

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

DEPT: Board of Supervisors

BOARD AGENDA # \*A-3a

Urgent  Routine  *CRS*

AGENDA DATE January 8, 2013

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Set a Public Hearing on January 29, 2013, at 9:05 a.m., to Consider an Appeal of the Planning Commission's Approval of a Time Extension for Rezone Application No. 2007-01 - Santa Fe Crossing

STAFF RECOMMENDATIONS:

Set a public hearing on January 29, 2013, at 9:05 a.m., to consider an appeal of the Planning Commission's approval of a Time Extension for Rezone Application No. 2007-01 - Santa Fe Crossing.

FISCAL IMPACT:

There is a nominal fiscal impact associated with setting this public hearing for mandatory newspaper publishing and the notification of property owners by mail. These expenses are covered by a portion of the \$622.00 Planning Commission appeal fee paid by the Appellant.

BOARD ACTION AS FOLLOWS:

No. 2013-4

On motion of Supervisor O'Brien, Seconded by Supervisor De Martini  
and approved by the following vote,

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

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.

Approval to Set a Public Hearing on January 29, 2013, at 9:05 a.m., to Consider an Appeal of the Planning Commission's Approval of a Time Extension for Rezone Application No. 2007-01 - Santa Fe Crossing  
Page 2

## **DISCUSSION:**

On December 6, 2012, the Planning Commission, approved a Time Extension request for Rezone Application No. 2007-01, Santa Fe Crossing, on a 9-0 vote. This approval granted a 5-year time extension to the Development Schedule of Planned Development No. 313 and allows development of the site (including a 19,250 sq.ft. commercial building, 435 mini-storage units, 52 RV storage spaces, gas station and a drive-thru coffee shop) to be completed by January 8, 2018. The property is located at 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson (APN: 045-007-031).

An appeal of the Planning Commission's approval was submitted by the City of Hughson on December 17, 2012. In accordance with Section 21.112.040, all appeals of the Stanislaus County Planning Commission's Decision are filed with the Stanislaus County Board of Supervisors. Upon receiving an appeal, the Board of Supervisors places an item setting a public hearing date and time on their agenda for consideration. Once a public hearing date is approved, the Clerk of the Board is required to publish a Notice of Public Hearing in a newspaper of general circulation. The Planning and Community Development Department notifies surrounding property owners by mail, and prepares the public hearing agenda item.

At this time, this item simply sets the date and time for a hearing on the matter before the Board of Supervisors to consider the appeal.

## **POLICY ISSUES:**

Setting a public hearing to consider an appeal of the Planning Commission's decision is consistent with the Board's priority of A Well-Planned Infrastructure System.

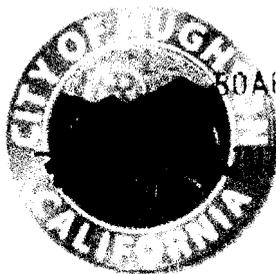
## **STAFFING IMPACT:**

There are no staffing impacts associated with this item.

## **CONTACT PERSON:**

Christine Ferraro, Clerk of the Board of Supervisors Telephone: 209-525-4494

OFFICE OF THE CITY MANAGER  
7018 Pine Street, P.O. Box 9  
Hughson, CA 95326  
(209) 883-4054 Fax (209) 883-2638  
[www.hughson.org](http://www.hughson.org)



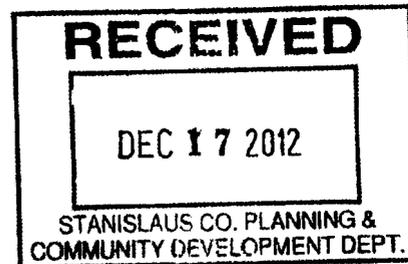
BOARD OF SUPERVISORS

Bryan Whitemyer  
City Manager  
[bwhitemyer@hughson.org](mailto:bwhitemyer@hughson.org)

DEC 17 P 2:52

December 14, 2012

Stanislaus County Board of Supervisors  
1010 10<sup>th</sup> Street, Suite 6700  
Modesto, CA 95354



RE: Appeal of Time Extension for Rezone Application No. 2007-01 - Santa Fe Crossing

Honorable Board of Supervisors;

The City Council of the City of Hughson has asked me to send you this appeal regarding the above noted time extension for the Santa Fe Crossing project.

While we understand that it is County staff's opinion that this discretionary approval is not a development proposal subject to the County's General Plan Sphere of Influence (SOI) Policy, we feel that facts surrounding this policy are germane to this appeal. We believe that the City of Hughson will be damaged by this development project in a number of different ways. Further, we do not understand how the County can, or why you would, ignore our mutual agreement regarding driveway access to Gear Road (attached).

County Planning staff knows and County Counsel knows that there was a huge miscommunication issue on the part of Hughson staff when this project was first approved. Hughson staff believed they had responded in a manner that would have shown clear opposition to this project but in fact did not. To continually assert that Hughson's concerns were taken into account with the original approval of this project is ignoring the truth. Hughson has always been opposed to constructing nearly 20,000 sq. ft. of commercial buildings inside our SOI and we still are today. Please feel free to ask County Council about this miscommunication and also please drive through Hughson today and see the empty storefronts in our shopping district.

As with all County development projects, this project will be on septic with a private well. This month the City Council gave approval for the first private water well to be installed in the City since its incorporation. The reason for the approval was that a church within the SOI but about a half mile from the nearest water main lost their private well to nitrate contamination. Over the past year, the City of Hughson has likewise lost two wells out of six to nitrate contamination. The three major causes of nitrate contamination in groundwater are: fertilizers, dairies, and septic tanks. This illustrates three separate issues with the Santa Fe Crossing project.

1. More septic tanks will contribute to further nitrate contamination of the groundwater and water wells used for drinking water.
2. The aquifer does not need another "straw" in the ground nor is another private well any assurance of obtaining safe, clean drinking water.

3. Development should occur incrementally from the city limits outward. This allows each property owner to install sewer, water, and other infrastructure to the extent of their property, allowing the next property owner to connect and extend to the extent of theirs and so on. When development is allowed inside the SOI but so far out it cannot feasibly connect to these vital services, the development is premature and should not be approved.

The current property tax sharing agreement between the County and City of Hughson is another huge factor contributing to the problems this development creates. The City of Hughson cannot afford to annex a built-out site and receive virtually no property taxes to support the required services. Approval of this development will create another County island, in a time when similar islands are being criticized State-wide. Creation of another island will eventually create blight inside the SOI of the City of Hughson.

County Planning staff, with a memo dated December 6, 2012 asserts that the project proponent has shown good cause for approval of the time extension. We content that good cause has not been shown. Very little effort has been put into this project over the past five years. When originally approved, it was to be completed in five years. Again I invite you to drive by the site and see for yourself the progress that has been made, or rather, not made. To claim that the economy is responsible for this resultant lack of substantial progress holds no weight because the project was submitted and approved in the same economic climate. The project proponent knew what the economic climate was when application was made. Therefore, there is no good cause for granting this extension.

In conclusion the City of Hughson urges you to overturn the approval of the Planning Commission and deny the time extension for Rezone Application No. 2007-01 for the following reasons:

1. It is harming our groundwater.
2. It is harming our business community.
3. It is creating a County island.
4. It is leapfrog development.
5. It is bad land use planning. In fact, it is extremely bad planning.
6. The project proponent has not shown good cause to receive the extension.

The City of Hughson thanks the Board of Supervisors for this chance to present our concerns regarding this project and requests denial of the time extension. We all know that development should occur in the cities, please do not allow this development to move forward.

Sincerely,



Bryan Whitemyer  
City Manager  
City of Hughson

## AGREEMENT

This agreement is made and entered on the 12<sup>th</sup> day of June 2006, by and between the CITY of HUGHSON, (hereinafter "CITY") and the COUNTY OF STANISLAUS, a political subdivision of the State of California, (hereinafter "COUNTY").

This agreement is made with reference to the following recitals:

WHEREAS, the General Plan approved by the CITY on December 12, 2005 requests a Sphere of Influence boundary line extending east of Geer Road; and

WHEREAS, COUNTY acknowledges that CITY may want to someday expand east of Geer Road as is evidenced by the CITY'S General Plan; and

WHEREAS, COUNTY has expressed concerns over this expansion east of Geer Road at this time; and

WHEREAS, the CITY General Plan and COUNTY Circulation Element contain inconsistencies between the two documents in roadway designations; and

WHEREAS, both the CITY and COUNTY acknowledge that the regional movement of goods, services and people on roadways such as Geer Road, Hatch Road, Santa Fe Road and Tully Road is essential to their economic well being and vitality; and

WHEREAS, both the CITY and COUNTY desire to work cooperatively to ensure that growth occurs in a logical and orderly manner with a consistent set of development standards;

NOW, THEREFORE, CITY and COUNTY agree to the following understandings:

- A. COUNTY and CITY agree to respect and protect each other's interests on both sides of Geer Road, and
- B. COUNTY agrees to require that any new development in the Urban Reserve, east of Euclid and West of Geer Road, will be consistent with the City's land use designations. The CITY will delineate these land use designations in a future Specific Plan(s); and
- C. COUNTY agrees to seek input from the CITY on development east of Geer Road and within the CITY'S Adopted General Plan area; and
- D. CITY will not request a proposed Sphere of Influence boundary line of the City east of Geer Road at this time; and
- E. CITY agrees to collect County Public Facilities Fees (PFF) commencing 30 days from the date of this Agreement; CITY will remit collections to the COUNTY

Auditor-Controller on a quarterly basis; COUNTY agrees to allow CITY to retain a 1% administrative fee for collection of the PFF; in the event any person, corporation or entity disputes or refuses to pay COUNTY'S PFF, COUNTY shall be solely responsible for compliance with protest provisions as set forth in Section 66000 et seq. of the Government Code, as the same now exists or hereafter may be amended; COUNTY will have the right to perform periodic audits on PFF collections; and

- F. COUNTY and CITY agree that Geer Road is to be designated 6-lane, Class B Expressway, Hatch Road a 4-lane, Class C Expressway, Santa Fe Avenue a 4-lane, Class C Expressway outside the CITY limits and Major within CITY limits, Service Road a 4-lane, Class C Expressway, Tully Road a Collector, and Whitmore Avenue a Major (see Exhibit A for roadway definitions); and
- G. CITY and COUNTY agree to cooperatively develop plan lines for the above-designated roadways; and
- H. CITY and COUNTY agree that in as much as the areas between Euclid and Geer have been designated as Urban Reserve, the development of specific access controls and roadway geometrics will be established through the use of Specific Plans; and
- I. CITY and COUNTY agree that, subject to LAFCO approval of "out of boundary" service, CITY may provide municipal services as available (e.g. sewer and water) to areas within the Sphere of Influence and COUNTY will require connection to those services when available for new development in said area.
- J. CITY agrees to indemnify and hold harmless COUNTY and its officers, agents and employees from any and all liabilities, claims, demands, actions, losses, damages or costs including attorneys fees, caused by, arising out of, or in any way connected, directly or indirectly, to any and all action undertaken by CITY pursuant to this Agreement.
- K. COUNTY agrees to indemnify and hold harmless CITY and its officers, agents and employees from any and all liabilities, claims, demands, actions, losses, damages or costs including attorneys fees, caused by, arising out of, or in any way connected, directly or indirectly, to any and all action undertaken by COUNTY pursuant to this Agreement.
- L. Implementation of this Agreement shall commence upon the later of the dates of approval by the CITY and COUNTY of this Agreement and shall continue indefinitely. However, either party may terminate this Agreement or any extensions thereto, at any time, as long as 90 days prior written notice is given to the other party in this Agreement.

M. Any notices or communication required or permitted hereunder shall be in writing and sufficiently given if delivered in person or sent by certified or registered mail, return receipt requested, postage prepaid, as follows:

If to COUNTY:

Chief Executive Officer,  
Stanislaus County  
1010 Tenth Street, Suite 6800  
Modesto, California 95354

If to CITY:

City Manager,  
City of Hughson  
7018 Pine Street  
Hughson, California

N. The waiver by either party of a breach of any provision of this Agreement by the other party shall not operate or be construed to operate as a waiver of any subsequent breach.

O. The provision of the Agreement shall constitute the entire agreement between the parties and may be modified only by written agreement duly executed by the parties hereto.

P. COUNTY and CITY further covenant to cooperate with one another in all respects necessary to insure the successful consummation of the actions contemplated by this Agreement, and each will take action within its authority to insure cooperation of its officials, officers, agents, and employees

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first written above.

CITY OF HUGHSON,  
A Municipal Corporation

By: \_\_\_\_\_

Thomas E. Crowder, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_

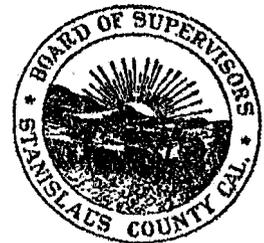
COUNTY OF STANISLAUS,  
A Body Corporate and Public

By: \_\_\_\_\_

Ray Simon, Chairman  
Board of Supervisors

APPROVED AS TO FORM:

By: \_\_\_\_\_



## EXHIBIT A

### Road Classification Glossary

Expressway. The function of an Expressway is to move high volumes of people and goods between urban areas within the county at higher speeds depending upon the level of access control. Direct access to abutting property is specified within the standard for each expressway class. Expressways serve a similar function to that of Freeways - the fast and safe movement of people and goods within the county - and provide access to the interregional freeway system. On-street parking is not permitted on Expressways except under very special and rare circumstances where the Department of Public Works has determined that traffic flow and safety conditions allow on-street parking. The design features of Expressways are determined by the level of access control and the number of lanes designated for each expressway route segment (see Figure 2-3):

- (1) A "Class A" Expressway is a fully access-controlled road with grade separated interchanges at intervals of approximately one mile at other Expressway, Major, or Local roads. The typical right-of-way is 110 or 135 feet (4 or 6 lanes, respectively).
- (2) A "Class B" Expressway is a partially access-controlled road with traffic-controlled intersections at Major roads and other Expressways. Collectors and Locals are permitted right-in, right-out access only at 1/4- to 1/2-mile intervals. The typical right-of-way is 110 or 135 feet (4 or 6 lanes, respectively). On limited rights-of-way, Class B Expressways may be 100 feet for four lanes and 124 for six lanes.
- (3) A "Class C" Expressway is a limited access-controlled road with traffic-controlled intersections at Majors and other Expressways. Intersections at Collectors and Locals may or may not be controlled by a traffic signal. The typical right-of-way is 110 or 135 feet (4 or 6 lanes, respectively). On limited rights-of-way, Class C Expressways may be 100 feet for four lanes and 124 for six lanes.

Major. The function of a Major road is to carry moderate- to high-volume traffic to and from collectors to other Majors, Expressways, and Freeways with a secondary function of land access. Majors located within areas zoned for heavy or light industrial or that are expected to carry large or heavy trucks shall be constructed to Industrial Major standards. Limited direct access is provided to abutting property. On-street parking will be permitted only where the Department of Public Works has determined that traffic flow and safety conditions allow on-street parking. The typical right-of-way is 110 feet (up to 6 lanes, ultimately). On limited rights-of-way, Majors may be 100 feet.

Collector. Collectors serve a dual function by providing both access to abutting property and movement of moderate volumes of people and goods for medium length trips. Collectors serve as transition facilities, carrying traffic from lower to higher level roads. Most Collectors are two-lane roads with a typical right-of-way of 60 feet. On-street parking will be permitted only where the Department of Public Works has determined that traffic flow and safety conditions allow on-street parking. In urban residential subdivisions, roads not shown on the General Plan Circulation Diagram or as an Official Plan Line that will serve more than 50 dwelling units, when the maximum density and full extent of the development is considered, shall be deemed Collectors. In some instances, the Department of Public Works may determine that project design features dictate that a road serving as few as 20 urban dwelling units be deemed a Collector. Under certain circumstances, 80 feet of right-of-way may be required to provide additional capacity to provide two additional through lanes to accommodate projected traffic demand, to facilitate the movement of large trucks, or to improve safety due to limited visibility or other safety hazards. Those collectors that require 80 feet of right-of-way are specifically identified in the County General Plan.



**CLERK OF THE BOARD OF SUPERVISORS**

**STANISLAUS COUNTY**

1010 10th Street, Suite 6700, Modesto, CA 95354  
Phone: 209.525.4494 Fax: 209.525.4420

December 17, 2012

City of Hughson  
Bryan Whitemyer, City Manager  
PO Box 9  
Hughson, CA 95326

RE: Appeal of Planning Commission's Approval of Time Extension for Rezone  
Application No. 2007-01 – Santa Fe Crossing

Dear Mr. Whitemyer:

The Clerk of the Board of Supervisors has received the City of Hughson's Letter of Appeal regarding the Planning Commission's approval of Time Extension for Rezone Application No. 2007-01 – Santa Fe Crossing. An item requesting the Board of Supervisors schedule a public hearing on Tuesday, **January 29, 2013 at 9:05 a.m.**, to consider this appeal, will be on the Board of Supervisors' January 8, 2013, agenda.

For further information, please call the Planning and Community Development Department at 525-6330, or the Office of the Clerk of the Board at 525-6415.

Sincerely,

Elizabeth A. King  
Assistant Clerk of the  
Board of Supervisors

cc: Supervisor Vito Chiesa, District 2  
Planning & Community Development Department  
Ruddy Enterprises, Inc.  
Hawkins & Associates  
George Petrulakis



CLERK OF THE BOARD OF SUPERVISORS

*Christine Ferraro Tallman*

1010 Tenth Street, Suite 6700, Modesto, CA 95354  
Phone: 209.525.4494 Fax: 209.525.4420

**NOTICE OF PUBLIC HEARING FOR  
APPEAL OF PLANNING COMMISSION'S APPROVAL OF A TIME  
EXTENSION FOR REZONE APPLICATION NO. 2007-01  
SANTA FE CROSSING**

NOTICE IS HEREBY GIVEN that on January 29, 2013, at 9:05 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider an appeal to the Planning Commission's approval of a time extension for Rezone Application No. 2007-01 – Santa Fe Crossing, a request to amend the Development Schedule for P-D (313) to allow development of the 11.44± acre site to be extended until January 8, 2018. The previously approved development schedule (expiring January 8, 2013) allowed a commercial project to be developed in three (3) phases. The development plan consisted of a 19,250 square foot commercial building, 435 mini storage units, 52 RV storage spaces, a gas station with a 5,065 square foot mini market, and a drive through coffee shop. The project is located at 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson. APN: 045-007-031.

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: January 8, 2013

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

BY:

  
Elizabeth A. King, Assistant Clerk



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

BOARD OF SUPERVISORS

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

2013 JAN 22 A 10:50

January 18, 2013

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT** the Stanislaus County Board of Supervisors will hold a public hearing on **Tuesday, January 29, 2013**, starting at **9:05 A.M.** in the Joint Chambers, 1010 10<sup>th</sup> Street, Basement Level, Modesto, California, to consider the following:

**Appeal of Planning Commission's approval of TIME EXTENSION FOR REZONE APPLICATION NO. 2007-01 - SANTA FE CROSSING - Request to amend the Development Schedule for P-D (313) to allow development of the 11.44± acre site to be extended until January 8, 2018. The previously approved development schedule (expiring January 8, 2013) allowed a commercial project to be developed in three (3) phases. The development plan consisted of a 19,250 square foot commercial building, 435 mini storage units, 52 RV storage spaces, a gas station with a 5,065 square foot mini market, and a drive through coffee shop. The project is located at 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson.**

**The property is further identified as Assessor's Parcel No. 045-007-031**

**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@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 January 18, 2013, I served the attached Notice of Public Hearing:  
(Date)

Appeal of Planning Commission's approval of TIME EXTENSION FOR REZONE APPLICATION NO. 2007-01 - SANTA FE CROSSING 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 January 18, 2013, at Modesto, California.  
(Date)

Crystal D Rein  
(Type or print name)

  
Signature

**TIME EXTENSION FOR REZONE APPLICATION NO. 2007-01 - SANTA FE CROSSING**

Attachment A

Distribution List

X	AGRICULTURE COMMISSIONER		MUNICIPAL ADVISORY COUNCIL:
	AIRPORT LAND USE COMMISSION		NATURAL RESOURCES CONSERVATION
	ALLIANCE	X	PACIFIC GAS & ELECTRIC
	ANIMAL SERVICES		PARKS & FACILITIES
X	BUILDING PERMITS DIVISION - STEVE TREAT		POSTMASTER:
X	CAL TRANS DISTRICT 10	X	PUBLIC WORKS - ANGIE HALVERSON
	CEMETERY DISTRICT	X	PUBLIC WORKS - DAVID LEAMON
	CENTRAL VALLEY FLOOD PROTECTION		RAILROAD
X	CHIEF EXECUTIVE OFFICE		REDEVELOPMENT
X	CITY OF: HUGHSON	X	REGIONAL WATER QUALITY CONTROL
	COMMUNITY SERVICES AGENCY (CSA)		RISK MANAGEMENT
	COMMUNITY SERVICES / SANITARY DIST	X	SAN JOAQUIN VALLEY APCD
X	COOPERATIVE EXTENSION	X	SCHOOL DIST 1: HUGHSON
	CORPS OF ENGINEERS		SCHOOL DIST 2:
X	COUNTY COUNSEL	X	SHERIFF
	COUNTY OF:	X	StanCOG
	DEPARTMENT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO ERC
	DEPT OF FORESTRY	X	STAN CO FARM BUREAU
X	ENVIRONMENTAL RESOURCES	X	STATE CLEARINGHOUSE
X	FIRE PROTECTION DIST: HUGHSON		STATE LANDS COMMISSION
X	FISH & GAME	X	SUPERVISOR DIST 2: CHIESA
X	HAZARDOUS MATERIALS		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
	HOSPITAL DIST:	X	TELEPHONE COMPANY: AT&T
X	IRRIGATION DIST: TURLOCK		TRIBAL CONTACTS
X	LAFCO		TUOLUMNE RIVER TRUST
X	MODESTO REGIONAL FIRE AUTHORITY FPB	X	UNITED STATES MILITARY AGENCIES (SB 1462) (5 agencies)
X	MOSQUITO DIST: TURLOCK	X	US FISH & WILDLIFE
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		WATER DIST:

# SANTA FE CROSSING

1/8/2013

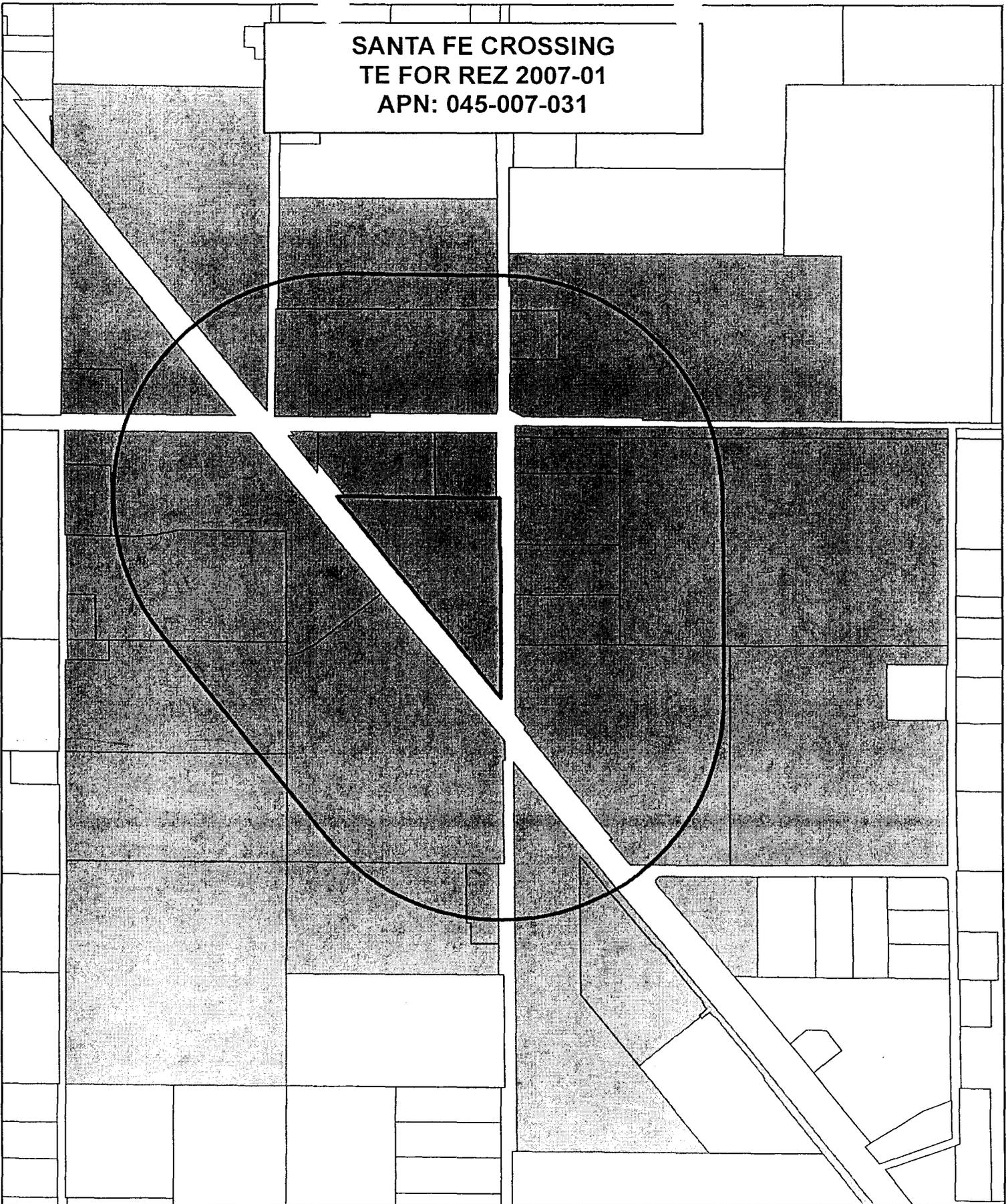
## TE for REZ 2007-01

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### APN: 045-007-031

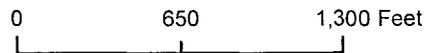
APN	FIRSTLAST	MAIL #	MAIL STREET	MAIL CITY	MAIL STATE	MAIL ZIP	SITE #	SITE STREET
1	045-007-043	Barth Clifford H & Virginia A	4306	Griffin Rd	Hughson	CA	95326	Griffin Rd
2	045-007-045	Barth Clifford H & Virginia A	4306	Griffin Rd	Hughson	CA	95326	Service Rd
3	045-007-008	Barth Clifford H & Virginia A	4306	Griffin Rd	Hughson	CA	95326	4306 Griffin Rd
4	018-056-008	Brumley Lindon Jr & Anita	3918	Geer Rd	Hughson	CA	95326	3918 Geer Rd
5	045-008-044	Carranza Jose & Carmen		P O Box 40	Hughson	CA	95326	4623 Geer Rd
6	045-007-009	Cerrino Dale	4304	Griffin Rd	Hughson	CA	95326	4304 Griffin Rd
7	045-009-002	Demergasso Ranches Inc	1149	Parks Rd	Hughson	CA	95326	8224 E Service Rd
8	045-007-042	Dieker Kevin L & Lisa M	4224	Griffin Rd	Hughson	CA	95326	4224 Griffin Rd
9	045-009-016	Farhoud Peter	4236	Geer Rd	Hughson	CA	95326	4236 Geer Rd
10	045-009-014	Flores Gilbert & Consuelo A	4124	Geer Rd	Hughson	CA	95326	4124 Geer Rd
11	045-007-038	Gomez Nelson F & Gomez Debbie L	821	E Minnesota Ave	Turlock	CA	95382	4043 Geer Rd
12	045-009-015	Hamilton Monte L & Hamilton Kathleen E		Po Box 1474	Hughson	CA	95326	4130 Geer Rd
13	045-008-043	Hatfield Marvin N		P O Box 1615	Hughson	CA	95326	4531 Geer Rd
14	018-054-030	Herron Robert C & Martha L						E Service Rd
15	045-007-046	J R Simplot Company		P O Box 27	Boise	ID	83707	4012 Santa Fe Ave
16	045-007-048	Jimenez Fidencio & Alejandro	4306	S Santa Fe Ave	Hughson	CA	95326	4000 Santa Fe Ave
17	018-054-011	Leach Frederick R & Leach Patricia L	11900	E Service Rd	Denair	CA	95316	3608 Santa Fe Ave
18	018-056-007	Martella Ronald M		Po Box 815	Hughson	CA	95326	8199 E Service Rd
19	045-007-044	Mc Menimen James W & Christine	4118	Griffin Rd	Hughson	CA	95326	4118 Griffin Rd
20	018-054-031	Newsome David G	7501	E Service Rd	Hughson	CA	95326	7501 E Service Rd
21	045-010-053	Nu West Milling Llc		P O Box 1031	Hughson	CA	95326	Geer
22	045-009-027	Prasad Sanjay	1526	Yosemite St Apt F	Seaside	CA	93955	8335 Redwood Rd
23	045-009-013	Ramirez Francisco R		Po Box 46	Hughson	CA	95326	8100 E Service Rd
24	045-009-008	Resendiz Francisco & Resendiz Gregoria	4342	Geer Rd	Hughson	CA	95326	4342 Geer Rd
25	045-007-031	Ruddy Enterprises Inc		Po Box 1504	Modesto	CA	95353	4306 Santa Fe Ave
26	045-010-052	Sierra Grain Terminal		P O Box 2367	Turlock	CA	95381	4636 Geer
27	045-008-004	Sks Enterprises Inc		Po Box 1300	Lockford	CA	95237	4506 Griffin Rd
28	045-007-018	Sks Enterprises Inc		Po Box 1300	Lockford	CA	95237	4464 Griffin Rd
29	018-054-020	Speckens Joanne J	3901	Geer Rd	Hughson	CA	95326	3901 Geer Rd
30	045-007-007	Starn Darryl M & Starn Tamara	5325	S Waring Rd	Denair	CA	95316	4401 Geer Rd
31	018-054-043	Starn Darryl M & Tamara	5325	S Waring Rd	Denair	CA	95316	3713 Geer Rd
32	045-010-061	Whitfield Wayne Thomas & Suzanne Maria						8240 E Redwood Rd

**SANTA FE CROSSING  
TE FOR REZ 2007-01  
APN: 045-007-031**



**LANDOWNER NOTIFICATION AREA**

**NOVEMBER 26, 2012**



# Affidavit of Publication

STATE OF CALIFORNIA }  
County of Stanislaus }ss

VICKI FRAGO

**Hughson Chronicle**

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

HUGHSON CHRONICLE

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

HUGHSON CHRONICLE

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

January 15, 2013

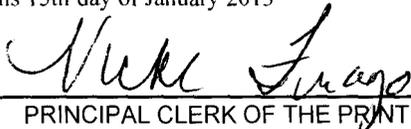
of which named annexed is a printed copy, was published and printed in said

HUGHSON CHRONICLE

at least 1 time, commencing on the 15th day of January 2013 and ending on the the 15th day of January 2013 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 15th day of January 2013



PRINCIPAL CLERK OF THE PRINTER

Legal # 7216  
**NOTICE OF PUBLIC HEARING FOR APPEAL OF PLANNING COMMISSION'S APPROVAL OF A TIME EXTENSION FOR REZONE APPLICATION NO. 2007-01, SANTA FE CROSSING**

NOTICE IS HEREBY GIVEN that on January 29, 2012, at 9:05 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider an appeal to the Planning Commission's approval of a time extension for Rezone Application No. 2007-01 - Santa Fe Crossing, a request to amend the Development Schedule for P-D (313) to allow development of the 11.44± acre site to be extended until January 8, 2018. The previously approved development schedule (expiring January 8, 2013) allowed a commercial project to be developed in three (3) phases. The development plan consisted of a 19,250 square foot commercial building, 435 mini storage units, 52 RV storage spaces, a gas station with a 5,065 square foot mini market, and a drive

through coffee shop. The project is located at 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson. APN: 045-007-031.

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: January 8, 2013. ATTEST: Christine Ferraro Tallman, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Assistant Clerk

Publication Date: 1-15-13

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