

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 October 17, 2006

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Set a Public Hearing on November 7, 2006 at 9:15 a.m. to Consider Rezone Application #2006-04, Best RV Center

STAFF RECOMMENDATIONS:

Set a public hearing on November 7, 2006 at 9:15 a.m. to consider Rezone Application #2006-04, Best RV Center, a request to rezone a 9.99 acre portion of an expired PD zone (PD #115), with a new PD zone to allow the construction and operation of a recreational vehicle sales and service business with a proposed building coverage of 7,500 square feet on property located at 5340 Taylor Court, in the Keyes/Turlock area.

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2006-825

On motion of Supervisor Mayfield, Seconded by Supervisor Grover

and approved by the following vote,

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

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:

Elizabeth A. King
ELIZABETH A. KING, Assistant Clerk

File No. **ORD-55-13**

NOTICE OF PUBLIC HEARING FOR
REZONE APPLICATION #2006-04
BEST RV CENTER

NOTICE IS HEREBY GIVEN that on November 7, 2006 at 9:15 a.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 request to rezone a 9.99 acre portion of an expired PD zone (PD #115), with a new PD zone to allow the construction and operation of a recreational vehicle sales and service business. Proposed building coverage will be a 7,500 square foot sales and service building. The project is located at 5340 Taylor Court, at the northern end of Taylor Court, between Keyes Road and Taylor Road, in the Keyes/Turlock area, APN: 045-053-036. A Negative Declaration will be considered.

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: October 17, 2006

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

BY:



Elizabeth A. King, Assistant Clerk



BOARD OF SUPERVISORS

2006 OCT 27 P 1:52

October 27, 2006

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus County Board of Supervisors will hold a public hearing on **Tuesday, November 7, 2006**, starting at **9:15 A.M.** in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California, to consider the following:

REZONE APPLICATION NO. 2006-04 - BEST RV CENTER - Request to rezone a 9.99 acre portion of an expired PD zone (PD #115), with a new PD zone to allow the construction and operation of a recreational vehicle sales and service business. Proposed building coverage will be a 7,500 square foot sales and service building. The project is located at 5340 Taylor Court, at the northern end of Taylor Court, between Keyes Road and Taylor Road, in the Keyes/Turlock area.

The property is further identified as Assessor's Parcel No. 045-053-036.

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.

ORB-55-13
10-17-06 *A-1

PROOF OF SERVICE BY MAIL - CCP 1013a, 2015.5

I declare that: I am employed in the County of Stanislaus, California.
(County where mailing occurred)

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 October 27, 2006, I served the attached Notice of Public Hearing
(Date)

REZONE APPLICATION NO. 2006-04 - BEST RV CENTER 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 October 27, 2006, at Modesto, California.
(Date)

Danielle Braun
(Type or print name)


Signature

REZONE APPLICATION NO. 2006-04 - BEST R.V. CENTER

Attachment A

Distribution List

X	AGRICULTURE COMMISSIONER	X	PG&E
	CA DEPT OF FORESTRY	X	PUBLIC WORKS - RON CHERRIER, DAVE MEYERS MORGAN RD TRAFFIC, PAUL SAINI, DRAINAGE
X	CAL TRANS District 10		REDEVELOPMENT
X	CITY OF: TURLOCK	X	REGIONAL WATER QUALITY
	COMMUNITY SERVICES/SANITARY DIST:		RISK MANAGEMENT
	CORPS OF ENGINEERS	X	StanCOG
X	COUNTY COUNSEL	X	SCHOOL DIST 1: KEYES
X	DEVELOPMENT SERVICES - DENNIS WISTER	X	SCHOOL DIST 2: TURLOCK
X	ENVIRONMENTAL RESOURCES	X	SHERIFF
X	FIRE PROTECTION DIST: KEYES	X	STANISLAUS COUNTY FARM BUREAU
X	STANISLAUS FIRE PREVENTION BUREAU	X	STANISLAUS ERC
X	FISH AND GAME		STATE CLEARINGHOUSE
	HOSPITAL DIST:		STATE LANDS BOARD
X	IRRIGATION DIST: TURLOCK	X	SUPERVISOR DIST 2: MAYFIELD
X	LAFCO	X	TELEPHONE COMPANY: SBC
X	MOSQUITO DIST: TURLOCK		TUOLUMNE RIVER TRUST
X	MOUNTAIN VALLEY EMERGENCY SERVICES	X	US FISH AND WILDLIFE
X	MUNICIPAL ADVISORY COUNCIL: KEYES	X	VALLEY AIR DIST
X	PARKS AND FACILITIES		WATER DIST:
X	PUBLIC WORKS - TRANSPORTATION		DEPT OF CONSERVATION (certified mail)
X	SURROUNDING LAND OWNERS (on file with the Clerk to the Board of Supervisors)	X	UNITED STATES MILITARY AGENCIES (SB 1462) (5 agencies)

REZ 2006-04 – BEST RV CENTER
PC LON LABELS (DB)

045-050-014
BILLY JONES
740 THOMPSON RD
MODESTO CA 95351

045-051-008
BRADLEY DOUGLAS
6743 N WASHINGTON RD
TURLOCK CA 95380

045-053-038
BRIAN GARCIA
1800 HAMMOND DR
TURLOCK CA 95382

045-051-006
BRIAN MOLLARD
4218 N WASHINGTON RD
TURLOCK CA 95380

045-062-001
CHRIS KIRIAKOU
1565 E TUOLUMNE RD
TURLOCK CA 95382

045-062-003
DAVID WOODS
1510 ELLERD DR 1
TURLOCK CA 95380

045-053-036
EDWARD HEGARTY
2534 MAY RD
EL SOBRANTE CA 94803

045-050-006
GARY BRAHIC
4743 E BARNHART RD
CERES CA 95307

045-052-016
HARRY L HOOVER
4219 W BARNHART RD
TURLOCK CA 95380

045-053-037
HILDA PAPION
617 W GRANGER AVE #91
MODESTO CA 95350

045-052-031
JAMES MESSNER
2605 RALEIGH CT
TURLOCK CA 95382

045-053-022
JAMES TURNBULL
4124 W BARNHART RD
TURLOCK CA 95380

045-053-021
JAMES TURNBULL
4000 W BARNHART RD
TURLOCK CA 95382

045-050-009
JIA INVESTMENT LLC
7009 CAROL CT
EL CERRITO CA 94530

045-053-012
JOE BARCELLOS
1054 LUNDY RD
NEWMAN CA 95360

045-053-040
JOHN B PHILLIPS
1133 BRISTOL AVE
STOCKTON CA 95204

045-053-018
JOHN SPENKER
4212 W BARNHART RD
TURLOCK CA 95382

045-053-020
KAREN TAVARES
3942 W BARNHART RD
TURLOCK CA 95382

045-053-032
MT PROPERTIES
3540 AMETHYST WAY
TURLOCK CA 95382

045-052-029
OUIDA F MARCHANT
5601 E KEYED RD
TURLOCK CA 95382

045-053-039
PATCHETTS MOTOR INC
5200 N GOLDEN STATE BLVD
TURLOCK CA 95382

045-052-032
PIRANHA PRODUCE INC
5900 N GOLDEN STATE BLVD
TURLOCK CA 95382

045-053-023
RAMIN JACOB
1636 CARNEGIE ST
TURLOCK CA 95380

045-051-007
ROBERT BRIDGERS
6725 N WASHINGTON RD
TURLOCK CA 95380

045-051-009
ROY LORETELLI
4747 TULLY RD
HUGHSON CA 95326

045-052-015
SALVATORE VERDONE
4025 BARNHART RD
TURLOCK CA 95380

045-050-005
TOY R FIELDS JR
3018 CORDA DR
LOS ANGELES CA 90049

045-052-033
TRIDEL PROPERTIES LLC
209 HELEN AVE
MODESTO CA 95354

045-053-009
WILLIAM ANOJAHATLO
P O BOX 510
DENAIR CA 95316

045-053-041
ZANDRA C SOOTS
5300 TAYLOR CT
TURLOCK CA 95382

Smith & Associates
5355 Solari Ranch Road
Stockton, CA 95215

Edward J. Hegarty
400 W. Gertrude Avenue
Richmond, CA 94801

Bill Ross
3039 Waterloo Road
Stockton, CA 95205

**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 thereof on the following dates, to wit:

OCTOBER 28, 2006

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

OCTOBER 28, 2006


(Signature)

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REZONE APPLICATION #2006-04
BEST RV CENTER**

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BY ORDER OF THE BOARD OF SUPERVISORS

DATED: October 17, 2006

ATTEST: CHRISTINE FERRARO TALLMAN,
Clerk of

the Board of Supervisors of the County of Stanislaus, State of California.

BY: Elizabeth A. King, Assistant Clerk

OCTOBER 28, 2006

10-17-06 *D-1
ORA-55-13