Here-un-to being first duly sworn, deposes and says that all time hereinafter mentioned he/she was a citizen of the United States over the age of twenty-one (21) years, and doing business in said county, not interested in the matter of the attached publication, and is competent to testify in said matter, that he/she was at and during all said time the principal clerk to the printer and publisher of the

DENAIRDISPATCH

a legal newspaper of general circulation published weekly in DENAIR in said County of Stanislaus, State of California: that said

DENAIRDISPATCH

is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 6000 of the Government Code, and as provided by said section and so adjudicated by Decree No. 41926 by the Superior Court of Stanislaus County, State of California, is published for the dissemination of local and telegraphic news and intelligence of a general character, have a bonafide subscription list of paying subscribers, and is not devoted to the interest, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination: or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations: that at all times said newspaper has been established, in DENAIR; in said County and State, at regular intervals for more than one year preceding the first publication of the notice herein mentioned, that said notice was set in type not smaller than nonpareil and was preceded with words printed in blackface type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given:

## Notice of Public Hearing for General Plan Amendment #2007-01 and Ordinance Amendment Application #2007-02.

of which named annexed is a printed copy, was published and printed in said

DENAIR DISPATCH

at least 1 time, commencing on the 11th day of December 2007 and ending on the 11th day of December 2007 both days inclusive, and as often during said time as said newspaper was regularly issued, to wit:

December 11, 2007

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Dated this 11th day of December, 2007



PRINCIPAL CLERK OF THE PRINTER

PROOF OF PUBLICATION

DENAIR DISPATCH P.O. BOX 387, DENAIR, CA 95316 TELEPHONE (209)632-7454

## DENAIR DISPATCH

### LEGAL # 9328 NOTICE OF PUBLIC HEARING FOR GENERAL PLAN AMENDMENT #2007-01 AND ORDINANCE AMENDMENT APPLICATION #2007-02 UPDATE TO THE STANISLAUS COUNTY AGRICULTURAL ELEMENT OF THE GENERAL PLAN AND WILLIAMSON ACT UNIFORM RULES

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of the Stanislaus County Zoning Ordinance. The ordinance amendment will serve to primarily implement the policies and implementation measures of the Updated Agricultural Element. The ordinance

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BY ORDER OF THE BOARD OF SUPERVISORS  
DATED: December 4, 2007

ATTEST: CHRISTINE FERRARO  
TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California.  
BY: Elizabeth A. King, Assistant Clerk  
Published Date: 12/11/07

# Affidavit of Publication

STATE OF CALIFORNIA }  
County of Stanislaus }ss

RUTH REYES

Here-un-to being first duly sworn, deposes and says that all time hereinafter mentioned he/she was a citizen of the United States over the age of twenty-one (21) years, and doing business in said county, not interested in the matter of the attached publication, and is competent to testify in said matter, that he/she was at and during all said time the principal clerk to the printer and publisher of the

HUGHSONCHRONICLE

a legal newspaper of general circulation published weekly in Hughson in said County of Stanislaus, State of California: that said

HUGHSONCHRONICLE

is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 6000 of the Government Code, and as provided by said section and so adjudicated by Decree No. 41926 by the Superior Court of Stanislaus County, State of California, is published for the dissemination of local and telegraphic news and intelligence of a general character, have a bonafide subscription list of paying subscribers, and is not devoted to the interest, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination: or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations: that at all times said newspaper has been established, in Hughson; in said County and State, at regular intervals for more than one year preceding the first publication of the notice herein mentioned, that said notice was set in type not smaller than nonpareil and was preceded with words printed in blackface type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given

## Notice of Public Hearing for General Plan Amendment #2007-01 and Ordinance Amend- ment Application #2007-02.

of which named annexed is a printed copy, was published and printed in said

HUGHSON CHRONICLE

at least 1 time, commencing on the 11th day of November 2007 and ending on the the 11th day of December 2007 the day inclusive, and as often during said time as said newspaper was regularly issued, to wit:

December 11, 2007

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.  
Dated this 11th day of December 2007.

  
PRINCIPAL CLERK OF THE PRINTER

## Hughson Chronicle

LEGAL # 9328

### NOTICE OF PUBLIC HEARING FOR GENERAL PLAN AMENDMENT #2007-01 AND ORDINANCE AMENDMENT APPLICATION #2007-02 UPDATE TO THE STANISLAUS COUNTY

### AGRICULTURAL ELEMENT OF THE GENERAL PLAN AND WILLIAMSON ACT UNIFORM RULES

NOTICE IS HEREBY GIVEN that on December 18, 2007 at 6:45 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to consider a recommendation to the Board of Supervisors for adoption of an update of the Agricultural Element of the Stanislaus County General Plan, an ordinance amendment to the Stanislaus County Zoning Ordinance, and an update to the Stanislaus County Williamson Act Uniform Rules. The purpose of the Agricultural Element is to promote and protect local agriculture through the adoption of policies designed to achieve three main goals: 1) strengthen the agricultural sector of our economy, 2) conserve our agricultural lands for agricultural use, and 3) protect the natural resources to sustain agriculture in Stanislaus County. The update to the Agricultural Element focuses on the need to address impacts to agricultural land and the natural resources needed to support local agriculture and changes which have occurred as a result of the policies adopted in the current element. The update includes an amendment to Chapter 21.12 - Definitions, Chapter 21.20 - General Agriculture District (A-2), and Chapter 21.100 - Staff Approval Permits of the Stanislaus County Zoning

Ordinance. The ordinance amendment will serve to primarily implement the policies and implementation measures of the Updated Agricultural Element. The ordinance amendment will also modify the permit requirements for development of a single-family dwelling on parcels less than 20-acres in size in the A-2-40 and -160 (General Agriculture) zoning district and add 'shelling' to the list of Tier One uses in the A-2 zoning district. The update to the Williamson Act Uniform Rules reflects the overall revisions and modifications which have been identified as part of the Agricultural Element Update process.

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BY: Elizabeth A. King, Assistant Clerk  
Published Date: 12/11/07

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STATE OF CALIFORNIA }  
County of Stanislaus }ss.

RUTH REYES

Here-un-to being first duly sworn, deposes and says that all time hereinafter mentioned he/she was a citizen of the United States over the age of twenty-one (21) years, and doing business in said county, not interested in the matter of the attached publication, and is competent to testify in said matter, that he/she was at and during all said time the principal clerk to the printer and publisher of the

WATERFORDNEWS

a legal newspaper of general circulation published weekly in Waterford in said County of Stanislaus, State of California: that said

WATERFORDNEWS

is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 6000 of the Government Code, and as provided by said section and so adjudicated by Decree No. 41155 by the Superior Court of Stanislaus County, State of California, is published for the dissemination of local and telegraphic news and intelligence of a general character, have a bonafide subscription list of paying subscribers, and is not devoted to the interest, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination: or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations: that at all times said newspaper has been established, in Waterford; in said County and State, at regular intervals for more than one year preceding the first publication of the notice herein mentioned, that said notice was set in type not smaller than nonpareil and was preceded with words printed in blackface type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given

## Notice of Public Hearing for General Plan Amendment #2007-01 and Ordinance Amendment Application #2007-02.

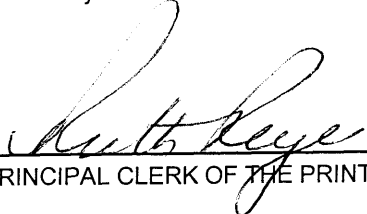
of which named annexed is a printed copy, was published and printed in said

WATERFORDNEWS

at least 1 time, commencing on the 11th day of December 2007 and ending on the 11th day of December 2007 the days inclusive, and as often during said time as said newspaper was regularly issued, to wit:

December 11, 2007

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Dated this 11th day of December 2007.

  
\_\_\_\_\_  
PRINCIPAL CLERK OF THE PRINTER

**LEGAL# 9328**

**NOTICE OF PUBLIC HEARING FOR GENERAL PLAN AMENDMENT #2007-01 AND ORDINANCE AMENDMENT APPLICATION #2007-02**

**UPDATE TO THE STANISLAUS COUNTY**

**AGRICULTURAL ELEMENT OF THE GENERAL PLAN AND WILLIAMSON ACT UNIFORM RULES**

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BY ORDER OF THE BOARD OF SUPERVISORS

DATED: December 4, 2007

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California.

BY: Elizabeth A. King, Assistant Clerk

Published Date: 12/11/07



# Affidavit of Publication

Stan. Co. Board of Supervisors

1010 10th St. Ste. 6700

Modesto, CA 95354

## AFFIDAVIT OF PUBLICATION

Public Hearing

GPA 2007-01, OA # 2007-02 / CC # 09-08

STATE OF CALIFORNIA }  
County of Stanislaus } ss.

Lisa Gonzalez

of the said County, being duly sworn, deposes and says:

THAT I am and at all times herein mentioned was a citizen of the United States, over the age of twenty-one, and that I am not a party to, nor interested in the above entitled matter; that I am the clerk of the Ceres Courier, a newspaper of general circulation, published in the City of Ceres, County of Stanislaus, and which newspaper is published for the dissemination of local news and intelligence of general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established and published at regular intervals in the said City of Ceres, County of Stanislaus, for a period of publication of the notice hereinafter referred to; and which newspaper is devoted to nor published for the interests; entertainment, or instruction of a particular class, profession, trade, calling, race or denomination, or any number of the same, that the notice, of which the annexed is a printed copy and which is hereby made a part of this affidavit, has been published in each regular and entire issue of said newspaper and not in any supplemental thereof on the following dates, to-wit:

December 12, 2007

### NOTICE OF PUBLIC HEARING FOR GENERAL PLAN AMENDMENT #2007-01 AND ORDINANCE AMENDMENT APPLICATION #2007-02 UPDATE TO THE STANISLAUS COUNTY AGRICULTURAL ELEMENT OF THE GENERAL PLAN AND WILLIAMSON ACT UNIFORM RULES

NOTICE IS HEREBY GIVEN that on December 18, 2007 at 6:45 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to consider a recommendation to the Board of Supervisors for adoption of an update of the Agricultural Element of the Stanislaus County General Plan, an ordinance amendment to the Stanislaus County Zoning Ordinance, and an update to the Stanislaus County Williamson Act Uniform Rules. The purpose of the Agricultural Element is to promote and protect local agriculture through the adoption of policies designed to achieve three main goals: 1) strengthen the agricultural sector of our economy, 2) conserve our agricultural lands for agricultural use, and 3) protect the natural resources to sustain agriculture in Stanislaus County. The update to the Agricultural Element focuses on the need to address impacts to agricultural land and the natural resources needed to support local policies adopted in the current element. The update includes an amendment to Chapter 21.12 - Definitions, Chapter 21.20 - General Agriculture District (A-s), and Chapter 21.100 - Staff Approval Permits of the Stanislaus County Zoning Ordinance. The ordinance amendment will serve to primarily implement the policies and implementation measures of the updated Agricultural Element. The ordinance amendment will also modify the permit requirement for development of a single-family dwelling on parcels less than 20-acres in size in the A-2-40 and -160 (General Agriculture) zoning district and add 'shelling' to the list of Tier One uses in the A-2 zoning district. The update to the Williamson Act Uniform Rules reflects the overall revisions and modifications, which have been identified as part of the Agricultural Element Update process.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-8330. BY ORDER OF THE BOARD OF SUPERVISORS DATED: December 4, 2007 ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California BY: Elizabeth A. King, Assistant Clerk Publish: 12/12/07 CC#09-08

PRINCIPAL CLERK OF THE PRINTER

The Ceres Courier

P.O. BOX 7  
CERES, CALIFORNIA, 95307  
SUPERIOR COURT DECREE NO. 42498

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
Dated at Ceres, California this 12th day of December, 2007

**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

STATE OF CALIFORNIA  
County of Stanislaus

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Patterson Irrigator, a newspaper of general circulation, printed and published once a week on Wednesdays or Saturdays, in the city of Patterson, California, County of Stanislaus, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, of the County of Stanislaus, State of California, under the date of June 15, 1952, Case Number 47304; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

December 12

all in the year 2007.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Patterson, California, this 12  
day of DEC, 2007.

Debbie DeLaRosa

Signature

This space is for the County Clerk's Filing Stamp

**NOTICE OF PUBLIC HEARING FOR  
GENERAL PLAN AMENDMENT  
#2007-01 AND  
ORDINANCE AMENDMENT  
APPLICATION #2007-02  
UPDATE TO THE STANISLAUS  
COUNTY  
AGRICULTURAL ELEMENT OF THE  
GENERAL PLAN AND  
WILLIAMSON ACT UNIFORM RULES**

Proof of Publication of

Notice

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NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-6330.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: December 4, 2007

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California.

BY: Elizabeth A. King, Assistant Clerk  
12/12/07



BOARD OF SUPERVISORS

2007 DEC 10 A 11: 32

December 7, 2007

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT** the Stanislaus County Board of Supervisors will hold a public hearing on **Tuesday, December 18, 2007**, starting at **6:45 P.M.** in the Joint Chambers, 1010 10<sup>th</sup> Street, Basement Level, Modesto, California, to consider the following:

**GENERAL PLAN AMENDMENT APPLICATION NO. 2007-01 AND ORDINANCE AMENDMENT APPLICATION NO. 2007-02 - AGRICULTURAL ELEMENT UPDATE AND WILLIAMSON ACT UNIFORM RULES UPDATE** - Consider a

recommendation to the Board of Supervisors for adoption of an update of the Agricultural Element of the Stanislaus County General Plan, an ordinance amendment to the Stanislaus County Zoning Ordinance, and an update to the Stanislaus County Williamson Act Uniform Rules. The update to the Agricultural Element focuses on the need to address impacts to agricultural land and the natural resources needed to support local agriculture and changes which have occurred as a result of the policies adopted in the current element. The update includes an amendment to Chapter 21.12 – Definitions, Chapter 21.20 – General Agriculture District (A-2), and Chapter 21.100 – Staff Approval Permits of the Stanislaus County Zoning Ordinance. The ordinance amendment will serve to primarily implement the policies and implementation measures of the Updated Agricultural Element. The ordinance amendment will also modify the permit requirement for development of a single-family dwelling on parcels less than 20-acres in size in the A-2-40 and -160 (General Agriculture) zoning district and add 'shelling' to the list of Tier One uses in the A-2 zoning district. The update to the Williamson Act Uniform Rules reflects the overall revisions and modifications, which have been identified as part of the Agricultural Element Update process.

**The Board of Supervisors will also consider approval of a Negative Declaration for this item.**

At the above noticed time and place, all interested persons will be given an opportunity to speak.

Materials submitted to the Board of Supervisors for consideration (i.e., photos, slides, petitions, letters, etc.) will be retained by the County and cannot be returned.

If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors, at or prior to, the public hearing.

For further information, please call (209) 525-6330, or email: [planning@mail.co.stanislaus.ca.us](mailto:planning@mail.co.stanislaus.ca.us).

PROOF OF SERVICE BY MAIL - CCP 1013a, 2015.5

I declare that: I am employed in the County of Stanislaus, California.

I am over the age of eighteen years and not a party to the within entitled cause; my business address is:

Stanislaus County Administration Building  
Department of Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

On December 7, 2007, I served the attached Notice of Public Hearing  
(Date)

GENERAL PLAN AMENDMENT APPLICATION NO. 2007-01 AND ORDINANCE AMENDMENT APPLICATION NO. 2007-02 - AGRICULTURAL ELEMENT UPDATE AND WILLIAMSON ACT UNIFORM RULES UPDATE on the parties listed below in said cause, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Modesto, California, addressed as follows:

SEE ATTACHED LIST

I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on December 7, 2007, at Modesto, California.  
(Date)

Michelle Alfaro  
(Type or print name)

  
Signature

**DECLARATION OF PUBLICATION**  
(C.C.P. S2015.5)

**COUNTY OF STANISLAUS**  
**STATE OF CALIFORNIA**

I am a citizen of the United States and a resident  
Of the County aforesaid; I am over the age of  
Eighteen years, and not a party to or interested  
In the above entitle matter. I am a printer and  
Principal clerk of the publisher  
of **THE MODESTO BEE**, printed in the City  
of **MODESTO**, County of **STANISLAUS**,  
State of California, daily, for which said  
newspaper has been adjudged a newspaper of  
general circulation by the Superior Court of the  
County of **STANISLAUS**, State of California,  
Under the date of **February 25, 1951, Action**  
**No. 46453**; that the notice of which the annexed is  
a printed copy, has been published in each issue  
there of on the following dates. to wit:

**DECEMBER 8, 2007**

I certify (or declare) under penalty of perjury  
That the foregoing is true and correct and that  
This declaration was executed at  
**MODESTO, California** on

**DECEMBER 8, 2007**

  
(Signature)

**NOTICE OF PUBLIC HEARING FOR GENERAL PLAN AMENDMENT #2007-01  
AND ORDINANCE AMENDMENT APPLICATION #2007-02  
UPDATE TO THE STANISLAUS COUNTY AGRICULTURAL ELEMENT OF THE GENERAL PLAN  
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BY ORDER OF THE BOARD OF SUPERVISORS

DATED: December 4, 2007

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of  
the Board of Supervisors of the County of Stanislaus, State of California.

BY: Elizabeth A. King, Assistant Clerk

FR140

**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

STATE OF CALIFORNIA  
County of Stanislaus

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Patterson Irrigator, a newspaper of general circulation, printed and published once a week on Wednesdays or Saturdays, in the city of Patterson, California, County of Stanislaus, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, of the County of Stanislaus, State of California, under the date of June 15, 1952, Case Number 47304; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

December 12

all in the year 2007.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Patterson, California, this 12  
day of Dec, 2007.

Debbie DeLaRosa

Signature

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GENERAL PLAN AMENDMENT  
#2007-01 AND  
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BY: Elizabeth A. King, Assistant Clerk  
12/12/07

# PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA  
County of Stanislaus

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the printer, foreman or principal clerk of THE WEST SIDE INDEX a newspaper of general circulation, printed and published weekly in the City of Newman, County of Stanislaus, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Stanislaus, State of California, under the date of April 25, 1952, Case Number 46882; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

December 13

all in the year 2007.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Newman, California, this 13th day of

December, 2008.

*Rebecca Gregory*  
Signature

This space is for the County Clerk's Filing Stamp

**Proof of Publication of**

Stanislaus County Board of Supervisors

Notice of Public Hearing for General Plan Amendment

#2007-01 and Ordinance Amendment Application

#2007-02 Update to the Stanislaus County

Agricultural Element of the General Plan and

Williamson Act Uniform Rules

**PUBLIC NOTICE • PUBLIC NOTICE**

**NOTICE OF PUBLIC HEARING FOR  
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UPDATE TO THE STANISLAUS COUNTY  
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Stanislaus County Board of Supervisors

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Williamson Act Uniform Rules

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ORD-55-E-1