

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

DEPT: Planning and Community Development BOARD AGENDA #: \*D-1

AGENDA DATE: December 6, 2016

**SUBJECT:**

Approval to Set a Public Hearing for December 20, 2016, at 6:35 p.m. to Consider the Planning Commission's Recommendation for Approval of General Plan Amendment and Rezone Application No. PLN2016-0031 – Don's RV Center, Located on the East Side of Rohde Road, Between Esmar Road and Hepburn Way, in the Keyes Area (APN 041-023-050) and Adoption of a Mitigated Negative Declaration

**BOARD ACTION AS FOLLOWS:**

No. 2016-605

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow  
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:



ATTEST: PAM VILLARREAL, Assistant Clerk

File No. ORD-55-Y-3

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Planning and Community Development BOARD AGENDA #: \*D-1  
Urgent  Routine  AGENDA DATE: December 6, 2016

*NC*

CEO CONCURRENCE: 4/5 Vote Required: Yes  No

**SUBJECT:**

Approval to Set a Public Hearing for December 20, 2016, at 6:35 p.m. to Consider the Planning Commission's Recommendation for Approval of General Plan Amendment and Rezone Application No. PLN2016-0031 – Don's RV Center, Located on the East Side of Rohde Road, Between Esmar Road and Hepburn Way, in the Keyes Area (APN 041-023-050) and Adoption of a Mitigated Negative Declaration

**STAFF RECOMMENDATIONS:**

1. Set a public hearing for December 20, 2016, at 6:35 p.m. to consider the Planning Commission's recommendation for approval of General Plan Amendment and Rezone Application No. PLN2016-0031 – Don's RV Center, a request to amend the Keyes Community Plan designation and the zoning designation on a 4.87± acre parcel from Medium Density Residential to Commercial and from A-2-10 (General Agriculture) to Planned Development (PD) zoning, to allow the establishment of a recreational vehicle (RV) sales yard, located on the east side of Rohde Road, between Esmar Road and Hepburn Way, in the Keyes area; and to consider the introduction and waiving of the reading of an ordinance for the proposed rezone upon approval.
2. Authorize the Clerk of the Board to publish notice of public hearing as required by State law.

**DISCUSSION:**

This is a request to amend the Keyes Community Plan designation and the zoning designation of a 4.87± acre parcel from Medium Density Residential to Commercial and from A-2-10 (General Agriculture) to Planned Development (PD) zoning, to allow the establishment of a recreational vehicle (RV) sales yard. The proposed RV sales yard is an expansion of the existing Don's RV Center, located adjacent to the project's northern property line. The project proposes to develop the site in three phases, ultimately adding 101 RV parking spaces to the existing operation. Approximately one acre of the eastern most portion of the site is not included in this request and will remain undeveloped.

On November 17, 2016, the Planning Commission held a public hearing and on a 5-0 vote, recommended the Board of Supervisors approve the request as proposed. No one spoke for or against the project.

This item will set the date and time for a public hearing to consider the Planning Commission's recommendation before the Board of Supervisors.

Approval to Set a Public Hearing for December 20, 2016, at 6:35 p.m. to Consider the Planning Commission's Recommendation for Approval of General Plan Amendment and Rezone Application No. PLN2016-0031 – Don's RV Center, Located on the East Side of Rohde Road, Between Esmar Road and Hepburn Way, in the Keyes Area (APN 041-023-050) and Adoption of a Mitigated Negative Declaration

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**POLICY ISSUE:**

In order to consider an amendment to the General Plan and a rezone request, the Board of Supervisors must hold a public hearing. The proposed project is consistent with the property's existing General Plan designation of Planned Development. Changing the project site's designation in the Keyes Community Plan from Medium Density Residential to Commercial will result in consistency between the General Plan and Community Plan Designations for the site.

**FISCAL IMPACT:**

Costs associated with processing the application, setting the public hearing, publishing of required notices, and conducting the hearing will be covered by the application fee deposit plus revenue from additional invoicing at project end. Final calculations will determine if additional invoicing to the applicant is needed.

**BOARD OF SUPERVISORS' PRIORITY:**

The proposed project is consistent with 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 staff is responsible for preparing all reports associated with this request and there are no staffing impacts associated with this item.

**CONTACT PERSON:**

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

**ATTACHMENTS:**

None

STANISLAUS COUNTY  
NOTICE OF PUBLIC HEARING FOR  
GENERAL PLAN AMENDMENT,  
& REZONE APPLICATION NO. PLN2016-0031  
DON'S RV CENTER

NOTICE IS HEREBY GIVEN that on December 20, 2016, at 6:35 p.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 amend the Keyes Community Plan designation and the zoning designation on a 4.87± acre parcel from Medium Density Residential to Commercial and from A-2-10 to Planned Development (PD) zoning, to allow the establishment of a recreational vehicle (RV) sales yard. The project site is located on the east side of Rohde Road, between Esmar Road and Hepburn Way, just east of State Route 99, in the Keyes area. APN: 041-023-050. A CEQA Mitigated 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: December 6, 2016

ATTEST: Elizabeth A. King, Clerk of  
the Board of Supervisors  
of the County of Stanislaus,  
State of California

BY: \_\_\_\_\_  
Pamela Villarreal, Assistant Clerk

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

RECEIVED  
NOV 12 4 09 PM  
COUNTY OF STANISLAUS

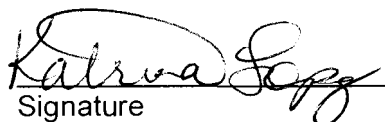
On December 9, 2016, I served the attached Notice of Public Hearing:  
(Date)

CONSIDER PLANNING COMMISSION'S RECOMMENDATION FOR APPROVAL OF  
GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. 2016-0031 – DON'S 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 December 9, 2016, at Modesto, California.  
(Date)

Katrina Lopez  
(Type or print name)

  
Signature



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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

December 9, 2016

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus County Board of Supervisors will hold a public hearing on **Tuesday, December 20, 2016**, starting at **6:35 P.M.**, or as soon thereafter as the matter may be heard, in the Joint Chambers, 1010 10<sup>th</sup> Street, Basement Level, Modesto, California, to consider the following:

**PLANNING COMMISSION'S RECOMMENDATION FOR APPROVAL OF GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2016-0031 – DON'S RV CENTER** - Request to amend the Keyes Community Plan designation and the zoning designation on a 4.87± acre parcel from Medium Density Residential to Commercial and from A-2-10 to Planned Development (PD) zoning, to allow the establishment of a recreational vehicle (RV) sales yard. The project site is located on the east side of Rohde Road, between Esmar Road and Hepburn Way, just east of State Route 99, in the Keyes area.

**The property is further identified as Assessor's Parcel No.: 041-023-050**

**The Board of Supervisors will also consider approval of a CEQA Mitigated Negative Declaration for this item. All documents are available for review at 1010 10th Street, Suite 3400, Modesto and online at: [www.stancounty.com/planning/](http://www.stancounty.com/planning/)**

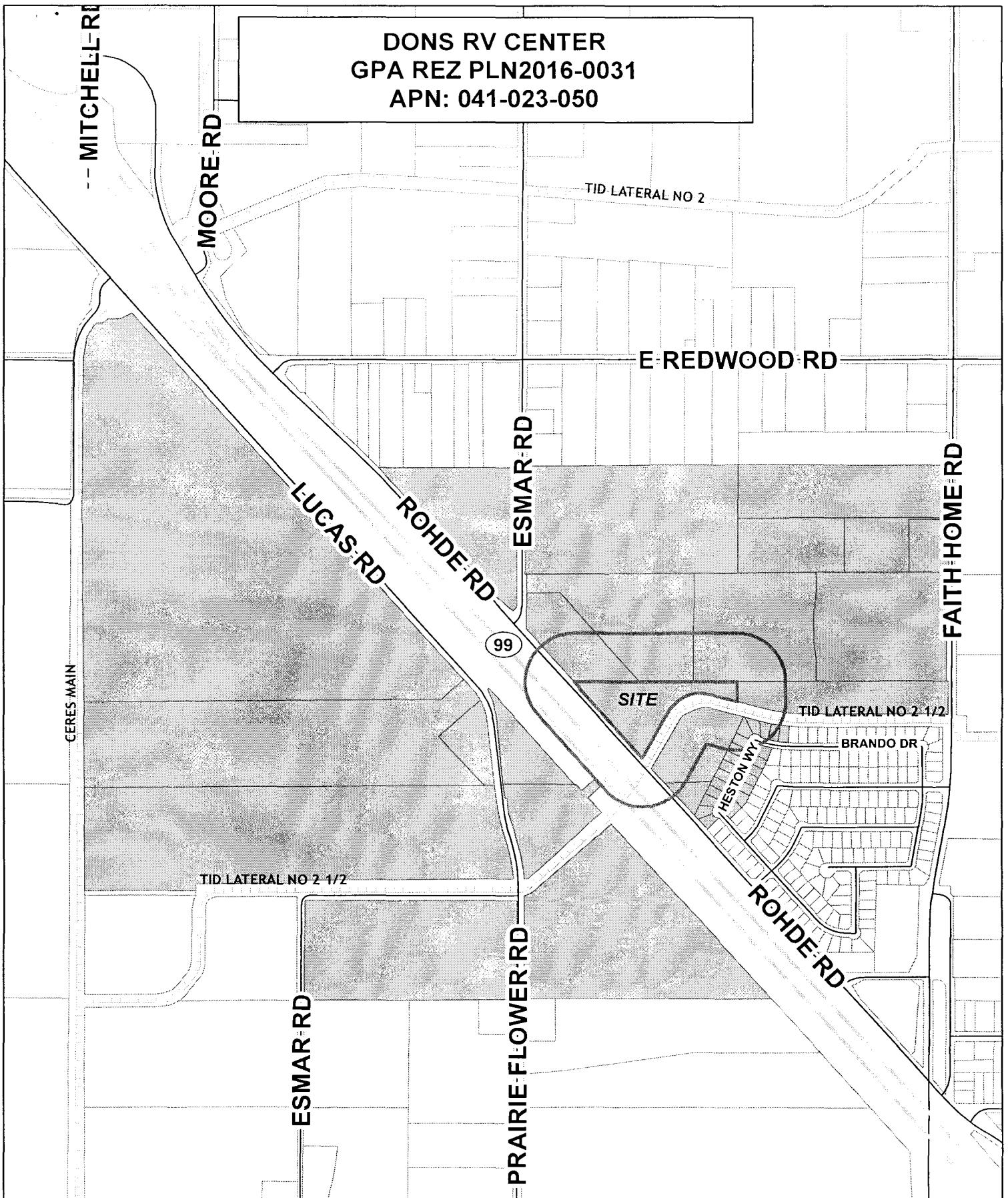
At the above noticed time and place, all interested persons will be given an opportunity to speak.

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.

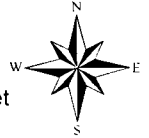
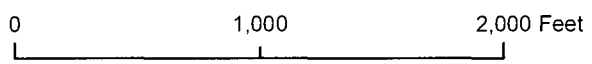
For further information, please call (209) 525-6330, or email: [planning@stancounty.com](mailto:planning@stancounty.com).

DONS RV CENTER  
GPA REZ PLN2016-0031  
APN: 041-023-050



**LAND OWNER NOTIFICATION AREA**

**NOVEMBER 17, 2016**



**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 there of on the following dates, to wit:

Dec 09, 2016

STANISLAUS COUNTY  
NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT, &  
REZONE APPLICATION NO.  
PLN2016-0031 DON'S RV CENTER

NOTICE IS HEREBY GIVEN that on December 20, 2016, at 6:35 p.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 amend the Keyes Community Plan designation and the zoning designation on a 4.87± acre parcel from Medium Density Residential to Commercial and from A-2-10 to Planned Development (PD) zoning, to allow the establishment of a recreational vehicle (RV) sales yard. The project site is located on the east side of Rohde Road, between Esmar Road and Hepburn Way, just east of State Route 99, in the Keyes area. APN: 041-023-050. A CEQA Mitigated 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: December 6, 2016 ATTEST: Elizabeth A. King, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Pamela Villarreal, Assistant Clerk. Pub Dates Dec 9, 2016

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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

December 9th, 2016

(By Electronic Facsimile Signature)

Cynthia A. Villarreal