

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

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

AGENDA DATE: April 4, 2017

**SUBJECT:**

Approval to Set a Public Hearing for April 18, 2017, at 6:35 p.m. to Consider Planning Commission's Recommendation for Approval of Williamson Act Contract Cancellation and Parcel Map Application No. PLN2016-0108, Beachler - Rumble, Located at 3780 Ladd Road, on the Southeast Corner of Ladd and Stoddard Roads, in the Salida Area, and Adoption of a Negative Declaration

**BOARD ACTION AS FOLLOWS:**

No. 2017-165

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

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa

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: Elizabeth A. King  
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

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

DEPT: Planning and Community Development      BOARD AGENDA #: \*D-1  
Urgent       Routine       AF      AGENDA DATE: April 4, 2017

CEO CONCURRENCE:      4/5 Vote Required:    Yes     No

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**STAFF RECOMMENDATIONS:**

1. Set a public hearing for April 18, 2017, at 6:35 p.m. to consider Planning Commission's recommendation for approval of Williamson Act Contract Cancellation and Parcel Map Application No. PLN2016-0108, Beachler - Rumble, a request to cancel a 3.56 acre portion of Williamson Act Contract No. 1971-0064, to allow the creation of a 3.56 acre parcel and a 36.74 acre remainder, from a 40.3 gross acre parcel located at 3780 Ladd Road, on the southeast corner of Ladd and Stoddard Roads, in the Salida area.
2. Authorize the Clerk of the Board to publish notice of hearing as required by law.

**DISCUSSION:**

This is a request to cancel a 3.56 acre portion of Williamson Act Contract No. 1971-0064, to allow the creation of a 3.56 gross acre parcel (currently operating a custom ripping and leveling agricultural services business under Use Permit No. PLN2015-0086, Rumble Ag Services, Inc.) and a 36.74 gross acre remainder (currently improved with a single-family dwelling, detached agricultural storage barn, row crops, and almond orchard), from a 40.3 gross acre parcel in the Salida Community Plan – Planned Industrial zoning district. No change in land use is proposed as part of this project. This request would allow Rumble Ag Services, Inc. to be located on a 3.56 acre separate legal parcel. In order to create a parcel less than 10 acres in size, a Williamson Act Contract Cancellation is required.

On March 16, 2017, the Planning Commission held a public hearing and on a 9-0 vote, recommended the Board of Supervisors approve the request as proposed.

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

**POLICY ISSUE:**

In order for a Williamson Act Contract to be canceled, the Board of Supervisors must hold a public hearing on the request and make the necessary findings as required by California Government Code Section 51282, the County's Williamson Act Uniform Rules, and the

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contract itself. The purpose of the Williamson Act cancelation is to allow for the approval of a parcel map creating parcels consistent with Stanislaus County's General Plan and Zoning Ordinance.

**FISCAL IMPACT:**

Cost associated with setting the public hearing, publishing required notices, and conducting the hearing will be covered by the application fee paid by the applicant.

**BOARD OF SUPERVISORS' PRIORITY:**

Approval of this action supports the Board of Supervisor's priority of Efficient Delivery of Public Services and A Well Planned Infrastructure by considering a Williamson Act Cancellation request necessary to create parcels that are consistent with the Stanislaus County's General Plan and Zoning Ordinances.

**STAFFING IMPACT:**

Planning and Community Development Department staff is responsible for reviewing all applications, preparing all reports, and attending meetings associated with the proposed Williamson Act Contract Cancellation and Parcel Map application.

**CONTACT PERSON:**

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

**ATTACHMENT(S):**

None



**BOARD OF SUPERVISORS**

**Kristin Olsen**, 1<sup>st</sup> District  
**Vito Chiesa**, 2<sup>nd</sup> District  
**Terry Withrow**, 3<sup>rd</sup> District  
**Dick Monteith**, 4<sup>th</sup> District  
**Jim DeMartini**, 5<sup>th</sup> District

1010 10th Street, Suite 6500  
Modesto, CA 95354  
Phone: 209.525.6560 Fax: 209.525.4410

**STANISLAUS COUNTY  
NOTICE OF PUBLIC HEARING FOR  
WILLIAMSON ACT CANCELLATION,  
& PARCEL MAP APPLICATION NO. PLN2016-0108  
BEACHLER - RUMBLE**

NOTICE IS HEREBY GIVEN that on April 18, 2017, 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 cancel a 3.56 acre portion of Williamson Act contract No. 1971-0064, to allow the creation of a 3.56 acre parcel and a 36.74 acre remainder, from a 40.3 gross acre parcel. The property is located in the Salida Community Plan – Planned Industrial Zoning District, 3780 Ladd Road, on the southeast corner of Ladd and Stoddard Roads, in the Salida area. APN:003-021-020. A CEQA 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: April 4, 2017

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

BY:   
Pamela Villarreal, Assistant Clerk

**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:

Apr 07, 2017

STANISLAUS COUNTY  
NOTICE OF PUBLIC HEARING FOR  
WILLIAMSON ACT CANCELLATION,  
& PARCEL MAP A PPLICATION NO.  
PLN2016-0108 BEACHLER - RUMBLE

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BY ORDER OF THE BOARD OF SUPERVISORS. DATED: April 4, 2017.  
ATTEST: Elizabeth A. King, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Pam Villarreal, Assistant Clerk.

Pub Dates Apr 7, 2017

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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

May 11th, 2017

(By Electronic Facsimile Signature)

Cynthia A. Villarreal