

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

DEPT: Planning and Community Development *AC*

BOARD AGENDA # *D-2

Urgent Routine

AGENDA DATE April 29, 2014

CEO Concur with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Set a Public Hearing for May 20, 2014, at 6:40 p.m. to Consider Williamson Act Cancellation Application PLN2013-0055, Lot Line Adjustment Application PLN2013-0056, and a New Williamson Act Contract, Stuve Mitchell/Hudelson Family 1998 Trust

STAFF RECOMMENDATIONS:

1. Set a public hearing for May 20, 2014, at 6:40 p.m. to consider approval of Williamson Act Cancellation Application PLN2013-0055 and Lot Line Adjustment Application PLN2013-0056, and a new Williamson Act Contract, Stuve Mitchell/Hudelson Family 1998 Trust.
2. Authorize the Clerk of the Board to publish notice of hearing as required by law.

FISCAL IMPACT:

There are no fiscal impacts associated with setting the public hearing. Project costs are covered by the application fee.

BOARD ACTION AS FOLLOWS:

No. 2014-199

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, Monteith, and Chairman De Martini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

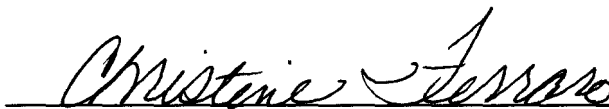
1) X Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

This is a request to set a public hearing to consider approval of a Williamson Act Cancellation, Lot Line Adjustment Application, and a new Williamson Act contract. The lot line adjustment request will allow parcel lines of two parcels totaling 18.04 acres to adjust from .72 and 17.32 acres to .78 and 17.26 acres (Attachment 1). The parcels are zoned A-2-40 (General Agriculture) and located at 8825 Whitmore Avenue, northwest corner of Whitmore and Berkeley Avenues, in the Hughson area (APNs: 018-010-004 and 018-010-005).

The 17.32 acre parcel is enrolled under Williamson Act Contract No. 72-668 and the .72 acre parcel is not enrolled under a contract. The lot line adjustment cannot be approved without cancelling a .06 acre (2,614 square foot) portion of Contract No. 72-668. The proposed .78 square foot parcel cannot be covered by a new Williamson Act contract, since it is less than the current 10-acre minimum requirement for enrollment in a Williamson Act contract. If approved, the 17.26 acre parcel will be enrolled into a new Williamson Act contract.

The existing .72 acre parcel is improved with one single-family dwelling and the 17.32 acre parcel is undeveloped. The purpose of the lot line adjustment is to accommodate an existing septic tank and leach lines that were recently discovered to be over the property line of the .72 acre parcel.

In order for a Williamson Act contract to be canceled, the Board of Supervisors must hold a public hearing on the request and make the necessary findings as required by state law, the County's Williamson Act Uniform Rules, and the contract itself.

This item requests to set the date and time for a public hearing on the proposed contract cancellation.

POLICY ISSUES:

Setting the public hearing to consider the lot line adjustment and Williamson Act cancellation is consistent with the Board's priority of Efficient Delivery of Public Services.

STAFFING IMPACT:

There are no staffing impacts associated with this item.

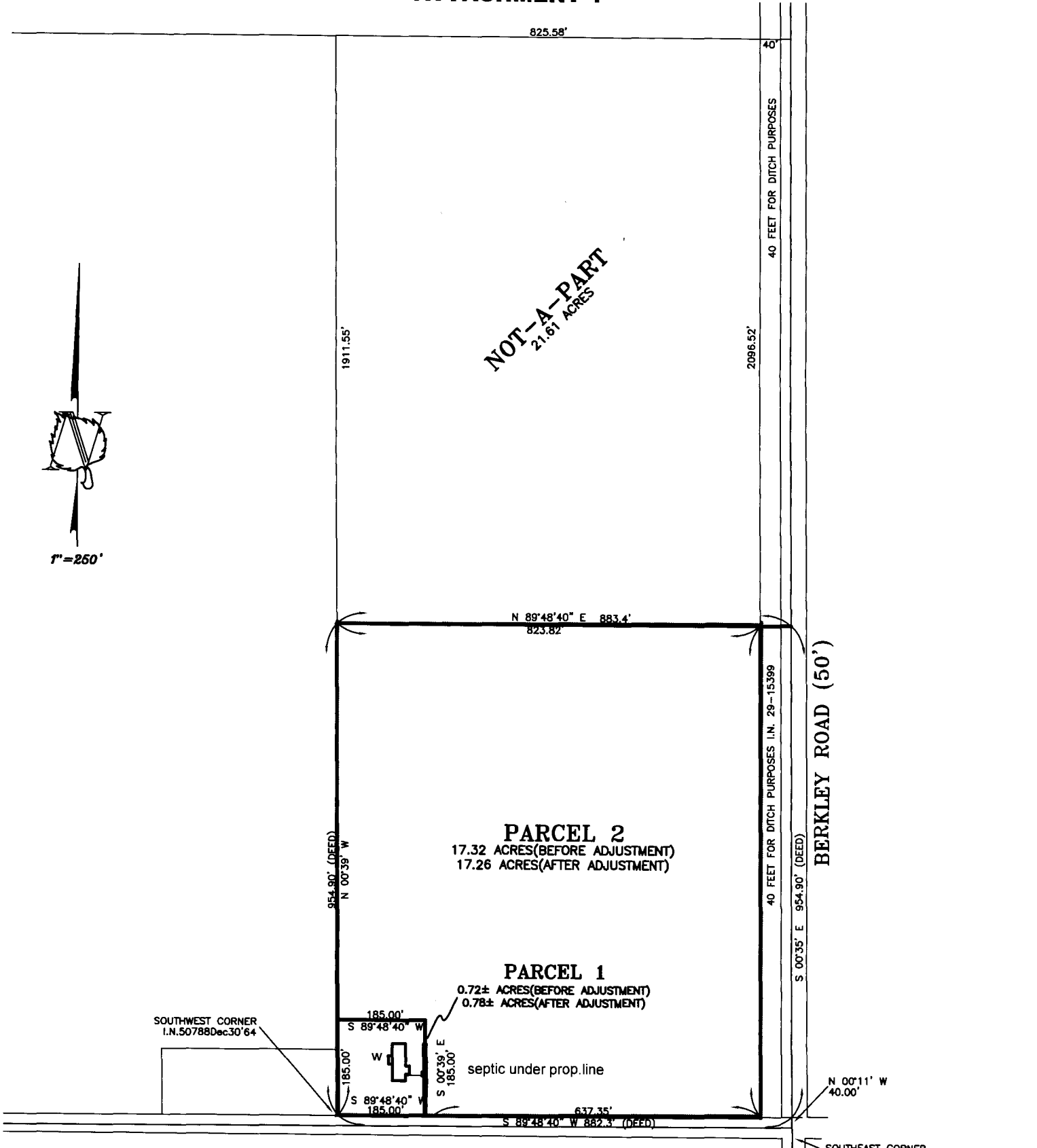
CONTACT PERSON:

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

ATTACHMENT:

1. Map of Parcels Before the Proposed Lot Line Adjustment
2. Map of Parcels After the Proposed Lot Line Adjustment

ATTACHMENT 1



E. WHITMORE AVE. (70')

**SUPPLEMENT PLAT
FOR LOT LINE
ADJUSTMENT**

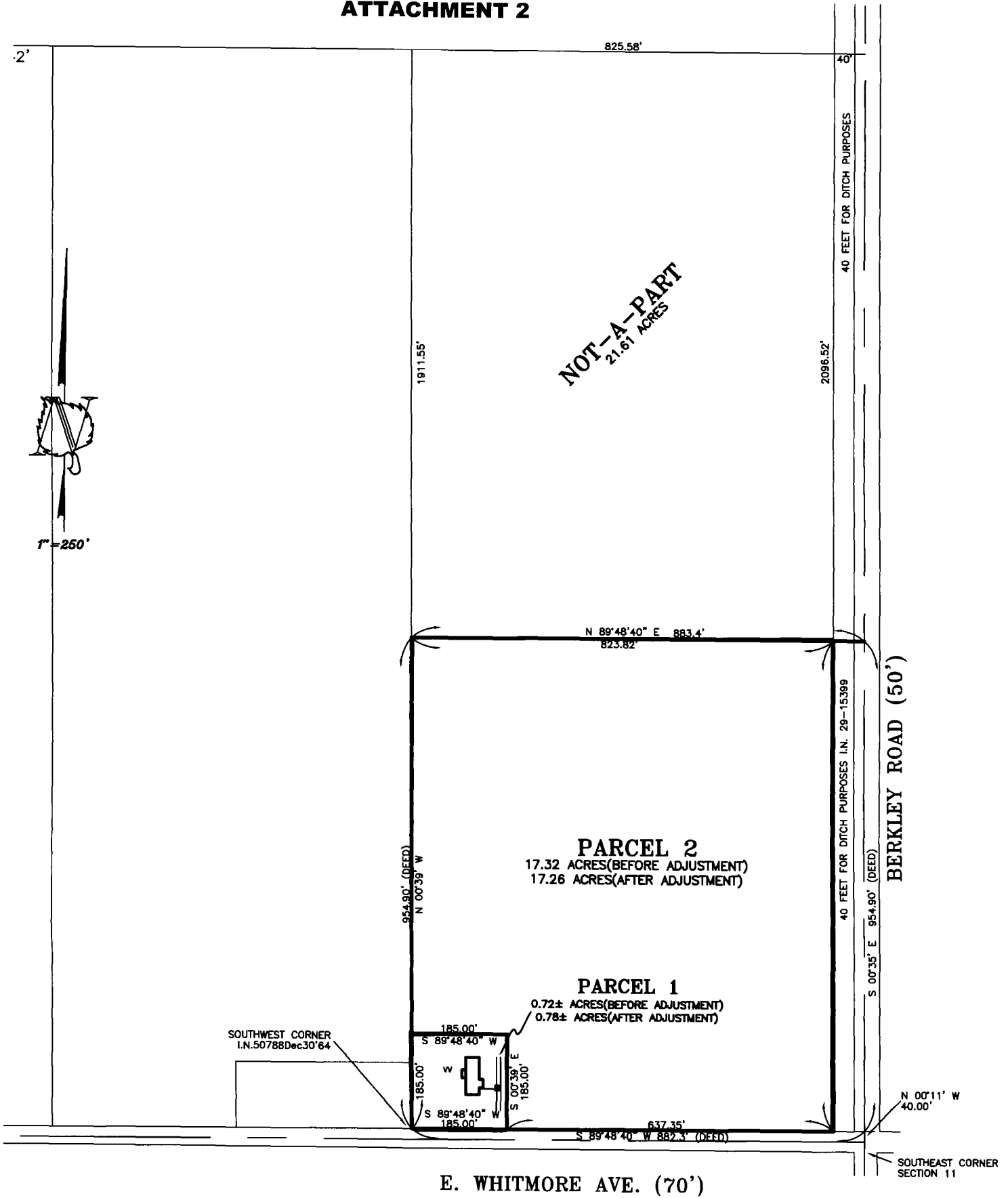
BEING A PORTION OF THE S.E. 1/4 OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 10 EAST,
MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY-CALIFORNIA

ASPEN SURVEY
COMPANY INC.
1121 OAKDALE RD., STE. 6 MODESTO, CA 95355
PH: (209) 526 9724 FX: (209) 526 0472

JULY, 2013

BEFORE ADJUSTMENT

ATTACHMENT 2



**SUPPLEMENT PLAT
FOR LOT LINE
ADJUSTMENT**

BEING A PORTION OF THE S.E. 1/4 OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 10 EAST,
MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY-CALIFORNIA

**ASPEN SURVEY
COMPANY INC.**
1121 OAKDALE RD., STE. 8 MODESTO, CA 95355
PH: (209) 528 9724 FX: (209) 528 0472

JULY, 2013

AFTER ADJUSTMENT

**STANISLAUS COUNTY
NOTICE OF PUBLIC HEARING FOR
WILLIAMSON ACT CANCELLATION APPLICATION PLN2013-0055,
LOT LINE ADJUSTMENT APPLICATION PLN2013-0056,
AND A NEW WILLIAMSON ACT CONTRACT
MITCHELL/STUVE/HUDELSON FAMILY 1998 TRUST**

NOTICE IS HEREBY GIVEN that on May 20, 2014, at 6:40 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 approving a request to allow two parcels totaling 18.04 acres to adjust from .72 and 17.32 acres to .78 and 17.26 acres. The 17.32 acre parcel is enrolled under Williamson Act Contract No. 72-668 and the .72 acre parcel is not enrolled under a contract. The lot line adjustment cannot be approved without cancelling a .06 acre (2,614 square foot) portion of Contract No. 72-668. The proposed .78 square foot parcel cannot be covered by a new Williamson Act contract, since it is less than the current 10-acre minimum requirement for enrollment in a Williamson Act contract. If approved, the 17.26 acre parcel will be enrolled into a new Williamson Act contract. The property is zoned A-2-40 (General Agriculture) and located at 8825 Whitmore Avenue, northwest corner of Whitmore and Berkeley Avenues, in the Hughson area (APNs: 018-010-005 and 018-010-004). The project is CEQA Exempt.

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: April 29, 2014

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

BY: 
Pam Villarreal, Deputy Clerk



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Phone: 209.525-6330 Fax: 209.525.5911

May 9, 2014

NOTICE OF PUBLIC HEARING

2014 MAY -9 P 2:25
BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN THAT the Stanislaus County Board of Supervisors will hold a public hearing on **Tuesday, May 20, 2014**, starting at **6:40 P.M.** in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California, to consider the following:

WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2013-0056, LOT LINE ADJUSTMENT APPLICATION NO. PLN2013-0055, AND A NEW WILLIAMSON ACT CONTRACT – MITCHELL STUVE/HUDELSON FAMILY 1998 TRUST - Request to allow two parcels totaling 18.04 acres to adjust from .72 and 17.32 acres to .78 and 17.26 acres. The 17.32 acre parcel is enrolled under Williamson Act Contract No. 72-668 and the .72 acre parcel is not enrolled under a contract. The lot line adjustment cannot be approved without cancelling a .06 acre (2,614 square foot) portion of Contract No. 72-668. The proposed .78 square foot parcel cannot be covered by a new Williamson Act contract, since it is less than the current 10-acre minimum requirement for enrollment in a Williamson Act contract. If approved, the 17.26 acre parcel will be enrolled into a new Williamson Act contract. The property is zoned A-2-40 (General Agriculture) and located at 8825 Whitmore Avenue, northwest corner of Whitmore and Berkeley Avenues, in the Hughson area.

The property is further identified as Assessor's Parcel No. 018-010-005 and 018-010-004

This project is exempt from CEQA.

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@stancounty.com.

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 10th Street, Suite 3400
Modesto, CA 95354

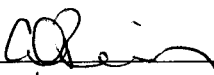
On May 9, 2014, I served the attached Notice of Public Hearing:
(Date)

WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2013-0056, LOT LINE
ADJUSTMENT APPLICATION NO. PLN2013-0055, AND A NEW WILLIAMSON ACT CONTRACT
- MITCHELL STUVE/HUDELSON FAMILY 1998 TRUST 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 May 9, 2014, at Modesto, California.
(Date)

Crystal D Rein
(Type or print name)


Signature

LOT LINE ADJUSTMENT AND WILLIAMSON ACT CONTRACT CANCELLATION APPLICATION NO. PLN2013-0055 - MITCHELL STUVE/HUDELSON FAMILY 1998 TRUST

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources (cert.)	X	STAN CO AG COMMISSIONER
X	CA DEPT OF FISH & WILDLIFE		STAN CO ALUC
	CA DEPT OF FORESTRY (CAL FIRE)		STAN CO ANIMAL SERVICES
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO BUILDING PERMITS DIVISION
	CA OPR STATE CLEARINGHOUSE	X	STAN CO CEO
X	CA RWQCB CENTRAL VALLEY REGION		STAN CO CSA
	CA STATE LANDS COMMISSION	X	STAN CO DER
	CEMETERY DISTRICT:	X	STAN CO ERC
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO FARM BUREAU
	CITY OF:	X	STAN CO HAZARDOUS MATERIALS
	COMMUNITY SERVICES / SANITARY DIST		STAN CO PARKS & RECREATION
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	FIRE PROTECTION DIST: HUGHSON	X	STAN CO SHERIFF
	HOSPITAL DIST:	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	IRRIGATION DIST: TURLOCK	X	STAN COUNTY COUNSEL
X	MODESTO REGIONAL FIRE AUTHORITY		StanCOG
	MOSQUITO DIST:	X	STANISLAUS LAFCO
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		TUOLUMNE RIVER TRUST
	RAILROAD:	X	US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
	SCHOOL DIST 1:		US MILITARY (SB 1462) (5 agencies)
	SCHOOL DIST 2:	X	USDA NRCS
	STAN ALLIANCE		WATER DIST:

Stuve Mitchell/Hudelson Family 1998 Trust

5/8/2014

WAC PLN2013-0056

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APN: 018-010-004 and 005

APN	FIRSTLAST	MAIL #	MAIL STREET	MAIL CITY	MAIL STATE	MAIL ZIP	SITE #	SITE STREET
018-011-005	Apb Partners Llc							Waring Rd
018-055-017	Assali Frank & Marie	2701	Berkeley Ave	Hughson	CA	95326	8618 E Whitmore Ave	
018-055-015	Assali Frank & Marie	2701	Berkeley Ave	Hughson	CA	95326	2701 Berkeley Ave	
018-055-016	Assali Frank & Marie	2701	Berkeley Ave	Hughson	CA	95326	8712 Whitmore Ave	
018-056-006	Baptista Charles	2619	Jeffrey Ct	Denair	CA	95316	8831 E Service Rd	
018-056-005	Baptista Gary & Baptista Marianne	4031	Berkeley Ave	Hughson	CA	95326	8707 E Service Rd	
018-008-019	Bava Patricia		P.O. Box 452	Hughson	CA	95326	1480 Berkeley Ave	
018-006-012	Beard Rodney & Virginia		P.O. Box 739	Empire	CA	95319	1272 Geer Rd	
018-057-018	Bergman Enoch B	2800	Quincy Rd	Denair	CA	95316	Whitmore Rd	
018-057-004	Bergman Enoch B	2800	Quincy Rd	Denair	CA	95316	2800 Quincy Rd	
018-058-002	Bergman Randall Bennett & Berman Cathy Lynn	3408	S Quincy Rd	Denair	CA	95316	3408 Quincy Rd	
018-010-002	Boggeri Michael R	8466	Fox Rd	Hughson	CA	95326	8336 Fox Rd	
018-010-018	Boggeri Robert C	8231	E Whitmore Ave	Hughson	CA	95326	8231 E Whitmore Ave	
018-008-018	Byers Laura Bava	9367	John Fox Rd	Hughson	CA	95326	9367 John Fox Rd	
018-010-017	Calbreath Rick & Bird Rhonda	8337	E Whitmore Ave	Hughson	CA	95326	8337 E Whitmore Ave	
018-056-010	Carranza Jose		P.O. Box 40	Hughson	CA	95326	Geer Rd	
018-006-004	Casazza John J & Suzanne		P.O. Box 987	Hughson	CA	95326	1518 Fosberg Rd	
018-009-011	Casazza John J & Suzanne		P.O. Box 987	Hughson	CA	95326	1518 Geer Rd	
018-008-020	Casazza John J & Suzanne		P.O. Box 987	Hughson	CA	95326	1379 Lowe Rd	
018-058-021	Castro Annie C	3919	S Waring Rd	Denair	CA	95319	9613 E Service Rd	
018-055-009	Chahal Balwant S	4456	Park Bristol Pl	San Jose	CA	95136	3038 Geer Rd	
018-006-005	Chiesa Aroldo	8607	John Fox Rd	Hughson	CA	95326	Aldrich & T I D Cnl Rd	
018-009-003	Chiesa Aroldo	8607	John Fox Rd	Hughson	CA	95326	8607 John Fox Rd	
018-057-005	Christopher Kory & Imble Christopher Jennifer O	1119	N Verduga Road	Turlock	CA	95380	9730 E Whitmore Ave	
018-010-001	Demergasso Ranches Inc		P.O. Box 1037	Hughson	CA	95326	8036 Fox Rd	
018-009-005	Demergasso Ranches Inc		P.O. Box 1037	Hughson	CA	95326	8731 Fox Rd	
018-057-011	Folly Linda E						3118 S Quincy Rd	
018-056-014	Fraser Keith A & Tamara L	3424	Geer Rd 1/2	Hughson	CA	95326	3506 Geer Rd	
018-056-015	Fraser Keith A & Tamara L	3424	1/2 Geer Rd	Hughson	CA	95326	3424 Geer Rd	
018-057-019	Hendrex Joe R & Hendrex Kimberly A	9412	E Whitmore Ave	Hughson	CA	95326	9412 E Whitmore Rd	
018-057-013	Hicks Donald R & Hicks Olivia F	2912	Berkeley Ave	Hughson	CA	95326	2912 Berkeley Ave	
018-012-003	Homen David M	5173	Swanson Rd	Denair	CA	95316	9261 Whitmore Ave	
018-009-006	Hudelson Benjamin K & Hudelson Wendy L		P.O. Box 91	Hughson	CA	95326	8636 John Fox Rd	
018-010-007	Hudelson Benjamin K & Wendy L		P.O. Box 91	Hughson	CA	95326	8725 Whitmore Ave	
018-010-004	Hudelson Benjamin K & Wendy L		P.O. Box 91	Hughson	CA	95326	Whitmore Ave	
018-026-005	Hudelson Benjamin K & Wendy L		P.O. Box 91	Hughson	CA	95326	2331 Geer Rd	

Stuve Mitchell/Hudelson Family 1998 Trust
WAC PLN2013-0056
APN: 018-010-004 and 005

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018-009-007	Hudelson James M		P.O. Box 71	Hughson	CA	95326	8531 Fox Rd
018-006-006	Hudelson James M		P.O. Box 71	Hughson	CA	95326	Berkeley & Mn Cnl
018-009-004	Hudelson James M		P.O. Box 71	Hughson	CA	95326	8919 John Fox Rd
018-010-022	Hunter Gary Life Estate	8107	E Whitmore Ave	Hughson	CA	95326	0 Whitmore Ave
018-010-020	Hunter Jack C & Lois Ann	8145	E Whitmore Ave	Hughson	CA	95326	8145 Whitmore Ave
018-058-020	Inzana Anthony F li & Inzana Joye C	9149	E Service Rd	Hughson	CA	95326	9149 E Service Rd
018-058-019	Inzana Anthony F li & Joye C	9149	E Service Rd	Hughson	CA	95326	3315 Quincy Rd
018-055-008	Jorge John M	3031	Berkeley Rd	Hughson	CA	95326	3031 Berkeley Ave
018-012-011	Kitchens Burl W & Doris J	2818	Geer Rd	Hughson	CA	95326	9319 E Whitmore Ave
018-011-003	Little Edward G & Little Maria L	9548	John Fox Rd	Hughson	CA	95326	9548 John Fox Rd
018-008-007	Little Edward G & Little Maria L	9548	John Fox Rd	Hughson	CA	95326	John Fox & Lowe Rd
018-022-003	Lundell John K & Cynthia A	1830	Euclid Ave	Hughson	CA	95326	1830 Euclid Ave
018-058-003	Macedo Helen M	3518	S Quincy Rd	Denair	CA	95316	3518 S Quincy Rd
018-057-001	Machado John L & Machado Margarette L	1849	Sperry Rd	Hughson	CA	95326	2500 Berkeley Ave
018-010-021	Martella Aaron R	2100	Geer Rd	Hughson	CA	95326	0 Whitmore Ave
018-009-018	Matthew Dan	1624	Fosberg Rd	Hughson	CA	95326	Fox Rd
018-009-017	Matthew Mansfield D & Virginia L	1624	Fosberg Rd	Hughson	CA	95326	1624 Fosberg Rd
018-009-019	Matthew Mark	2231	Townsend Way S E	Salem	OR	97301	Fosberg Rd
018-056-004	Mayfield Properties	6125	E Whitmore Avenue	Hughson	CA	95326	8531 E Service Rd
018-057-020	Miller Lloyd B & Mary Ellen	3824	Beckwith Rd	Modesto	CA	95358	2893 S Quincy Rd
018-012-002	Miller William H		P.O. Box 1581	Hughson	CA	95326	9149 E Whitmore Ave
018-057-014	Parks Robert O		P.O. Box 1660	Hughson	CA	95326	Berkeley Ave
018-011-004	Pohl Martin Clair & Pohl Ingrid Ann	1825	Verdugo Rd	Hughson	CA	95326	9906 John Fox Rd
018-012-006	Ramos Enrique A	9479	Whitmore Ave	Hughson	CA	95326	9479 Whitmore Ave
018-052-038	Ramos Jorge	6904	Fodermaier Dr	Hughson	CA	95326	2507 Geer Rd
018-052-039	Ramos Jorge	6904	Fodermaier Dr	Hughson	CA	95326	Whitmore Rd
018-011-008	Ramos Jorge A	7507	Palma Ave	Hughson	CA	95326	John Fox Rd
018-011-007	Ramos Jorge A	7507	Palma Ave	Hughson	CA	95326	John Fox Rd
018-052-015	Rcr Farms		P.O. Box 987	Hughson	CA	95326	2930 Euclid Ave
018-009-016	Riggs Jerry H	6125	E Whitmore Ave	Hughson	CA	95326	1931 Fosberg Rd
018-009-015	Riggs Jerry H	6125	E Whitmore Ave	Hughson	CA	95326	1853 Fosberg Rd
018-056-003	Riggs Jerry H	6125	E Whitmore Ave	Hughson	CA	95326	8349 Service Rd
018-012-010	Riggs Jerry H & Lisa Ann	6125	Whitmore Ave	Hughson	CA	95326	Whitmore Ave
018-010-015	Rios-Marquez Maricela & Marquez Everardo	8401	E Whitmore Ave	Hughson	CA	95326	8401 E Whitmore Ave

**Stuve Mitchell/Hudelson Family 1998 Trust
WAC PLN2013-0056**

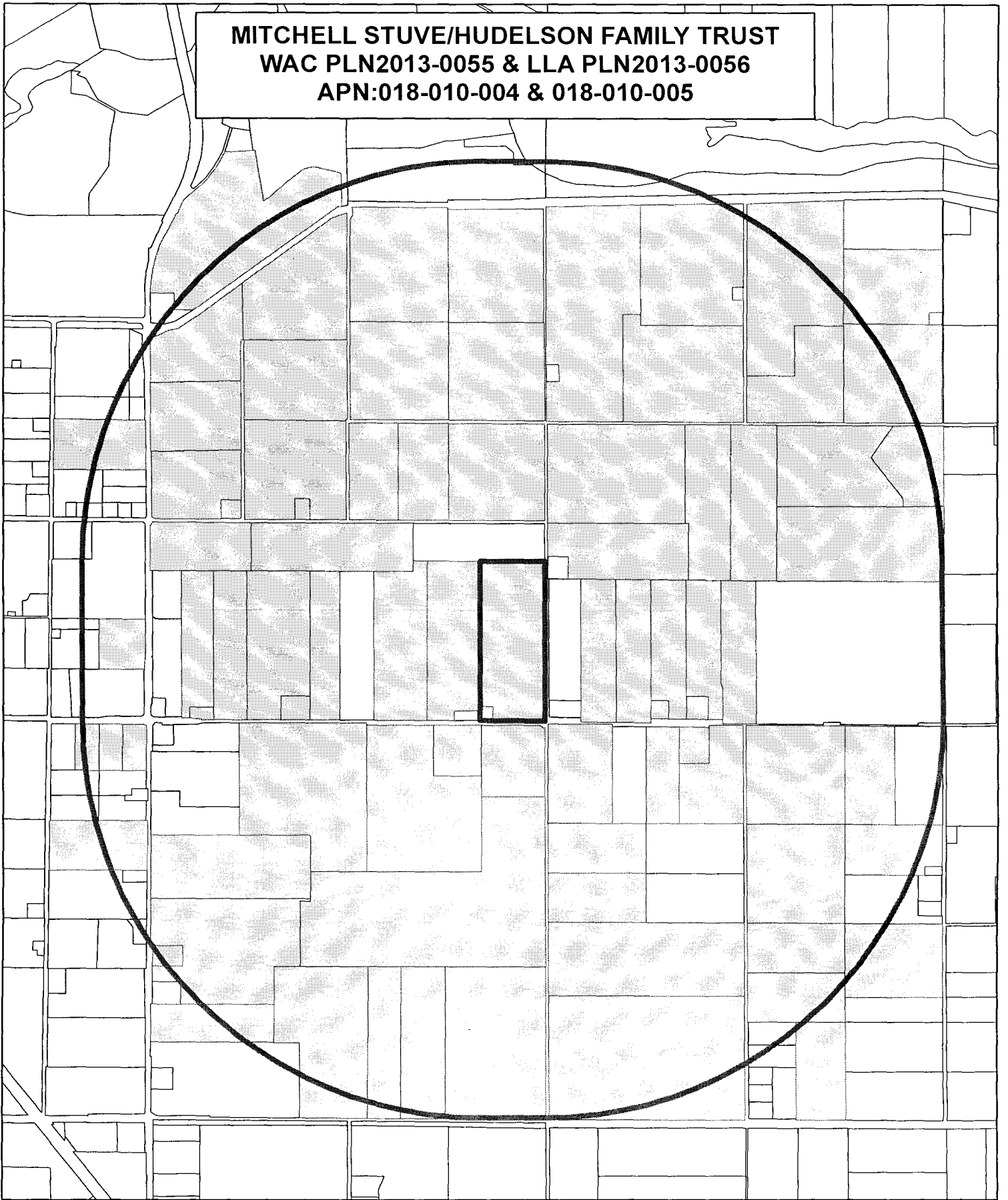
5/8/2014

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APN: 018-010-004 and 005

018-011-009	Rodgers Peter Andrew & Priscilla Floyd	1918	Berkeley Rd	Hughson	CA	95326	1918 Berkeley Ave
018-052-040	Rosenquist Ronald L & Rosenquist Susan J		P.O. Box 749	Hughson	CA	95326	7860 Whitmore Rd
018-057-007	Ruggirello Antonino & Ruggirello Antonina	3015	S Waring Rd	Denair	CA	95316	3015 Waring Rd
018-010-008	Salter Farms Inc	3524	Faith Home Rd	Ceres	CA	95307	8637 E Whitmore Ave
018-008-003	Shastid Thomas B & Sherrilyn S	864	Bronson Ln	Walnut Creek	CA	94596	1354 Lowe
018-012-008	Silva Richard A & Ollie Jane	9431	E Whitmore Ave	Hughson	CA	95326	9431 E Whitmore Ave
018-058-014	Starn Darryl M & Tamara	5325	S Waring Rd	Denair	CA	95316	3431 S Waring Rd
018-008-021	Thornton William Cox Iii & Tamara Lynn		P.O. Box 495	Hughson	CA	95326	1331 Lowe Rd
018-055-005	Valencia Farm	1253	Enterprise Ct	Corona	CA	92882	8406 E Whitmore Ave
018-012-009	Vasquez Cruz	9413	East Whitmore Ave	Hughson	CA	95326	9413 E Whitmore
018-011-006	Vinson Sonja Lee	9374	Yosemite Blvd	Modesto	CA	95357	2048 Berkeley Ave
018-009-012	Zambruno David	1301	Waring Rd	Hughson	CA	95326	Geer Rd
018-008-023	Zambruno Dolores J	1479	Waring Rd	Hughson	CA	95326	0 Waring Rd
018-008-006	Zambruno Dolores J	1479	Waring Rd	Hughson	CA	95326	9731 John Fox Rd

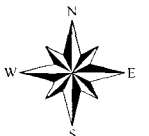
**MITCHELL STUVE/HUDELSON FAMILY TRUST
WAC PLN2013-0055 & LLA PLN2013-0056
APN:018-010-004 & 018-010-005**



LAND OWNER NOTIFICATION AREA

FEBRUARY 26, 2014

0 1,450 2,900 Feet



Affidavit of Publication

STATE OF CALIFORNIA }
County of Stanislaus }ss.

Frances Hoffman

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

Legal # 8724

NOTICE OF PUBLIC HEARING

Publish Date: May 6, 2014

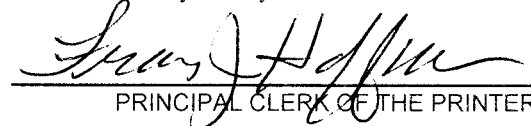
of which named annexed is a printed copy, was published and printed in said

HUGHSON CHRONICLE

at least 1 time, commencing on the 6th of May 2014 and ending on the 6th of May 2014 the days inclusive, and as often during said time as said newspaper was regularly issued, to wit:

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated this 6th day of May 2014


PRINCIPAL CLERK OF THE PRINTER

Hughson Chronicle

Legal #8724

**STANISLAUS COUNTY
NOTICE OF PUBLIC
HEARING FOR
WILLIAMSON ACT CANCELLATION APPLICATION PLN2013-0055,
LOT LINE ADJUSTMENT APPLICATION PLN2013-0056,
AND A NEW
WILLIAMSON ACT CONTRACT MITCHELL/STUVE/HUDERSON FAMILY 1998 TRUST**

NOTICE IS HEREBY GIVEN that on May 20, 2014, at 6:40 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 approving a request to allow two parcels totaling 18.04 acres to adjust from .72 and 17.32 acres to .78 and 17.26 acres. The 17.32 acre parcel is enrolled under Williamson Act Contract No. 72-668 and the .72 acre parcel is not enrolled under a contract. The lot line adjustment cannot be approved without cancelling a .06 acre (2,614 square foot) portion of Contract No. 72-668. The proposed .78 square foot parcel cannot be covered by a new Williamson Act contract, since it is less than the current 10-acre minimum requirement for enrollment in a Williamson Act contract. If approved, the 17.26 acre parcel will be enrolled into a new Williamson Act contract. The property is zoned A-2-40 (General

Agriculture) and located at 8825 Whitmore Avenue, northwest corner of Whitmore and Berkeley Avenues, in the Hughson area (APNs: 018-010-005 and 018-010-004). The project is CEQA Exempt. 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: April 29, 2014. ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. By: Pam Villarreal, Deputy Clerk
Publish Date: 05-06-14