



June 5, 2025

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

**SUBJECT: PARCEL MAP APPLICATION NO. PLN2024-0130 – ALBERTONI**

This project was continued from the May 15, 2025 Planning Commission meeting, which was cancelled due to a lack of quorum.

The subject project is a request to subdivide three parcels, totaling 77.11± acres in size, into four parcels and a remainder, ranging from 10± to 30± acres in size, in the General Agriculture (A-2-10) zoning district. Proposed Parcel 3 has a flag lot design, with a 25-foot-wide frontage onto Pioneer Avenue that exceeds the width-to-depth ratio by more than three times. After the May 15, 2025 Planning Commission Staff Report was published, it was brought to staff's attention that, although the Staff Report mentions that the Stanislaus Fire Prevention Bureau did not raise any objection to the design as proposed, a condition of approval was not included requiring the access road, to be contained within the 738± feet long portion of the parcel that is only 25 feet wide, meet fire standards, including a requirement that it be constructed with all-weather material and that the point of termination include adequate turn around space for emergency vehicles. As such, staff is requesting that the Planning Commission add the following condition of approval:

24. Prior to development of proposed Parcel 3, an all-weather access road with a turnaround for emergency vehicle access and maneuverability shall be installed in accordance with all applicable regulations.

Under current standards, the all-weather access road would need to be at least 20-foot-wide, however, the proposed condition of approval recognizes that standards may change by the time the parcel is developed.

### **RECOMMENDATION**

Staff recommends the Planning Commission approve Parcel Map Application No. PLN2024-0130 – Albertoni as outlined in Exhibit A of the May 15, 2025 Planning Commission Staff Report and with the inclusion of Condition of Approval No. 24 as outlined in this Planning Commission Memo.