

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

DEPT: Planning and Community Development ~~W~~

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE July 15, 2014

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Set a Public Hearing on July 29, 2014 at 9:05 a.m. to Consider the Planning Commission's Recommendation for Approval of Rezone Application No. PLN2013-0103 - Dollar General

STAFF RECOMMENDATIONS:

1. Set a public hearing on July 29, 2014 at 9:05 a.m to consider the Planning Commission's recommendation for approval of Rezone Application No. PLN2013-0103 - Dollar General, a request to rezone a 1.75 acre parcel from expired P-D (314) to a new P-D to construct a 9,100 square foot dollar general retail store, parking lot, and road frontage improvements, located on the southwest side of Fresno Avenue, south of Main Street, north of Village Avenue, in the Denair area; and to consider 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 rezone will be evaluated and included in the subsequent report for the public hearing.

BOARD ACTION AS FOLLOWS:

No. 2014-378

On motion of Supervisor Monteith, 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-S-13

DISCUSSION:

This is a request to rezone expired P-D (314) to a new Planned Development to permit the construction of a one story, 9,100 square foot building for a Dollar General retail store on a 1.75 acre parcel. The site will be improved with a 36 space parking lot, a truck receiving and unloading area, sidewalks, and associated utilities. An eight foot high masonry wall will be installed along the western and southern property lines. A landscaped storm drainage retention basin will be installed within the front yard setback and a second storm drainage basin will be installed along the rear of the property. The building is a pre-engineered metal structure with a stucco and brick fascia on a portion of the north and west sides. The remainder of the north and west building walls, along with the south and east walls, will be metal. The building will have signage on the north and west sides along with a twenty foot tall freestanding pole sign. A masonry trash enclosure and heating ventilation air conditioning units will be located at the rear of the site.

The proposed retail store will operate 8:00 a.m. to 9:00 p.m., seven days a week. Products sold include general merchandise at a ratio of 30% frozen food and 70% pre-packaged foods and household items. There will be no fresh produce or meat sold at this location. The store proposes to employ up to 14 positions, of which, 5 to 6 will be full time.

The new P-D zoning will permit uses consistent with the H-1 (Highway Frontage) zoning district. The property was previously rezoned from H-1 to permit a lumber yard that was never developed.

On June 19, 2014, the Planning Commission held a public hearing and recommended the Board of Supervisors approve the request, on a 6-1 (Gibson) vote.

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

POLICY ISSUES:

The proposed 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 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

**NOTICE OF PUBLIC HEARING FOR
REZONE APPLICATION NO. PLN2013-0103
DOLLAR GENERAL**

NOTICE IS HEREBY GIVEN that on July 29, 2014, 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, Lower Level, 1010 10th St., Modesto, CA, to consider Planning Commission's recommendation for approval of a request to rezone a 1.75 acre parcel from expired P-D (314) to a new P-D to construct a 9,100 square foot dollar general retail store, parking lot, and road frontage improvements. The property is located on the southwest side of Fresno Avenue, south of Main Street, north of Village Avenue, in the Denair area, APN: 024-032-017.

This NOTICE also serves as a NOTICE OF INTENT to adopt a Negative Declaration 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 15, 2014

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

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

BOARD OF SUPERVISORS

2014 JUL 18 P 2 15

July 18, 2014

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus County Board of Supervisors will hold a public hearing on **Tuesday, July 29, 2014**, starting at **9:05 A.M.** in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California, to consider the following:

Planning Commission's recommendation for approval of REZONE APPLICATION NO. PLN2013-0103 - DOLLAR GENERAL - Request to rezone a 1.75 acre parcel from expired P-D (314) to a new P-D to construct a 9,100 square foot Dollar General retail store, parking lot, and road frontage improvements. The new P-D zoning will permit uses consistent with the H-1 zoning district. The property was previously rezoned from H-1 (Highway Frontage) to permit a lumber yard that was never developed. The project site is located along the southwest side of Fresno Avenue, south of Main Street, north of Village Avenue, in the Denair area.

The property is further identified as Assessor's Parcel No. 024-032-017

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@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 July 18, 2014, I served the attached Notice of Public Hearing:
(Date)

REZONE APPLICATION NO. PLN2013-0103 - DOLLAR GENERAL 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 July 18, 2014, at Modesto, California.
(Date)

Crystal D Rein
(Type or print name)


Signature

REZONE APPLICATION NO. PLN2013-0103 - DOLLAR GENERAL

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO AG COMMISSIONER
X	CA DEPT OF FISH & WILDLIFE	X	STAN CO ALUC
	CA DEPT OF FORESTRY (CAL FIRE)		STAN CO ANIMAL SERVICES
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO BUILDING PERMITS DIVISION
X	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 DIST:	X	STAN CO ERC
	CENTRAL VALLEY FLOOD PROTECTION		STAN CO FARM BUREAU
X	CITY OF: TURLOCK	X	STAN CO HAZARDOUS MATERIALS
X	COMMUNITY SERVICES DIST: DENAIR		STAN CO PARKS & RECREATION
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	FIRE PROTECTION DIST: DENAIR	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	X	StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	MUNICIPAL ADVISORY COUNCIL: DENAIR	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		TUOLUMNE RIVER TRUST
X	RAILROAD: BNSF	X	US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: DENAIR		US MILITARY (SB 1462) (6 agencies)
	SCHOOL DIST 2:		USDA NRCS
X	STAN ALLIANCE		WATER DIST:

**DOLLAR GENERAL
 REZ PLN2013-0103
 APN: 024-032-017**

7/11/2014

1

APN	FIRSTLAST	MAIL #	MAIL STREET	MAIL CITY	MAIL STATE	MAIL ZIP	SITE #	SITE STREET
024-031-035	Albor Anthony	2030	Main St	Escalon	CA	95320	3613 Merced Ave	
024-031-008	Alejandro Ramon Jr & Amelia	3420	Berg Ave	Denair	CA	95316	3420 Berg Ave	
024-031-043	Allen Darrin C		P.O. Box 792	Denair	CA	95316	3319 Village Ave	
024-030-042	Allen Ronald C & Louisa C		P.O. Box 14	Denair	CA	95316	4309 Main St	
024-034-011	Andersen Eric & Joan	3301	Berg Ave	Denair	CA	95316	3301 Berg Ave	
024-031-002	Andrews Luis Carlos & Angelica Vaquero	1584	Johnny Ave	Atwater	CA	95301	4414 Main St	
024-034-004	Armendariz Judy M & Robert	4605	E Monte Vista Ave	Denair	CA	95316	4605 E Monte Vista Ave	
024-031-027	Arnold Jeffrey	3432	Village Ave	Denair	CA	95316	3432 Village Ave	
024-033-018	Barba Emma S & Antonio	3533	Fresno St	Denair	CA	95316	3533 Fresno Ave	
024-032-012	Bell David L Jr	3333	Fresno Ave	Denair	CA	95316	3333 Fresno Ave	
024-031-058	Berberena John	1240	Silverton Ave	Turlock	CA	95382	3523 Merced Ave	
024-026-031	Bettencourt Manuel & Diane	3224	N Quincy Rd	Denair	CA	95316	3308 Merced Ave	
024-030-019	Blocher Charles D & Blocher Jamie D	3624	Madera Ave	Denair	CA	95316	3624 Madera Ave	
024-033-030	Bradley Bonnie	4241	Main St	Denair	CA	95316	4241 Main St	
024-030-020	Burkhart Russel W		P.O. Box 274	Denair	CA	95316	3632 Madera Ave	
024-031-049	Cabral Adeline	3416	Village Ave	Denair	CA	95316	3416 Village Ave	
024-034-027	California State Of		P.O. Box 2048	Stockton	CA	95201	Fresno Ave	
024-031-070	Campos Juan & Suarez Ana	3541	Merced Ave	Denair	CA	95316	3541 Merced Ave	
024-031-018	Cancillilla Daniel & Filippini Pattie	3433	Village Ave	Denair	CA	95316	3433 Village Ave	
024-031-065	Carmona Adalberto & Carmona Griselda	157	Goularte Way	San Jose	CA	95116	3531 Merced Ave	
024-033-012	Carper Stephen C & Debra E	4233	Main St	Denair	CA	95316	4233 Main St	
024-033-011	Carr Donald G		P.O. Box 924	Denair	CA	95316	4201 Main St	
024-034-029	Carroll Paul Warren & Patricia Louise	301	Bent Rd	Modesto	CA	95357	3301 Merced Ave	
024-034-028	Carroll Paul Warren & Patricia Louise	301	Bent Rd	Modesto	CA	95357	3219 Gratton Rd	
024-030-067	Casso Angela D	3748	Madera Ave	Denair	CA	95316	3748 Madera Ave	
024-034-019	Castillo Daisy E & Steven J	3900	Morgan Rd Ste G	Ceres	CA	95307	3302 Berg Ave	
024-030-035	Caton Ronald L	2961	Colorado Ave	Turlock	CA	95382	3635 Madera Ave	
024-031-062	Cervantes Pedro & Catalina	3521	Merced Ave	Denair	CA	95316	3521 Merced Ave	
024-033-022	Ch Assy Of God Gateway Cmmnty		P.O. Box 612	Denair	CA	95316	3440 Lester Rd	
024-033-015	Chambers Ronald Keith	4100	E Monte Vista Ave	Denair	CA	95316	4273 Main St	
024-031-041	Chandler Patricia & Chandler James	3305	Village Ave	Denair	CA	95316	3305 Village Ave	
024-030-028	Chaudhary Om Parkash		P.O. Box 31351	Stockton	CA	95213	Madera Elm Nw Of St	

**DOLLAR GENERAL
 REZ PLN2013-0103
 APN: 024-032-017**

7/11/2014
 2

024-030-011	Cisneros Luis & Cisneros Brenda	178	Spanish Barb Way	Patterson	CA	95363	3741 Merced Ave
024-033-020	Citti Daniel K & Citti Cynthia G	3549	Fresno Ave	Denair	CA	95316	3549 Fresno Ave
024-031-050	Clark C Dean & Joyce L	35431	Camino Capistrano	Capistrano B	CA	92624	4448 Main St
024-033-032	Creative Alternatives Inc A Calif Corp	2855	Geer Rd	Turlock	CA	95382	4049 Main St
024-030-021	Cullum Kevin C	3644	Madera Ave	Denair	CA	95316	3644 Madera Ave
024-031-071	Cumberland Stan Co Own Assoc		P.O. Box 3753	Turlock	CA	95381	Merced Ave
024-034-021	Dalton Adam C & Christie L	3216	Berg Ave	Denair	CA	95316	3216 Berg Ave
024-030-052	Davis Jeffery L & Davis Jennifer L	3765	Merced Ave	Denair	CA	95316	3765 Merced Ave
024-031-010	Davis Richard L & Davis Joyce M		P.O. Box 1036	Denair	CA	95316	3401 Berg Ave
024-030-059	De Mass Steven	3556	Fresno Avenue	Denair	CA	95316	3556 Fresno Ave
024-030-027	Delgadillo Juan A & Delgadillo Alicia	3716	Madera Ave	Denair	CA	95316	3716 Madera Ave
024-012-021	Denair Community Serv Dist		P.O. Box 217	Denair	CA	95316	Lester Rd
024-032-024	Denair Community Services District		P.O. Box 217	Denair	CA	95316	0 Main St
024-032-017	Denair Self Storage	4018	S Tegner Rd	Turlock	CA	95380	Fresno Dr
024-028-036	Denair Self Storage		P.O. Box 744	Denair	CA	95316	3900 Merced Ave
024-030-032	Denair Unified School Dist	3460	Lester Rd	Denair	CA	95316	Elm St
024-012-020	Denair Unified School Dist	3460	Lester Rd	Denair	CA	95316	Lester Rd
024-029-006	Denair Unified School Dist	3460	Lester Rd	Denair	CA	95316	Lester Rd
024-030-013	Dickinson Lena		P.O. Box 232	Denair	CA	95316	3717 Merced Ave
024-030-034	Dompeling Albert J Sr & Frances L	11949	Mother Lode Ct	Herriman	UT	84096	3649 Madera Ave
024-031-055	Doval Gabriel & Maria	2667	Pixanne Ct	San Jose	CA	95148	3561 Merced Ave
024-030-054	Dutra Ameliar A & Dutra Carol L	3774	Madera Ave	Denair	CA	95316	3774 Madera St
024-034-001	Eining Rebecca S	3232	Fresno Ave	Denair	CA	95316	3238 Fresno Ave
024-034-013	Ellerd Donald	3317	Berg Ave	Denair	CA	95316	3317 Berg Ave
024-031-011	Ellerd Neva	3409	Berg Ave	Denair	CA	95316	3409 Berg Ave
024-034-024	Ellis Timothy L & Ellis Kathi K	3201	N Gratton Rd	Denair	CA	95316	3201 N Gratton Rd
024-031-017	Erlandson Wayne A	3348	Fresno Ave	Denair	CA	95316	3348 Fresno Ave
024-032-014	Evans Elvin E & Joyce B	4421	Monte Vista Ave	Denair	CA	95316	4421 Monte Vista Ave
024-034-007	Ferreira Rentals Llc	1781	N Johnson Rd	Turlock	CA	95382	4625 E Monte Vista Ave
024-033-007	Frank Michael A & Frank Theresa		P.O. Box 1093	Denair	CA	95316	4109 Main St
024-034-025	Friedrich Matthew I & Tourlotte Christina L	7213	Adams Gravel Plar	Oakdale	CA	95361	3209 N Gratton Rd
024-030-064	Fulton Carl N	3732	Madera Ave	Denair	CA	95316	3732 Madera Ave
024-031-056	Gadri Mandeep Singh	4677	N Berkeley Ave	Turlock	CA	95382	3533 Merced Ave
024-031-057	Gadri Mandeep Singh	4677	North Berkeley Av	Turlock	CA	95382	3527 Merced Ave

**DOLLAR GENERAL
 REZ PLN2013-0103
 APN: 024-032-017**

7/11/2014

3

024-031-064	Gallegos Rosie	3529	Merced Ave	Denair	CA	95316	3529 Merced Ave
024-031-061	Garcia Jose L & Barbara O		P.O. Box 544	Denair	CA	95316	3517 Merced Ave
024-033-002	Gateway Community Church Of The Assemblies Of G		P.O. Box 612	Denair	CA	95316	3325 Kern St
024-032-016	Gatti Richard	4567	Enterprise St	Fremont	CA	94538	4272 Main St
024-031-060	Gazcon Etelvina	3515	Merced Ave	Denair	CA	95316	3515 Merced Ave
024-031-052	Glaser Gary S	3547	Merced Ave	Denair	CA	95316	3547 Merced Ave
024-033-017	Goad Royce Ann	5371	Mulberry Ave	Atwater	CA	95301	3525 Fresno Ave
024-034-014	Gomes Danell & Michael	3109	Sandling Ave	Denair	CA	95316	3323 Berg Ave
024-031-032	Gong Guy M & Nancy Y	1265	Estates Dr	Turlock	CA	95380	4330 Main St
024-031-031	Gong Guy M & Nancy Y	1265	Estates Dr	Turlock	CA	95380	4308 Main St
024-030-010	Grandstaff Clyde M	3749	Merced Ave	Denair	CA	95316	3749 Merced Ave
024-030-037	Gray Arvilla M	3625	Madera St	Denair	CA	95316	3625 Madera Ave
024-031-067	Gutierrez Alejandro & Celia	3553	Merced Ave	Denair	CA	95316	3553 Merced Ave
024-032-005	Hall Patricia A	3341	Fresno Ave	Denair	CA	95316	3341 Fresno Ave
024-030-026	Harlan Jack E & Harlan Carole E	240	Rutgers Ave	Turlock	CA	95382	3708 Madera Ave
024-033-019	Harlan Tim & Harlan Carole	3541	Fresno Ave	Denair	CA	95316	3541 Fresno Ave
024-030-024	Hart Ashley J & Jennifer Diane	3965	Merced Ave	Denair	CA	95316	3664 Madera Ave
024-033-026	Heaslet Linda	2519	E Monte Vista Ave	Denair	CA	95316	4165 Main St
024-033-009	Heller Mary	4149	Main St	Denair	CA	95316	4149 Main St
024-031-020	Herbert Lauren Denise	6300	Mccarran Street A N	Las Vegas	NV	89081	3407 Village Ave
024-033-006	Hopkins Karen Renee	4057	Main St	Denair	CA	95316	4057 Main St
024-030-041	Huber Ivan L		P.O. Box 49	Denair	CA	95316	4321 Main St
024-034-020	Hunt Walter L		P.O. Box 1908	Turlock	CA	95381	3226 Berg Ave
024-031-016	Huntley Pamela Walton		P.O. Box 453	Denair	CA	95316	3310 Fresno Ave
024-033-008	Jackson Stanley E & Jackson Josephine	4135	Main St	Denair	CA	95316	4135 Main
024-030-056	Jamke	1562	Tully Rd Ste A	Modesto	CA	95350	3733 Merced Ave
024-031-039	Kaur Balbir		P.O. Box 656	Denair	CA	95316	3300 Village Ave
024-028-035	Kelley Brian G & Norma		P.O. Box 248	Denair	CA	95316	4501 Main St
024-026-030	Kelley Brian G & Norma		P.O. Box 248	Denair	CA	95316	3506 Merced Ave
024-033-001	Killian William J & Killian Sheila A	13208	Waterway Dr	Waterford	CA	95386	3448 Lester Rd
024-034-009	Landmeier Jack M	3217	Berg Ave	Denair	CA	95316	3217 Berg Ave
024-034-010	Larson Duane K & Larson Shirely A	3225	Berg St	Denair	CA	95316	3225 Berg Ave
024-030-004	Lawrence Douglas E & Lawrence Marsha L	3829	Merced Ave	Denair	CA	95316	3829 Merced Ave
024-032-022	Linn Dennis J & Linn Janee' A	3435	Montpellier Rd	Hickman	CA	95323	Monte Vista Ave

**DOLLAR GENERAL
 REZ PLN2013-0103
 APN: 024-032-017**

7/11/2014
 4

024-030-060	Lopez Albino	4306	Elm St	Denair	CA	95316	4306 Elm St
024-034-012	Luke Ray E & Johnson-Luke Cynthia L	3309	Berg Ave	Denair	CA	95316	3309 Berg Ave
024-030-029	Luttrell Kimberly L		P.O. Box 46	Denair	CA	95316	3724 Madera Ave
024-031-009	Marez Carol Ann & Patrick	3007	Deer Lodge	Missouri City TX		77459	3400 Berg Ave
024-034-015	Martins Manuel S & Martins Connie L	4533	Tapestry Way	Turlock	CA	95382	3332 Berg Ave
024-034-016	Martins Manuel S & Martins Connie L	4533	Tapestry Way	Turlock	CA	95382	3322 Berg Ave
024-033-025	Mc Cuistion Shawn Allen & Cindy Darlene	4209	Main St	Denair	CA	95316	4209 Main St
024-030-044	Mc Elhaney Pamela		P.O. Box 423	Denair	CA	95316	3524 Fresno Ave
024-030-003	Mccombs Nena	3835	Merced Ave	Denair	CA	95316	3835 Merced Ave
024-031-063	Mello Erma L	3525	Merced Ave	Denair	CA	95316	3525 Merced Ave
024-030-006	Mendoza Jesus F & Jennifer	2930	Geer Rd Pmb 235	Turlock	CA	95382	3819 Merced Ave
024-031-066	Mendoza Jesus F & Jennifer	2930	Geer Rd Pmb 235	Turlock	CA	95382	3559 Merced Ave
024-030-053	Mesa Albert & Pamela	4208	Hawthorne St	Denair	CA	95316	4208 Hawthorne St
024-034-003	Miller Carl Mark & Peters Mary Ann	4609	East Monte Vista	Denair	CA	95316	Monte Vista N Of Ave
024-034-005	Miller Carl Mark & Peters Mary Ann	4609	East Monte Vista	Denair	CA	95316	4609 E Monte Vista Ave
024-030-009	Miller Janice L	3757	Merced Ave	Denair	CA	95316	3757 Merced Ave
024-030-005	Mulvihill Christopher	3813	Merced Ave	Denair	CA	95316	3813 Merced Ave
024-030-043	Nash Joanne		P.O. Box 839	Denair	CA	95316	3516 Fresno Ave
024-034-018	Ness Theodore D & Janet T	4919	Underhill Rd	Turlock	CA	95380	3308 Berg Ave
024-034-023	Nichols Dennis Roy & Vickie Darlene	4701	E Monte Vista Ave	Denair	CA	95316	4701 E Monte Vista Ave
024-030-023	Nolan James Sr & Violet	3652	Madera Ave	Denair	CA	95316	3652 Madera Ave
024-031-045	Noz Casper & Diane		P.O. Box 365	Denair	CA	95316	3336 Fresno Ave
024-031-042	Noz Casper F X & Noz Diane L		P.O. Box 365	Denair	CA	95316	3313 Village Ave
024-031-059	Onofre Alejandro	3519	Merced Ave	Denair	CA	95316	3519 Merced Ave
024-031-023	Palmer Frank L & Palmer Beverly J		P.O. Box 283	Denair	CA	95316	3408 Village Ave
024-030-001	Peden Linda M		P.O. Box 737	Denair	CA	95316	3847 Merced Ave
024-031-026	Pellanda Vincent W & Ella L	3424	Village Ave	Denair	CA	95316	3424 Village Ave
024-030-018	Perez Enrique V		P.O. Box 295	Denair	CA	95316	4425 Main St
024-030-014	Perez Enrique V & Moran Julia F	3715	Merced Ave	Denair	CA	95316	3715 Merced Ave
024-030-016	Perez Enrique V & Moran Julia F		P.O. Box 295	Denair	CA	95316	4445 Main St
024-030-017	Perez Norberto	4433	Main St	Denair	CA	95340	4433 Main St
024-030-066	Peterson Daniel & Tonette	1431	N Central Ave	Turlock	CA	95380	3740 Madera Ave
024-030-046	Posegate Linda L	1360	Shady Lane # 314	Turlock	CA	95382	3540 Fresno Ave
024-030-036	Prewitt Carleen	3633	Madera Ave	Denair	CA	95316	3633 Madera Ave

**DOLLAR GENERAL
 REZ PLN2013-0103
 APN: 024-032-017**

7/11/2014

5

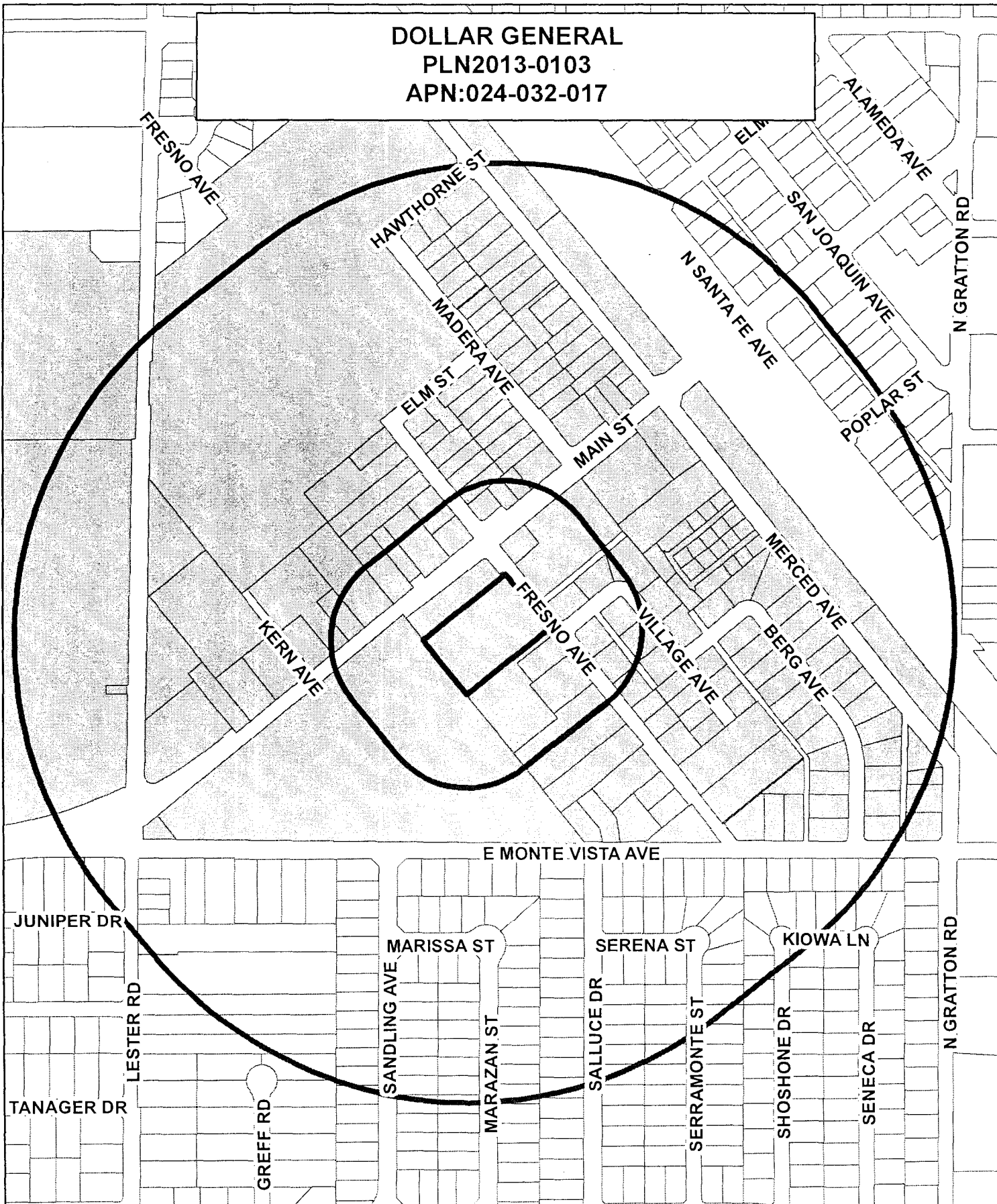
024-034-022 Prusack Charles A	3208	Berg Ave	Denair	CA	95316	3208 Berg Ave
024-032-021 Ramos David	8229	Peachtree Ave	Newark	CA	94560	3225 Fresno Ave
024-031-051 Rangel Abel	3543	Merced Ave	Denair	CA	95316	3543 Merced Ave
024-032-007 Reed Sandi & Billy Joe	3307	Fresno Ave	Denair	CA	95316	3307 Fresno Ave
024-031-046 Rodrigues Paul A	4919	Little Bob Ct	Denair	CA	95316	3248 Fresno Ave
024-033-021 Rush Stephen R & Rush Ana M		P.O. Box 704	Denair	CA	95316	3557 Fresno Ave
024-031-012 Salazar Cynthia		P.O. Box 776	Denair	CA	95316	3439 Berg Ave
024-030-038 Sanchez Martin	3617	Madera Ave	Denair	CA	95316	3617 Madera Ave
024-030-033 Sederquist Michael P & Ariana H	3657	Madera Ave	Denair	CA	95316	3657 Madera Ave
024-032-020 Shehan Kim	3227	Fresno St	Denair	CA	95316	3227 Fresno Ave
024-033-016 Sicheneder Yuki K	3517	Fresno Ave	Denair	CA	95316	3517 Fresno Ave
024-031-040 Silva Grant G		P.O. Box 641	Denair	CA	95316	3301 Village Ave
024-031-004 Silva Paul Robert	3440	Berg Ave	Denair	CA	95316	3440 Berg Ave
024-030-039 Singh Baljit	3704	Hobby Ct	Turlock	CA	95382	4341 Main St
024-032-013 Soiseth David K	4501	Monte Vista Ave	Denair	CA	95316	4501 Monte Vista Ave
024-030-025 Spycher & Spycher Properties Llc	14827	N Harding Rd	Turlock	CA	95380	3700 Madera Ave
024-030-015 Spycher & Spycher Properties Llc	14827	W Harding Rd	Turlock	CA	95380	3701 Merced Ave
024-030-051 Spycher Shawn	14827	W Harding Rd	Turlock	CA	95380	3809 Merced Ave
024-032-019 Stout Ada	12495	Looney Rd	Snelling	CA	95369	3361 Fresno Ave
024-032-018 Stout Leonard Jr & Stout Tammy L	3351	Fresno Ave	Denair	CA	95316	3351 Fresno Ave
024-031-005 Streit Michael & Christy	3432	Berg Ave	Denair	CA	95316	3432 Berg Ave
024-033-029 Sullivan Erskel & Sullivan Joeann	4249	Main St	Denair	CA	95316	4249 Main St
024-034-002 Sutherland Julie M		P.O. Box 2362	Turlock	CA	95381	3218 Fresno Ave
024-031-007 Swanson Virginia L	19835	W Fowler Ave	Turlock	CA	95380	3418 Berg Ave
024-030-002 Tachiquin Javier	3841	Merced Ave	Denair	CA	95316	3841 Merced Ave
024-030-022 Tait John & Tait Shirley A		P.O. Box 484	Denair	CA	95316	3648 Madera Ave
024-031-021 Taylor James C Sr & Taylor Shanin K	3401	Village Ave	Denair	CA	95316	3401 Village Ave
024-031-037 Teekell Arlis E & Teekell Sylvia C	2619	Lester Rd	Denair	CA	95316	3312 Village Ave
024-031-022 Thomas Danny G & Rhonda L	3400	Village Ave	Denair	CA	95316	3400 Village Ave
024-032-011 Tobin John P & Tobin Rosemary M	3219	Fresno Ave	Denair	CA	95316	3219 Fresno Ave
024-030-055 Tomlinson James R & Jacqueline W	4223	Riopel Avenue	Denair	CA	95316	3725 Merced Ave
024-031-069 Triple L Properties Llc	13890	Looney Rd	Ballico	CA	95303	3545 Merced Ave
024-031-053 Triple L Properties Llc	13890	Looney	Ballico	CA	95303	3551 Merced Ave
024-031-054 Triple L Properties Llc	13890	Looney Rd	Ballico	CA	95303	3557 Merced Ave

**DOLLAR GENERAL
REZ PLN2013-0103
APN: 024-032-017**

7/11/2014
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024-032-004	Turpin Richard & Nancy	3306	Village Ave	Denair	CA	95316	3349 Fresno Ave
024-031-038	Turpin Richard E & Turpin Nancy A	3306	Village Ave	Denair	CA	95316	3306 Village Ave
024-030-045	Turpo David		P.O. Box 2362	Turlock	CA	95381	3532 Fresno Ave
024-030-058	Van Gaalen Erik		P.O. Box 307	Denair	CA	95316	3548 Fresno Ave
024-031-068	Vasquez Ana M	3549	Merced Ave	Denair	CA	95316	3549 Merced Ave
024-032-006	Vieyra Rebecca L	308	W Greenway Ave	Turlock	CA	95380	3339 Fresno Ave
024-034-006	Wade Jennah C	4617	E Monte Vista Ave	Denair	CA	95316	4617 E Monte Vista Ave
024-030-040	Walls Javier & Rosa E	4333	Main St	Denair	CA	95316	4333 Main St
024-032-023	Wenstrand Donald E	4013	Jerry Ln	Denair	CA	95316	4148 Main St
024-034-008	Wilkinson Melba B	3209	Berg Ave	Denair	CA	95316	3209 Berg Ave
024-031-044	Willis Vanessa	3308	Fresno Ave	Denair	CA	95316	3308 Fresno Ave
024-031-019	Wilmeth James R Jr & Wilmeth Terri J		P.O. Box 18	Denair	CA	95326	3415 Village Ave
024-031-006	Wolf Darrell F & Eula Q	3424	Berg Ave	Denair	CA	95316	3424 Berg Ave
024-034-017	Wright Craig J & Marcella Y	3316	Berg Ave	Denair	CA	95316	3316 Berg Ave
024-012-026							

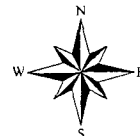
DOLLAR GENERAL
PLN2013-0103
APN:024-032-017



LAND OWNER NOTIFICATION AREA

April 15, 2014

0 375 750 Feet



2014 JUL 28 A 10 35

**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 entitled matter. I am a printer and principal clerk of the publisher of **THE MODESTO BEE**, which 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**. The notice of which the annexed is a printed copy has been published in each issue thereof on the following dates, to wit:

JULY 19, 2014

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

JULY 19, 2014

Cynthia A. Williams

(Signature)

STANISLAUS COUNTY
NOTICE OF PUBLIC HEARING FOR
REZONE APPLICATION NO.
PLN2013-0103
DOLLAR GENERAL

NOTICE IS HEREBY GIVEN that on July 29, 2014, 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 Planning Commission's recommendation for approval of a request to rezone a 1.75 acre parcel from expired P-D (314) to a new P-D to construct a 9,100 square foot dollar general retail store, parking lot, and road frontage improvements. The property is located on the southwest side of Fresno Avenue, south of Main Street, north of Village Avenue, in the Denair area, APN: 024-032-017. This NOTICE also serves as a NOTICE OF INTENT to adopt a Negative Declaration 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 15, 2014. ATTEST: Christine Fenaro Tallman, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Asst. Clerk
Pub Dates Jul 19, 2014

Affidavit of Publication

STATE OF CALIFORNIA }
County of Stanislaus }ss.

Kathleen Derby

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 # 8998

NOTICE OF PUBLIC HEARING FOR REZONE APPLICATION

Publish Date: July 22, 2014

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

HUGHSON CHRONICLE

at least 1 time, commencing on the 22nd of July 2014 and ending on the 22nd of July 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 22nd day of July 2014


Kathleen Derby

PRINCIPAL CLERK OF THE PRINTER

Hughson Chronicle

Legal #8998

STANISLAUS COUNTY NOTICE OF PUBLIC HEARING FOR REZONE APPLICATION NO. PLN2013-0103

**DOLLAR GENERAL
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GIVEN**

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