

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

DEPT: Planning & Community Development

Urgent \_\_\_\_\_ Routine X

CEO Concurs with Recommendation YES \_\_\_\_\_ NO \_\_\_\_\_  
(Information Attached)

BOARD AGENDA # \_\_\_\_\_ D-3

AGENDA DATE: April 10, 2001

4/5 Vote Required YES \_\_\_\_\_ NO X

**SUBJECT:**

AUTHORIZATION OF THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT TO BEGIN PREPARATION OF A SPECIFIC PLAN FOR THE NORTH AND EAST AREA OF THE SALIDA COMMUNITY PLAN

**STAFF RECOMMENDATION:**

1. IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS AUTHORIZE THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT TO BEGIN PREPARATION OF A SPECIFIC PLAN FOR THE AREA NORTH AND EAST OF THE SALIDA COMMUNITY PLAN; AND,
2. AUTHORIZE THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT TO OBTAIN REQUESTS FOR PROPOSALS FOR PREPARATION OF A SPECIFIC PLAN.

(Continued on Page 2)

**FISCAL IMPACT:**

Approximately \$250,000 has been budgeted in this year's budget for the preparation of an investigation of community plans. It can be expected that the preparation of a specific plan and environmental document could run in the neighborhood of \$250,000. The adoption of a specific plan would also include the recovery of these funds from the developers of projects within the specific plan area.

**BOARD ACTION AS FOLLOWS:**

No. 2001-272

On motion of Supervisor Blom, Seconded by Supervisor Simon

and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

Motion:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Christine Ferraro Deputy

File No.

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PAGE 2

**STAFF  
RECOM-  
MENDATION  
CONTINUED:**

3. DIRECT STAFF TO RETURN TO THE BOARD OF SUPERVISORS AT THE CONCLUSION OF THE REQUEST FOR PROPOSAL PROCESS FOR AUTHORIZATION TO PROCEED BASED ON COST, SCHEDULE, SCOPE OF WORK AND PLAN COMPONENTS.

**DISCUSSION:**

In August 2000, your Board approved a community plan update for the Community of Salida. That community plan is a vision of the future land uses in the Community of Salida and stressed economic development as a driving force behind that plan. The Department has been working with a developer who would like to develop a residential project in the north area of Salida. There is also potential for a "Planned Industrial" development in the area of Salida between Sisk Road and Stoddard Road with respect to job creation in and around the former Shell site facility. To implement the Community Plan, the Board included provisions that when someone wants to develop within the Community Plan Area, a specific plan must be prepared prior to, or concurrent with, a general plan amendment and rezone for that particular project area. The specific plan would also include the required environmental documentation (EIR) to be prepared simultaneously.

The project area we bring to you today encompasses two specific plan subareas of the Community Plan that are interlinked and encompass approximately 1,040 acres. The area north of Salida is designated for "Planned Industrial" and "Residential" and the area to the east is for job creation or has the "Planned Industrial" designation. The area to be covered with the specific plan is depicted on Attachment A. Staff has been working with the landowners in the area for several months with respect to the preparation of this specific plan. It was thought at one time that the major land holders and developers in the area were going to put forth a plan for adoption. A scope of work for a privately funded specific plan and EIR was developed. That proposal and planned effort has now failed. However, there is interest on the part of one developer to continue forward with the specific plan. The developer has indicated a willingness to participate financially in the plan preparation. It is recognized that the Board's emphasis is on a jobs/housing balance and the creation of jobs and, therefore, to make the project a reasonable and balanced project, a specific plan which encompasses both the planned industrial and the residential areas shown on the Community Plan needs to be prepared. These areas are identified as Areas 2 and 3 on the attached map of the Salida Community Plan. Ownership information is shown on the second map

The process that will be followed will be for staff to prepare an RFP to solicit input from planning firms who specialize in the preparation of specific plans and environmental documents. The specific plan will need to include discussions and recommendation on roads and circulation, the development of "community", the provision of infrastructure including sewer, water, police protection, fire protection, drainage, recreation, and educational facilities. In addition, we expect the plan to include a financial component which would show how much it would cost to install those facilities and methods of

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PAGE 3

**DISCUSSION**

**CONTINUED:** financing those facilities as the Community Plan calls for financial participation of future developers in the facilities provided in the Salida area. An EIR, which will use the adopted Community Plan EIR as its foundation, will be required. Following completion of the RFP process, a specific recommendation as to the chosen firm and plan approach will be brought back to the Board for discussion and authorization to proceed based on cost, schedule, plan components and the like.

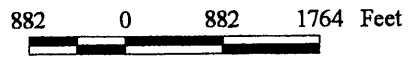
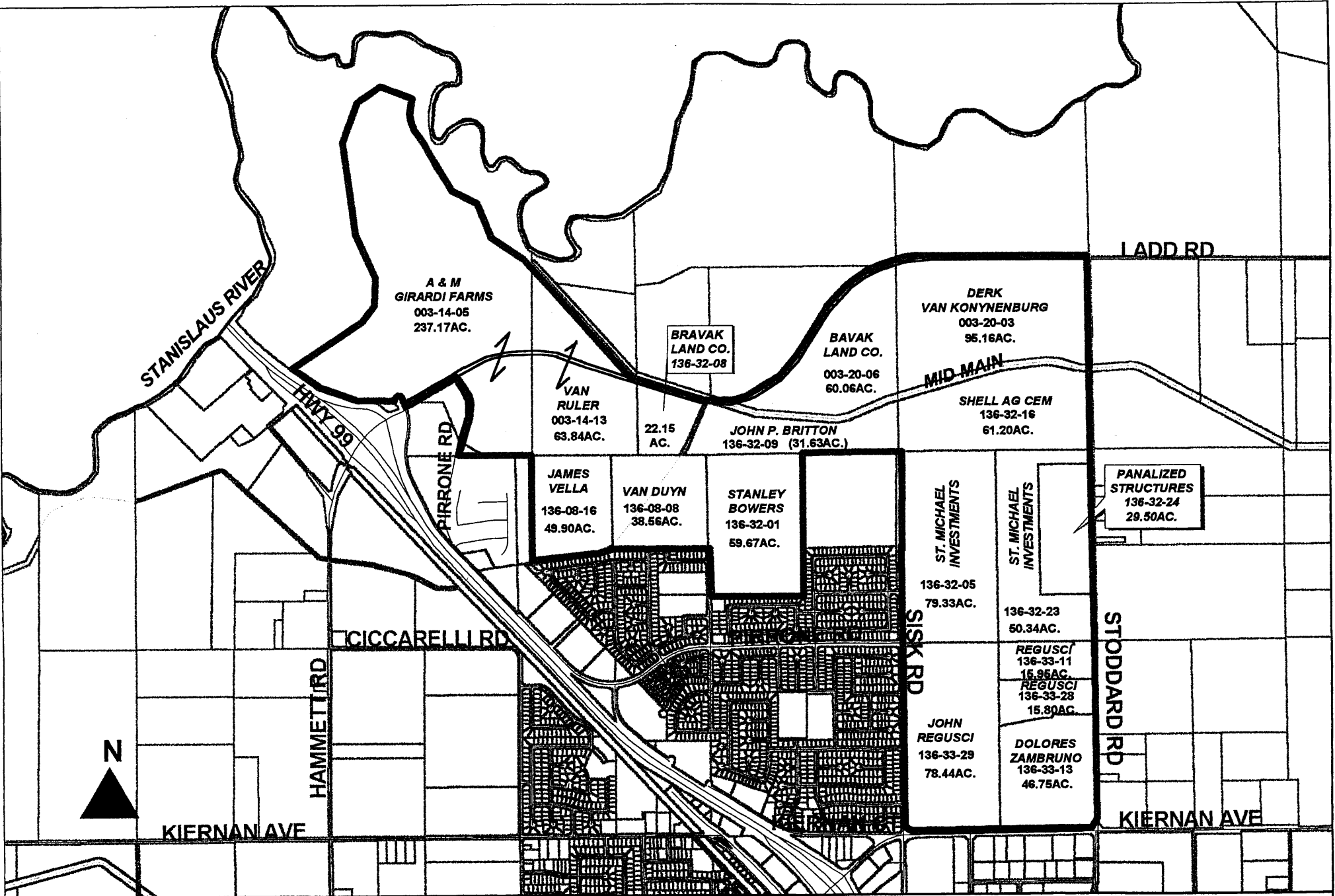
**POLICY**

**ISSUES:** The preparation of a specific plan for the Salida Community Plan area is consistent with the policy and direction given in the Salida Community Plan Update completed in August 2000 which calls for new development, prior to its approval, to have a specific plan prepared.

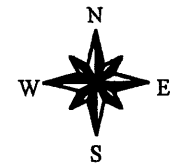
**STAFFING**

**IMPACT:** It is anticipated that additional staff will not be necessary to complete the project.

**ATTACHMENTS:** Maps of Specific Plan Area



This map is for display purposes only.



Map printed: 4/3/2001



# Salida

## Community Plan

### Land Use Designations

- AG Agriculture
- LDR Low Density Residential (0-7 du / acre)
- MDR Medium Density Residential (0-14 du / acre)
- MHDR Medium-High Density Residential (0-25 du / acre)
- C Commercial
- HC Highway Commercial
- PI Planned Industrial

### Parks and Schools

- |                   | Existing | Proposed* |
|-------------------|----------|-----------|
| Neighborhood Park | ▲        | △         |
| Elementary School | ■        | □         |
| Middle School     | ●        | ○         |

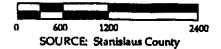
\* Symbol denotes general location.  
 \* High School Site to be located east of State Route 99

### Circulation Classification

- Highway / Freeway
- Major Road
- Collector

### Relevant Boundaries

- Salida Community Plan Boundary
- City of Modesto Sphere of Influence
- Modesto City Limits
- Stanislaus County Line
- Development Area
- Hatched area is to be included in either Development Area #1 or #2 (whichever comes first)

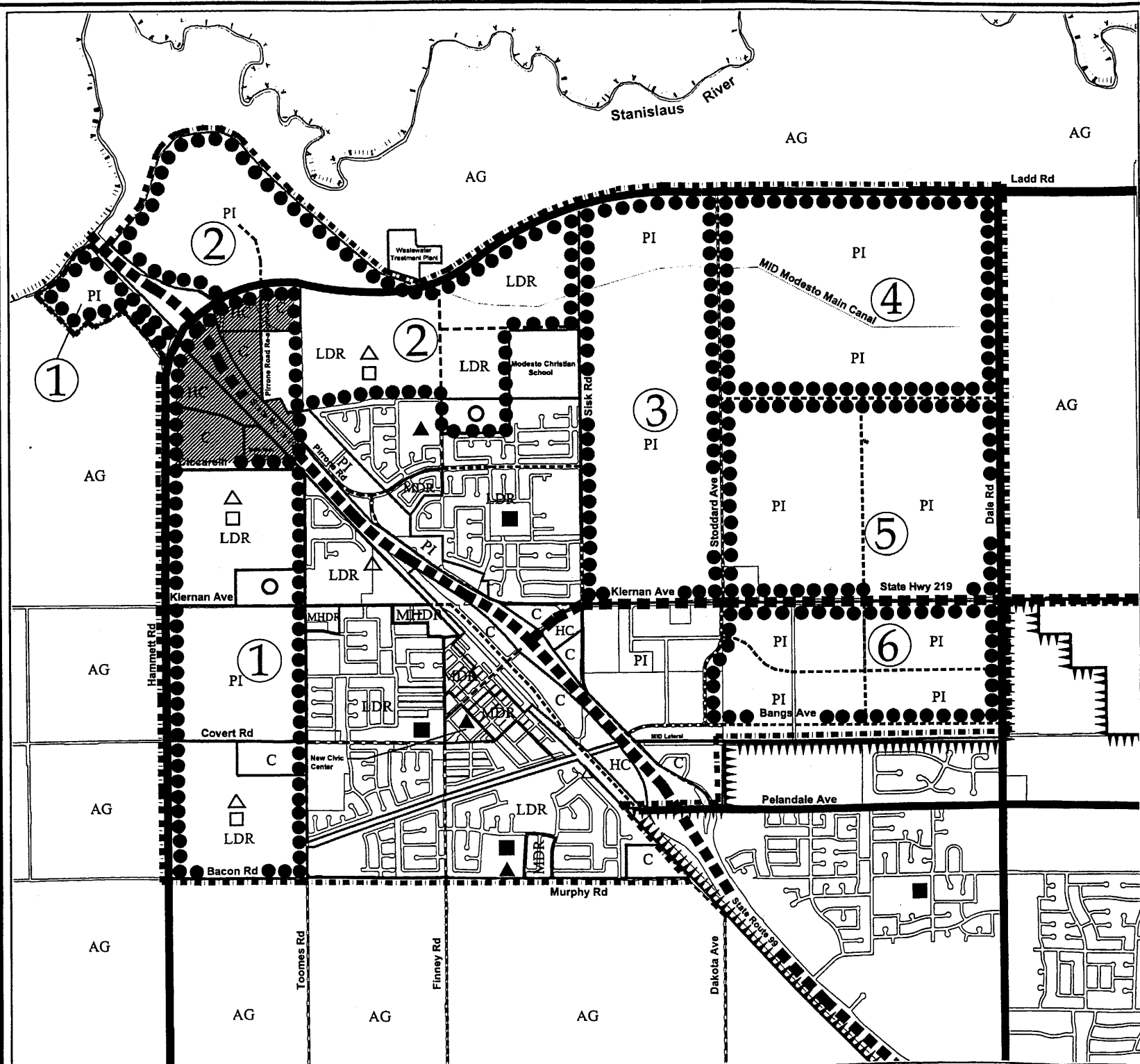


SOURCE: Stanislaus County



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August 29, 2000



D-3

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BOARD OF SUPERVISORS.

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By Facsimile and Personal Delivery

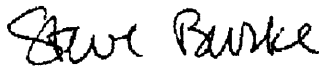
Re: April 10, 2001 Board Agenda Item # D-3: Authorization to begin preparation of a specific plan for the area North and East of the Salida Community Plan.

Dear Boardmembers,

The above area is a subarea of the Community Plan Update which is now in litigation. The outcome of this litigation may affect plans for this subarea and negate any and all work done under the authorization before you today. Some or all of the cost of the work proposed today, \$250,000 may well be wasted as a result.

Additionally, while this action does not in and of itself grant any entitlements, which would then be cause for the filing of an injunction, it is in the direction of doing so. We will be monitoring the processing of all matters pertaining to the Salida Community Plan update and be prepared to file an injunction should that be necessary.

We urge that this action be postponed until the outcome of the pending litigation is known.



Steve Burke

Cc: Rose Zoia of Attorneys Brandt-Hawley & Zoia  
Interested parties