

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

DEPT: Planning and Community Development

BOARD AGENDA # *D-2

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 6:40 p.m. to Consider General Plan Amendment #2006-07 and Rezone Application #2006-11, Belaski Repair Shop

STAFF RECOMMENDATIONS:

Set a public hearing on December 18, 2007 at 6:40 p.m. to consider General Plan Amendment #2006-07 and Rezone Application #2006-11, Belaski Repair Shop, a request to rezone and amend the General Plan on a 1.54 acre parcel from A-2-40 (General Agriculture) to PD (Planned Development) to authorize and legalize an existing, non-permitted, vehicle repair shop. The request involves approval of a conversion of an existing 2,400 square foot agricultural shop/building for the purposes of conducting full-service vehicle repair. The project is located at 2306 Gondring Road, east of Central Avenue, in the Ceres area. APN: 041-014-028

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2007-944

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:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-55-D-15

NOTICE OF PUBLIC HEARING FOR
GENERAL PLAN AMENDMENT APPLICATION #2006-07
AND REZONE APPLICATION #2006-11
BELASKI REPAIR SHOP

NOTICE IS HEREBY GIVEN that on December 18, 2007, 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 a request to amend the General Plan and to rezone the subject property from A-2-40 (General Agriculture) zoning district to P-D (Planned Development), to authorize and legalize an existing, non-permitted vehicle repair shop. The request involves approval of the conversion of an existing 2,400 square feet agricultural shop/building for the purposes of conducting full-service vehicle repair. The project is located at 2306 Gondring Road, east of Central Avenue, in the Ceres area, APN: 041-014-028. The Board of Supervisors will consider a Negative Declaration with this project.

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



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 **6:40 P.M.** in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California, to consider the following:

GENERAL PLAN AMENDMENT APPLICATION NO. 2006-07, REZONE APPLICATION NO. 2006-11 - BELASKI REPAIR SHOP - This is a request to amend the General Plan and to rezone the subject property from A-2-40 (General Agriculture) zoning district to P-D (Planned Development), to authorize and legalize an existing, non-permitted vehicle repair shop. The request involves approval of the conversion of an existing 2,400 square feet agricultural shop/building for the purposes of conducting full-service vehicle repair. The project is located at 2306 Gondring Road, east of Central Avenue, in the Ceres area.

The property is further identified as Assessor's Parcel No. 041-014-028

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.

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

GENERAL PLAN AMENDMENT APPLICATION NO. 2006-07, REZONE APPLICATION NO. 2006-11 - BELASKI REPAIR SHOP 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

GENERAL PLAN AMENDMENT APPLICATION NO. 2006-07, REZONE APPLICATION NO. 2006-11 - BELASKI REPAIR SHOP

Attachment A

Distribution List

X	AGRICULTURE COMMISSIONER	X	PG&E
X	AIRPORT LAND USE COMMISSION: JOSHUA MANN	X	PUBLIC WORKS - ANGIE HALVERSON, JOHN SANCHEZ MORGAN RD DRAINAGE BILL CARDOZA MORGAN RD TRAFFIC
X	BUILDING PERMITS DIVISION - DENNIS WISTER		REDEVELOPMENT
X	CAL TRANS District 10	X	REGIONAL WATER QUALITY
X	CITY OF: CERES		RISK MANAGEMENT
X	CENTRAL CALIFORNIA INFORMATION CENTER - CSUS	X	StanCOG
	CORPS OF ENGINEERS	X	SCHOOL DIST 1: CERES
X	COUNTY COUNSEL		SCHOOL DIST 2:
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	X	STATE CLEARINGHOUSE
	HOSPITAL DIST:		STATE LANDS BOARD
X	IRRIGATION DIST: TURLOCK	X	SUPERVISOR DIST 2: MAYFIELD
X	LAFCO	X	TELEPHONE COMPANY: AT&T
X	MOSQUITO DIST: TURLOCK	X	TRIBAL CONTACTS
X	MOUNTAIN VALLEY EMERGENCY SERVICES	X	US FISH AND WILDLIFE
	MUNICIPAL ADVISORY COUNCIL:	X	VALLEY AIR DIST
X	PARKS AND FACILITIES		WATER DIST:
X	PUBLIC WORKS - TRANSPORTATION		DEPARTMENT OF CONSERVATION (certified)
	SURROUNDING LAND OWNERS (on file with the Clerk to the Board of Supervisors)	X	UNITED STATES MILITARY AGENCIES (SB 1462) (5 agencies)

Affidavit of Publication

Stan. Co. Board of Supervisors
1010 10th St. Ste. 4700
Modesto, CA 95354

AFFIDAVIT OF PUBLICATION

Public Hearing
App # 2006-07 & #2006-11 / CC # 09-07

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 if 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 5, 2007

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

Dated at Ceres, California this 5th day of December, 2007

NOTICE OF PUBLIC HEARING FOR GENERAL PLAN AMENDMENT APPLICATION #2006-07 AND REZONE APPLICATION #2006-11 BELASKI REPAIR SHOP

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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

Publish: 12/05/07

CC#09-07

Lisa Gonzalez
PRINCIPAL CLERK OF THE PRINTER

The Ceres Courier

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