

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

DEPT: Planning and Community Development *AC*

BOARD AGENDA # \*D-1

Urgent  Routine

AGENDA DATE July 29, 2014

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Set a Public Hearing for August 19, 2014, at 6:40 p.m. to Consider Planning Commission's Recommendation for Approval of General Plan Amendment and Rezone Application No. PLN2012-0038, Brite Transport Systems, Inc., a Request to Expand an Existing Agricultural Trucking Business with the Addition of an RV Storage/Parking Facility Located at 5101 Claus Road, in the Riverbank Area; and A Negative Declaration

STAFF AND PLANNING COMMISSION RECOMMENDATIONS:

1. Set a public hearing on August 19, 2014, at 6:40 p.m. to consider Planning Commission's recommendation for approval of General Plan Amendment and Rezone Application No. PLN2012-0038, Brite Transport Systems, Inc. a request to amend the General Plan designation of Urban Transition and zoning designation of A-2-10 (General Agriculture) to Planned Development (P-D), for three parcels totaling 20.98 acres, to expand an existing agricultural trucking business with the addition of an RV storage/parking facility on property located at 5101 Claus Road, in the Riverbank area, and the introduction, waiving of the reading, and adoption of an ordinance for the proposed rezone ordinance upon approval.
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. Impacts associated with the general plan amendment and rezone will be evaluated and included in the subsequent report for the public hearing.

BOARD ACTION AS FOLLOWS:

No. 2014-403

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow

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 ORD-55-T-1

Approval to Set a Public Hearing for August 19, 2014, at 6:40 p.m. to Consider Planning Commission's Recommendation for Approval of General Plan Amendment and Rezone Application No. PLN2012-0038, Brite Transport Systems, Inc., in the Riverbank Area; and A Negative Declaration  
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**DISCUSSION:**

This item is a request to amend the current General Plan designation of Urban Transition and zoning designation of A-2-10 (General Agriculture) to Planned Development (P-D), for three (3) parcels totaling 20.98± acres, to expand an existing agricultural trucking business to include an RV storage/parking facility on an adjacent property. A lot line adjustment, as a separate application, is also proposed to separate the RV parking and agricultural truck parking operations. The property is located at 5101 Claus Road, at the northwest corner of Claribel and Claus Roads, on the south side of Davis Avenue, in the Riverbank area, APN: 075-024-008, 009, and 011. A Negative Declaration will be considered for the project.

On July 17, 2014, the Planning Commission held a public hearing and recommended the Board of Supervisors approve the request, on a unanimous (6-0) vote.

This item simply sets the date and time for a hearing on the matter before the Board of Supervisors.

**POLICY ISSUES:**

The proposed general plan amendment and rezone furthers the Board's priorities of A Well Planned Infrastructure System and A Strong Local Economy by providing a land use determination consistent with the overall goals and policies of the Stanislaus County General Plan.

**STAFFING IMPACT:**

Planning and Community Development Department staff is responsible for preparing all reports and attending meetings associated with the proposed general plan and rezone application.

**CONTACT PERSON:**

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



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

**STANISLAUS COUNTY NOTICE OF PUBLIC HEARING  
FOR GENERAL PLAN AMENDMENT AND REZONE APPLICATION  
NO. PLN2012-0038  
BRITE TRANSPORTATION SYSTEMS, INC.**

NOTICE IS HEREBY GIVEN that on August 19, 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 a request to amend the current General Plan designation of Urban Transition and zoning designation of A-2-10 (General Agriculture) to Planned Development (P-D), for three (3) parcels totaling 20.98± acres, to expand an existing agricultural trucking business to include an RV storage/parking facility on an adjacent property. A lot line adjustment, as a separate application, is also proposed to separate the RV parking and agricultural truck parking operations. The property is located at 5101 Claus Road, at the northwest corner of Claribel and Claus Roads, on the south side of Davis Avenue, in the Riverbank area, APN: 075-024-008, 009, and 011. A Negative Declaration will be considered for the 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: July 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

# 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:

August 6, in the year 2014.

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

Dated at \_\_\_\_\_ Riverbank, California,

This 6th day of August 2014.

*Teri Allen*

Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

## STANISLAUS COUNTY PUBLIC NOTICE

### REZONE APPLICATION NO. PLN2012-0038

#### **PUBLIC NOTICE**

STANISLAUS COUNTY  
NOTICE OF PUBLIC HEARING  
FOR GENERAL PLAN AMENDMENT  
AND REZONE APPLICATION  
NO. PLN2012-0038

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August 6, 2014

RN#14-141