



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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May 1, 2025

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

SUBJECT: STREET NAME CHANGE APPLICATION NO. PLN2025-0028 – ALFALFA AVENUE – ALFALFA ROAD

DISCUSSION

This is a request to rename Alfalfa Avenue to Alfalfa Road, located between Marshall Road and Cherry Avenue, in the Patterson area (see Attachment A – *Maps*). The map that originally subdivided the area is the Map of Patterson Colony Sub-Tract No. 2, which was recorded on January 9, 1911, in Volume 5 of Maps on Page 23 of the Stanislaus County Records. The street name noted on the Subdivision Map and in the Assessor's Map Book is Alfalfa Avenue. However, at some point in the 1970's the Roads Operations Division of Stanislaus County Public Works started using Road instead of Avenue, and the signage along the street states Alfalfa Road. Stanislaus County Planning became aware of the error when a building permit received a new address on Alfalfa Avenue instead of Road, and the customer notified the Department about the discrepancy. This request will allow the official street name to match the postal addresses and existing street signage, and the name that the landowners already utilize.

The State of California Streets and Highways Code Section 970.5 authorizes the County Board of Supervisors, or its designated officer, to name or amend the names of streets. On January 21, 1995, the Stanislaus County Board of Supervisors designated the Director of Planning and Community Development as the County Officer to name or change street names; after receiving advice from the Planning Commission sitting as a quorum.

In accordance with Stanislaus County Subdivision Ordinance Section 20.52.060 - *Street Names*, street names shall not be the same or so similar as to be confused with any other street name in the County. In accordance with standard County practice regarding the naming or changing of a street name, the proposed street name was referred out to Stanislaus Regional 911 (SR 911) to verify the name is not the same or too similar to any other street names in the County. As a courtesy, the County's Department of Public Works was consulted on the street name as well. Both Public Works and SR 911 reviewed this request and no concerns were identified. The proposed name was also not found on the Planning Department's reserved list of street names.

In accordance with the Streets and Highways Code, notice of the May 1, 2025 Planning Commission public hearing was posted at three public places along the project site frontage off Alfalfa Avenue. Notice of the public hearing was also provided to surrounding landowners (1320-feet in all directions; including all properties addressed to the street) and was published in The Modesto Bee newspaper. Notices were also sent to the West Stanislaus Fire Protection

District, Patterson Irrigation District, and the Newman – Crows Landing Unified School District (see Attachment B – *Distribution List*).

ENVIRONMENTAL REVIEW

The request to amend street names is not considered a project under the California Environmental Quality Act (CEQA).

ACTIONS NEEDED BY THE PLANNING COMMISSION AND DECISION OF THE PLANNING DIRECTOR

The Planning Commission is being asked to advise the Planning Director on the renaming of Alfalfa Avenue to Alfalfa Road. The Planning Director will use the advice from the Planning Commission to make the final decision to approve or deny the request.

If no objections to the proposed street name change is voiced by the Planning Commission or members of the public during the public hearing, it is the Planning Director's intent to approve the change as proposed.

As the Planning Director is the appointed designee to the Board of Supervisors, an appeal of the decision of the Planning Director regarding the street name change would be to the Board of Supervisors, if filed within 10 days of the hearing that the name change decision is made. The Planning Director's final determination will be provided at the May 1, 2025 public hearing.

PROPERTY OWNER AND REPRESENTATIVE INFORMATION

Applicant: Stanislaus County
Property Owner: Applicable to all properties located on Alfalfa Avenue

Contact Person: Teresa McDonald, Associate Planner, (209) 525-6330

Attachments:
Attachment A – Maps
Attachment B – Distribution List

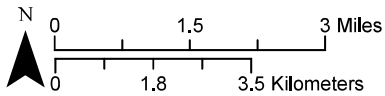
ALFALFA AVENUE

STREET NAME CHANGE PLN2025-0028

AREA MAP

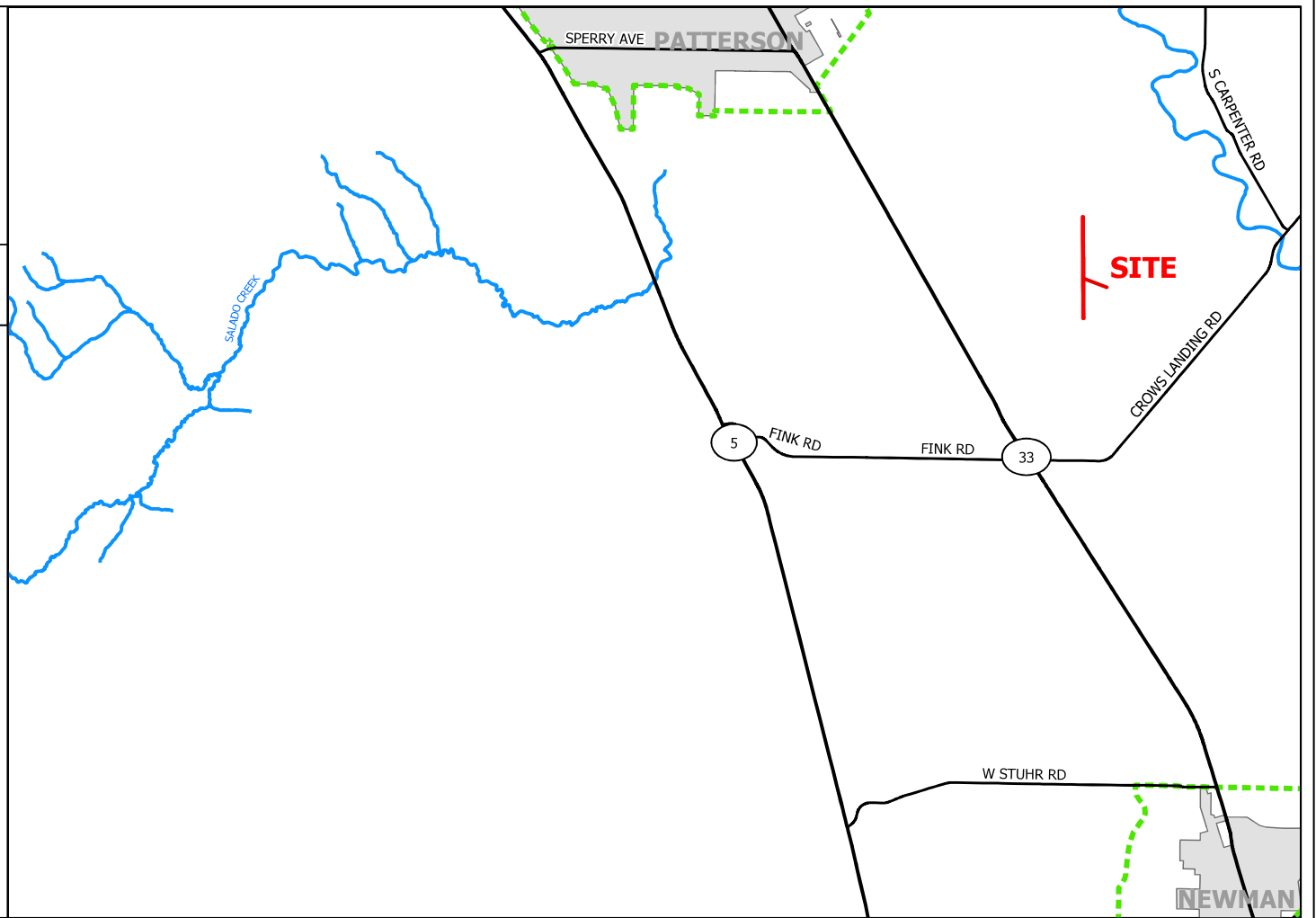
LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River



Source: Planning Department GIS

Date Exported: 4/14/2025








ALFALFA AVENUE



STREET NAME CHANGE PLN2025-0028

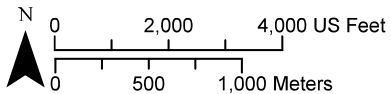
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal
-  River

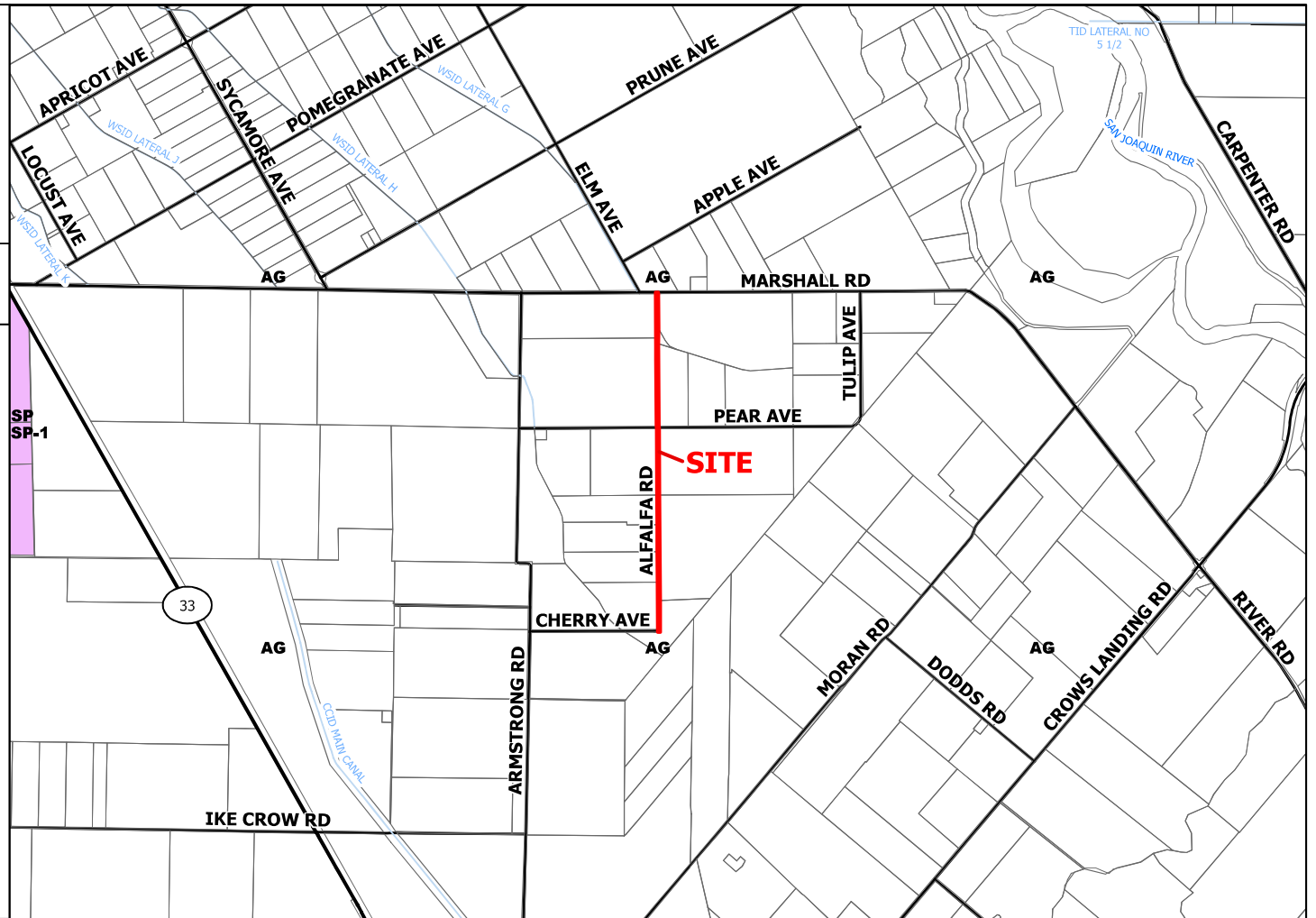
General Plan

-  Agriculture (AG)
-  Specific Plan (SP)



Source: Planning Department GIS

Date Exported: 4/14/2025








ALFALFA AVENUE




STREET NAME CHANGE PLN2025-0028

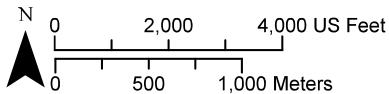
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal
-  River

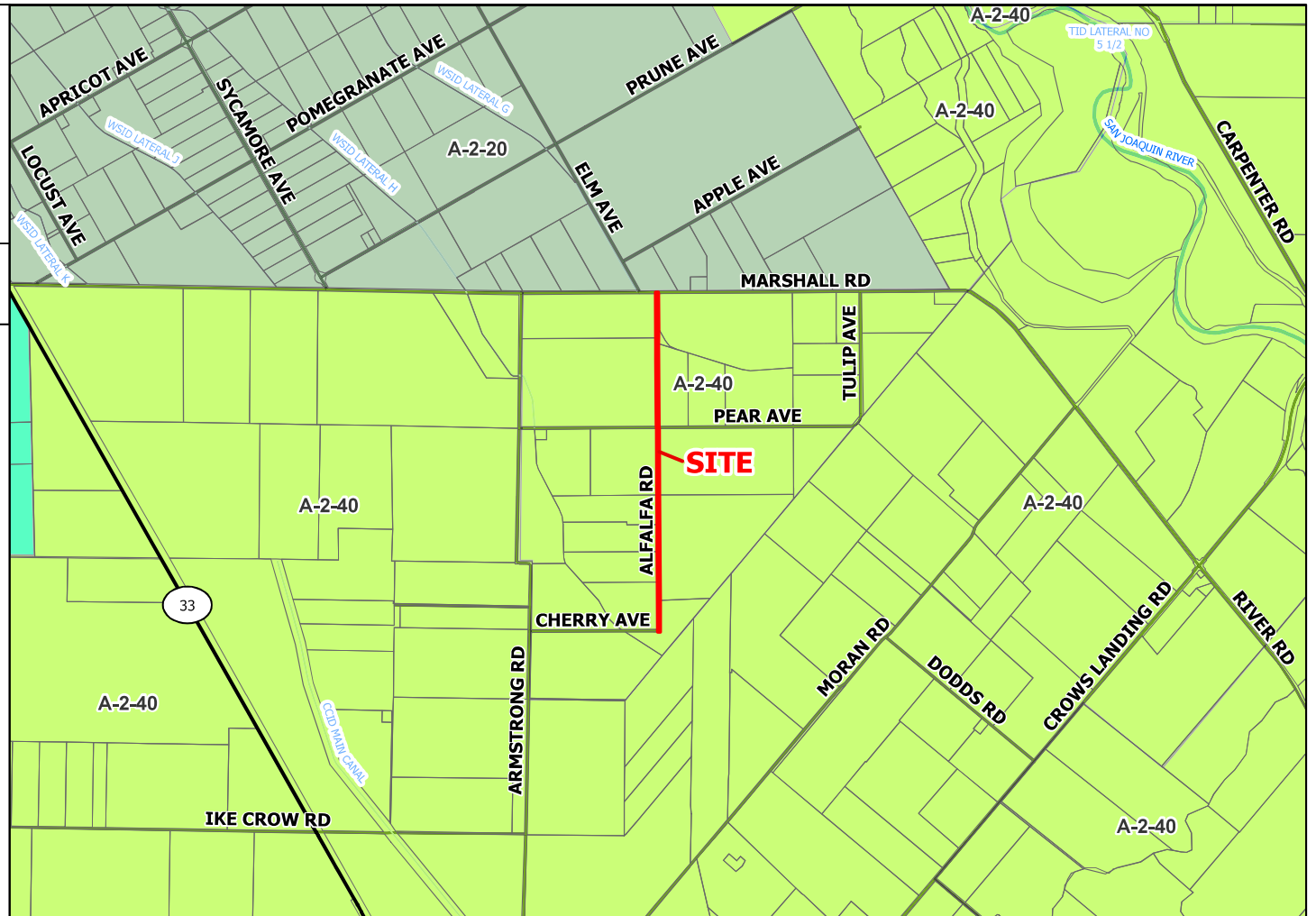
Zoning Designation

-  General AG 20 Acre (A-2-20)
-  General AG 40 Acre (A-2-40)
-  Specific Plan (SP)



Source: Planning Department GIS







Date Exported: 4/14/2025

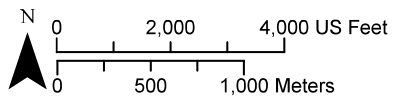


STREET NAME CHANGE
PLN2025-0028

2023 AERIAL AREA MAP

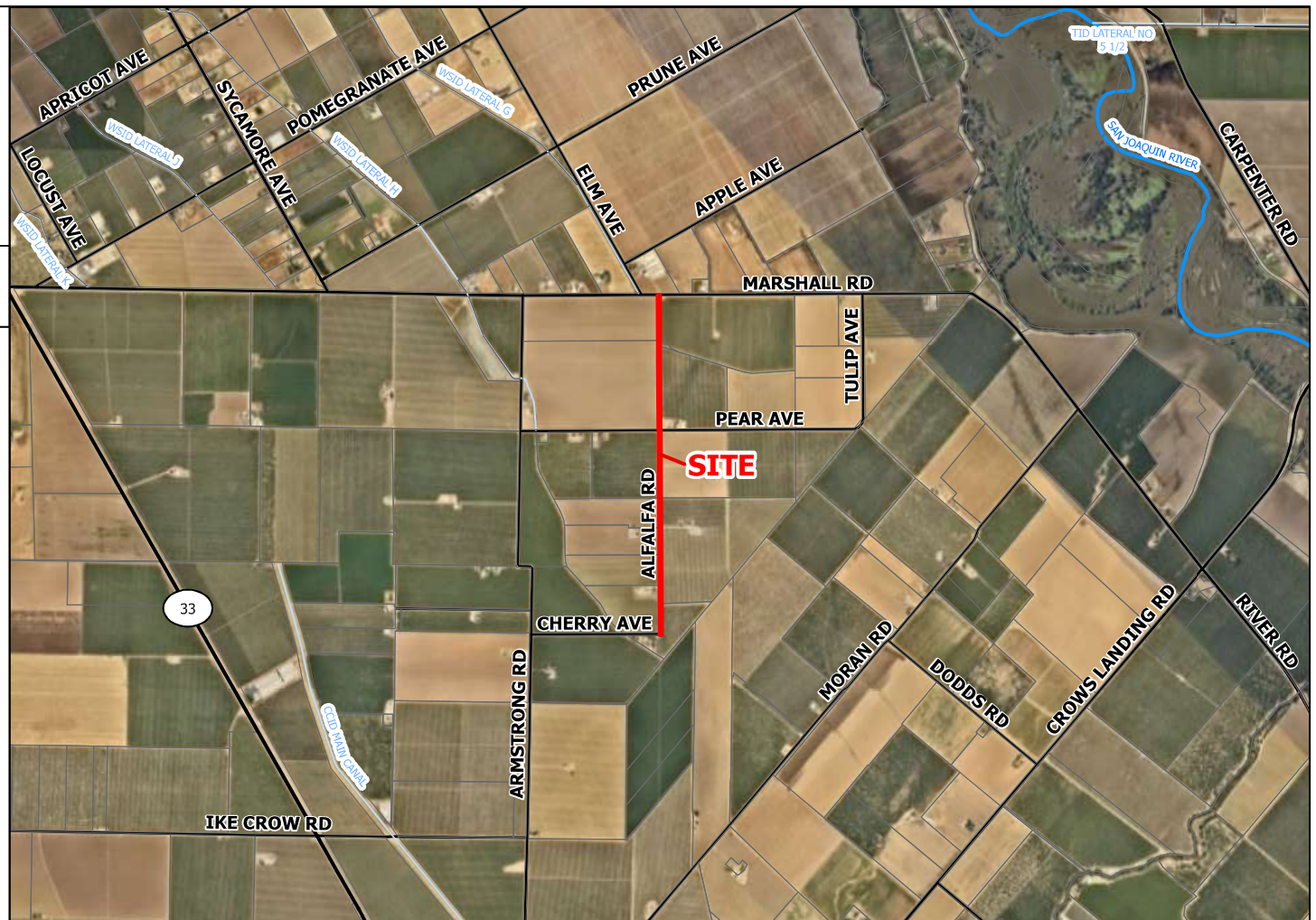
LEGEND

-  Project Site
 Parcel
 Highway
 Street
 Canal
 River



Source: Planning Department GIS

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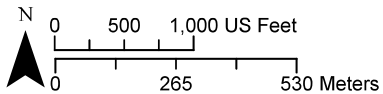
ALFALFA AVENUE

STREET NAME CHANGE PLN2025-0028

2023 AERIAL SITE MAP

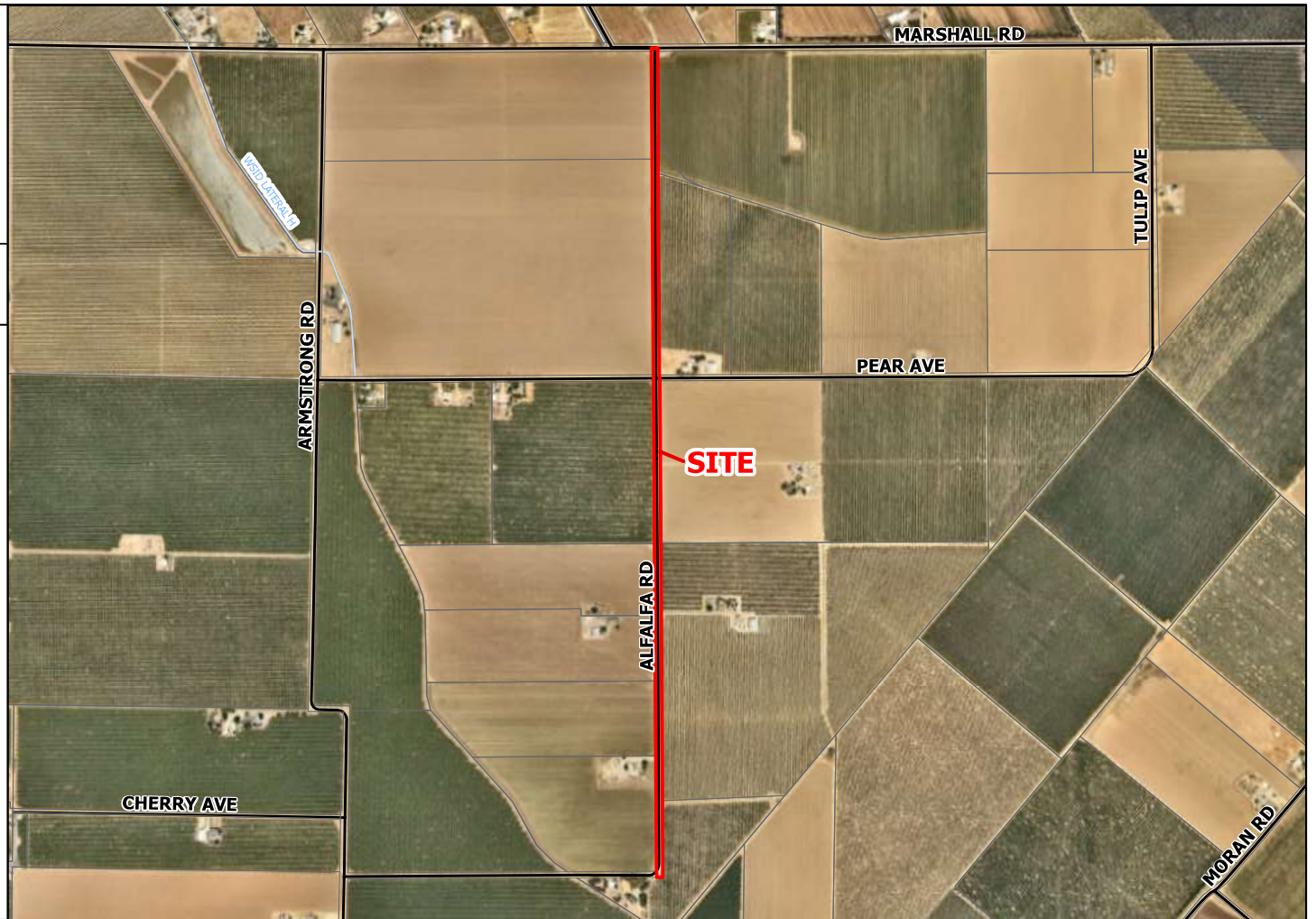
LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

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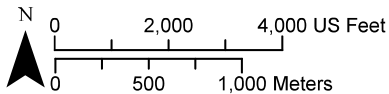
ALFALFA AVENUE

STREET NAME CHANGE PLN2025-0028

ACREAGE MAP

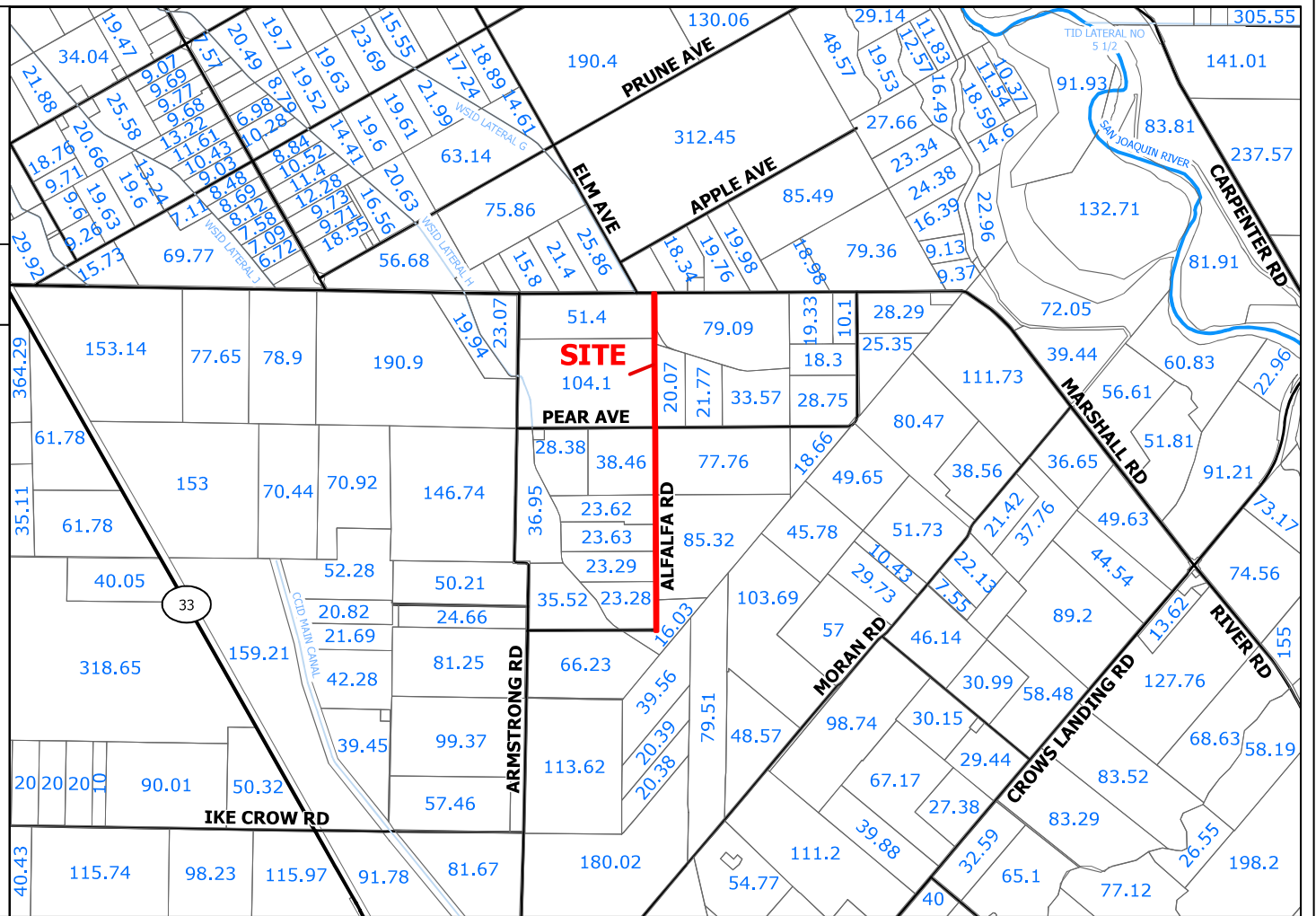
LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Street
-  Canal
-  River



Source: Planning Department GIS

Date Exported: 4/14/2025



STREET NAME CHANGE APPLICATION NO. PLN2025-0028 – ALFALFA AVENUE – ALFALFA ROAD

Distribution List

X	FIRE DIST: WEST STANISLAUS	X	STANISLAUS REGIONAL 911
X	IRRIGATION DIST: PATTERSON	X	STAN CO PUBLIC WORKS
X	SCHOOL DIST: NEWMAN-CROWS LANDING	X	SURROUNDING LANDOWNERS