



March 30, 2011

MEMO TO: Ag Advisory Board

FROM: Department of Planning and Community Development

SUBJECT: GENERAL PLAN AMENDMENT APPLICATION NO. 2010-04 AND REZONE APPLICATION NO. 2010-03 - TEEN CHALLENGE - FAITH HOME RANCH ALTERNATIVE TO THE AGRICULTURAL BUFFER AND SETBACK GUIDELINES

The Stanislaus County Department of Planning and Community Development has received an application requesting to amend a General Plan designation of Agriculture to Planned Development and to rezone approximately 37 acres from A-2-40 to Planned Development. The property is the existing Smith Teen Ranch, that already has office buildings, dormitory rooms, a kitchen and dining facility, laundry building, classrooms, staff housing, etc. The applicant is requesting to allow men age 18 and older and expand an existing facility by adding: four (4) dormitories totaling 18,240 square feet; an 11,670 square foot administration building; a 1,400 square foot visitor's center; an 8,120 square foot multi-use building; and a 3,024 square foot classroom building in six phases. The current use has 43-beds and nine (9) employees.

Stanislaus County Buffer & Setback Guidelines Requirements

- All new non-agricultural uses shall incorporate a minimum 150-foot buffer (300-foot wide buffer for people-intensive outdoor activities) from all property lines and a solid wall and a vegetative screen consisting of two staggered rows of trees and shrubs along any portion of a buffer where the project site and the adjoining agricultural operation share a common parcel line.
- Standards for expanding non-agricultural uses required:
 - Where existing development on a project site will allow, accommodation of a buffer as required for new non-agricultural uses.
- In September of 2008, the Agricultural Advisory Board supported a buffer alternative applicable to all non-agricultural uses in the A-2 zoning district allowing for non-solid fencing to be utilized; provided that the fencing is 6-feet in height and designed to prevent trespassing and eliminating standards from applying to projects located on a site

surrounded by a minimum of 150-feet of residential type uses (including parcels of 3-acres or less in size), parks, schools or other similar non-agricultural uses.

- Based on the requirements outlined above and development of the existing site, the proposed use must maintain a 150-foot setback for all new buildings, a 300-foot setback for outside activity areas (sports fields and amphitheater) and a 6-foot high non-solid fence and vegetative screen (as required by guidelines) along all four sides of the property; with the exception of the area along the adjoining 1.6 acre parcel located on the northeast edge of the project site and a .35 acre parcel located along the southern edge of the project site.

Applicant's Proposal

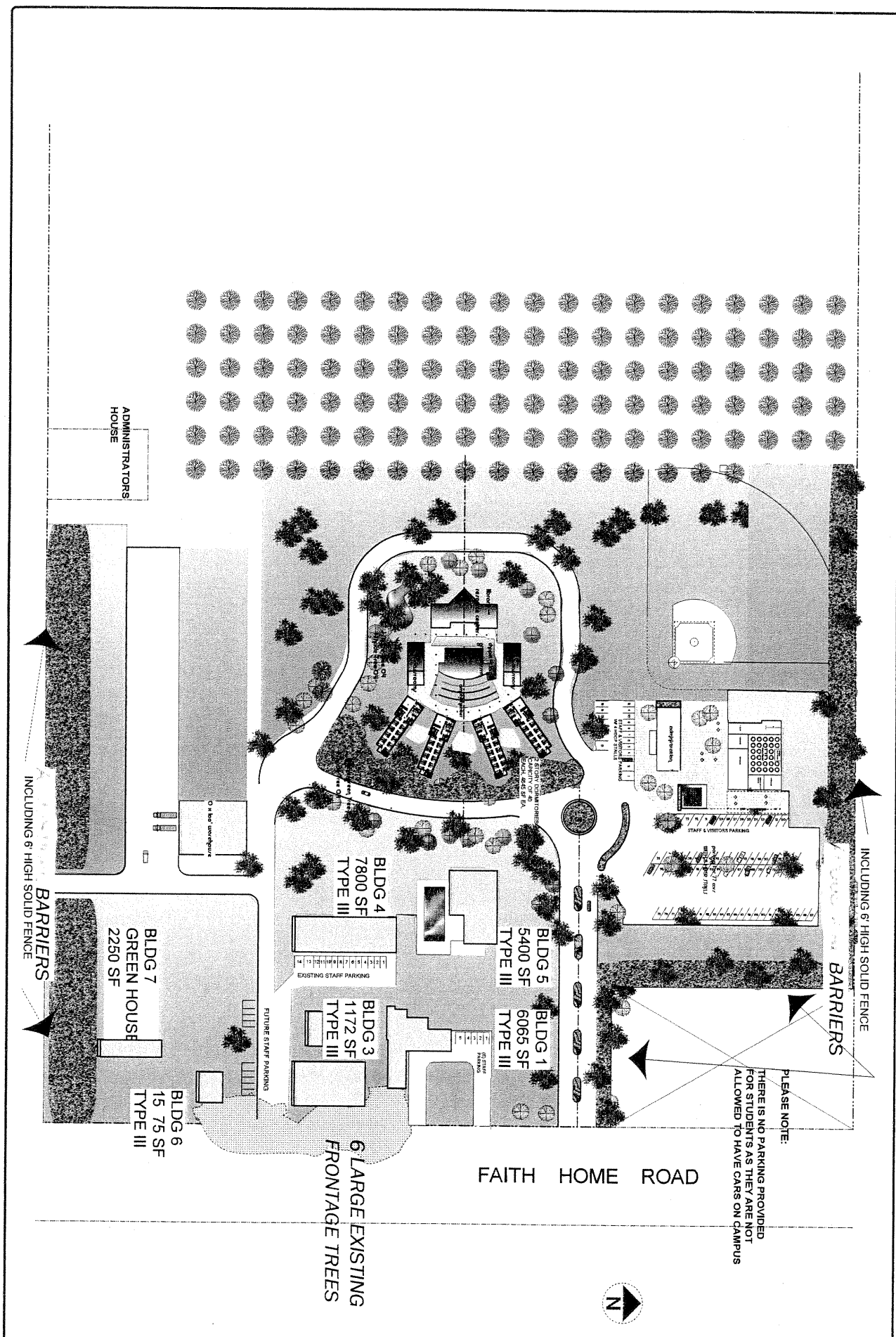
- The applicant is proposing the following alternative agricultural buffer:
 - ▶ **Northern and Southern Property Lines:** Vegetative screen as required by guidelines and a 6-foot fence along the property lines adjoining the existing and proposed non-agricultural uses. The applicant has proposed a 6-foot solid fence, but a solid fence is not required per the September, 2008 supported alternatives. All proposed buildings will comply with the 150-foot setback requirement, but the proposed baseball field will be located within the required 300-foot setback.
 - ▶ **East Property Line:** The proposal is for no additional fencing and vegetative screening. All the new buildings are located at least 500-feet away from Faith Home Road. Only the existing buildings are within the 150-/300-foot buffer and setback area.
 - ▶ **West Property Lines:** The existing almond orchard on the western portion of the property provides a 450-foot buffer and setback area to the neighboring property to the west. No additional fencing and vegetative screening are proposed on this side.

Site Specific Items to Consider

- The proposed parking area is a permitted use within the required buffer setback.

Attachments:

Maps



ADMINISTRATORS HOUSE

INCLUDING 6' HIGH SOLID FENCE BARRIERS

BLDG 7 GREEN HOUSE 2250 SF

BLDG 6 1575 SF TYPE III

BLDG 4 7800 SF TYPE III

BLDG 3 1172 SF TYPE III

BLDG 5 5400 SF TYPE III

BLDG 1 6065 SF TYPE III

6 LARGE EXISTING FRONTAGE TREES

FAITH HOME ROAD

INCLUDING 6' HIGH SOLID FENCE BARRIERS

PLEASE NOTE:
THERE IS NO PARKING PROVIDED FOR STUDENTS AS THEY ARE NOT ALLOWED TO HAVE CARS ON CAMPUS



DATE	DESCRIPTION



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ARCHITECTS & PLANNERS



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MASTERPLAN FOR
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