



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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December 21, 2009

MEMO TO: Ag Advisory Committee

FROM: Department of Planning and Community Development

SUBJECT: USE PERMIT NO. 2008-17, DIAMOND BAR ARENA- ALTERNATIVE TO THE AGRICULTURAL STANDARDS

The Stanislaus County Department of Planning and Community Development has received an application to expand a legal non-conforming equestrian arena, training and boarding facility and to legalize an un-permitted second dwelling with an office for permanent housing for a full-time employee on a 11± acre parcel, located 6055 Central Avenue, south of E. Keyes Road in the Ceres area. The expansion would allow the existing operation to hold events open to the general public. The applicant has proposed an alternative to the Agricultural buffer standards. The applicant's proposal and the County's Buffer and Setback Guidelines are outlined below:

Stanislaus County Buffer & Setback Guidelines Requirements

- Where existing development on a project site will allow, accommodation of a buffer as required for new non-agricultural uses shall be provided.
- Where existing development on a project site will not allow a buffer as required for new non-agricultural uses, fencing and vegetative screening as required for new non-agricultural uses shall be provided within the area available.
- A minimum building setback of 150-feet, measured from the property line of any adjoining property located in the A-2 zoning district, shall be required for any addition to an existing building or any new building associated with the expansion of a non-agricultural use.

Applicant's Proposal

- The applicant is proposing to utilize the existing vegetation, as seen in the Stanislaus County aerial which screens the operation from the road.
- The property is fenced.
- Applicant does not feel that additional buffering is necessary. Applicant states, in the attached letter, that the horse facility has been in operation for 40 years.

Area of Concern

Due to the presence of ranchettes and E. Keyes Road to the north, the existing facility meets the required agricultural buffers, in accordance with the alternative buffer guidelines accepted by the Ag Advisory Committee on November 2, 2009. However, the project site does not meet any required buffers to the east, south and west of the project site.

November 8, 2009

To Whom It May Concern:

We are appealing for an alternative ag buffer, since we have been in existence as a horse facility for approximately 40 years.

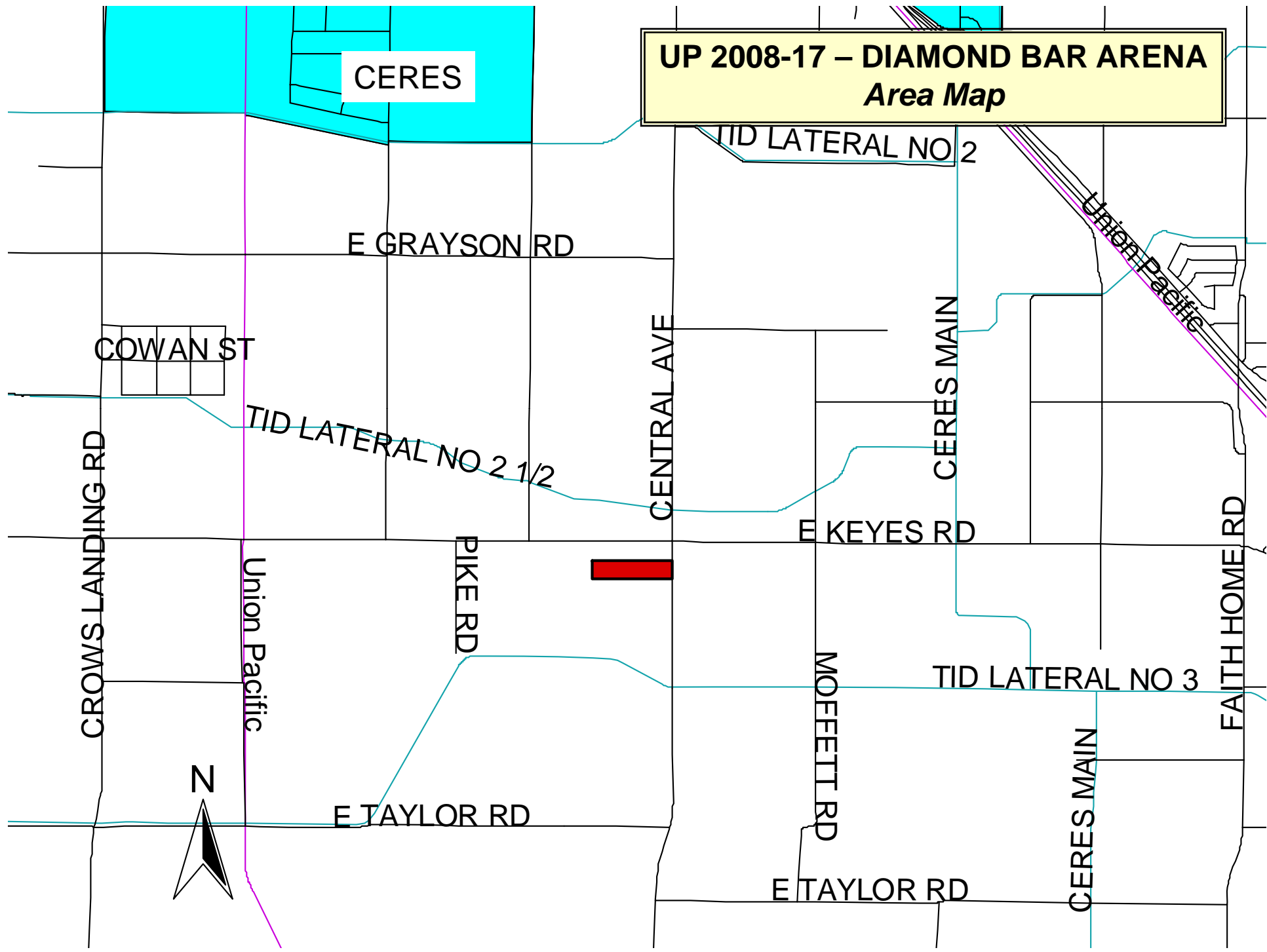
There are no complaints that we are aware of and there is some existing vegetation.

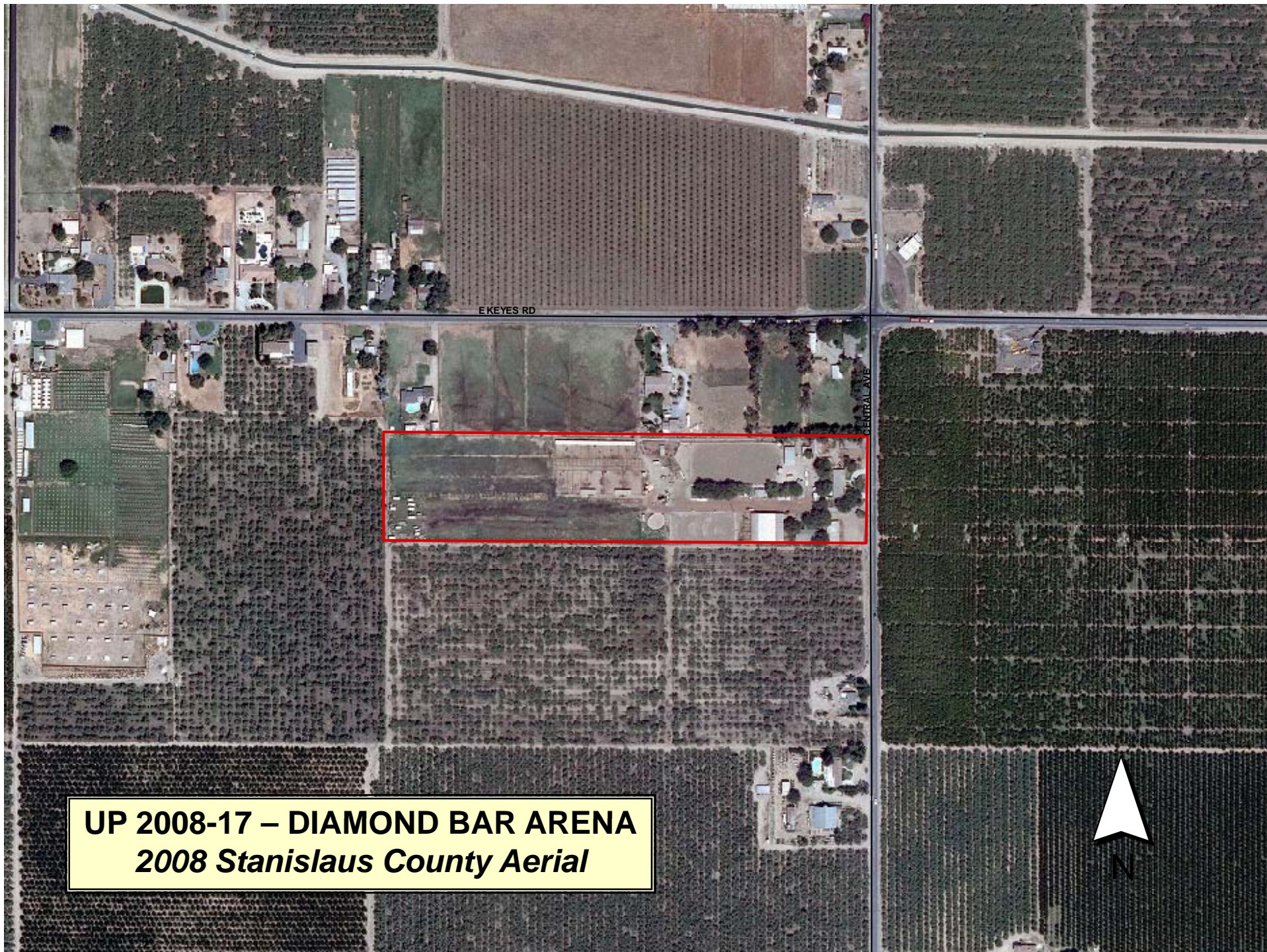
Your consideration in this matter would be greatly appreciated.

Very truly yours,

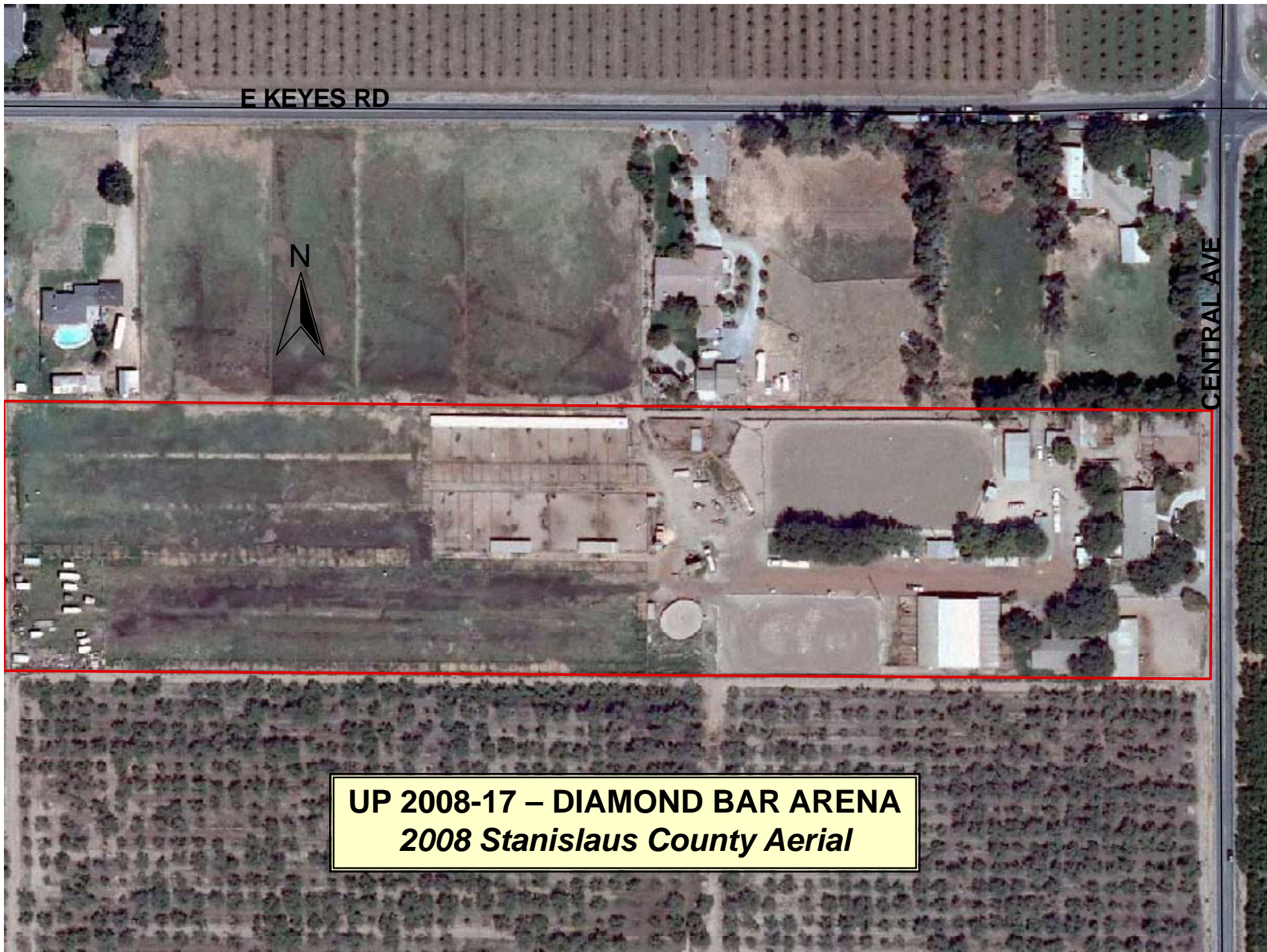
Shane and Kim Parson
Diamond Bar Arena

UP 2008-17 – DIAMOND BAR ARENA
Area Map





UP 2008-17 – DIAMOND BAR ARENA
2008 Stanislaus County Aerial



E KEYES RD

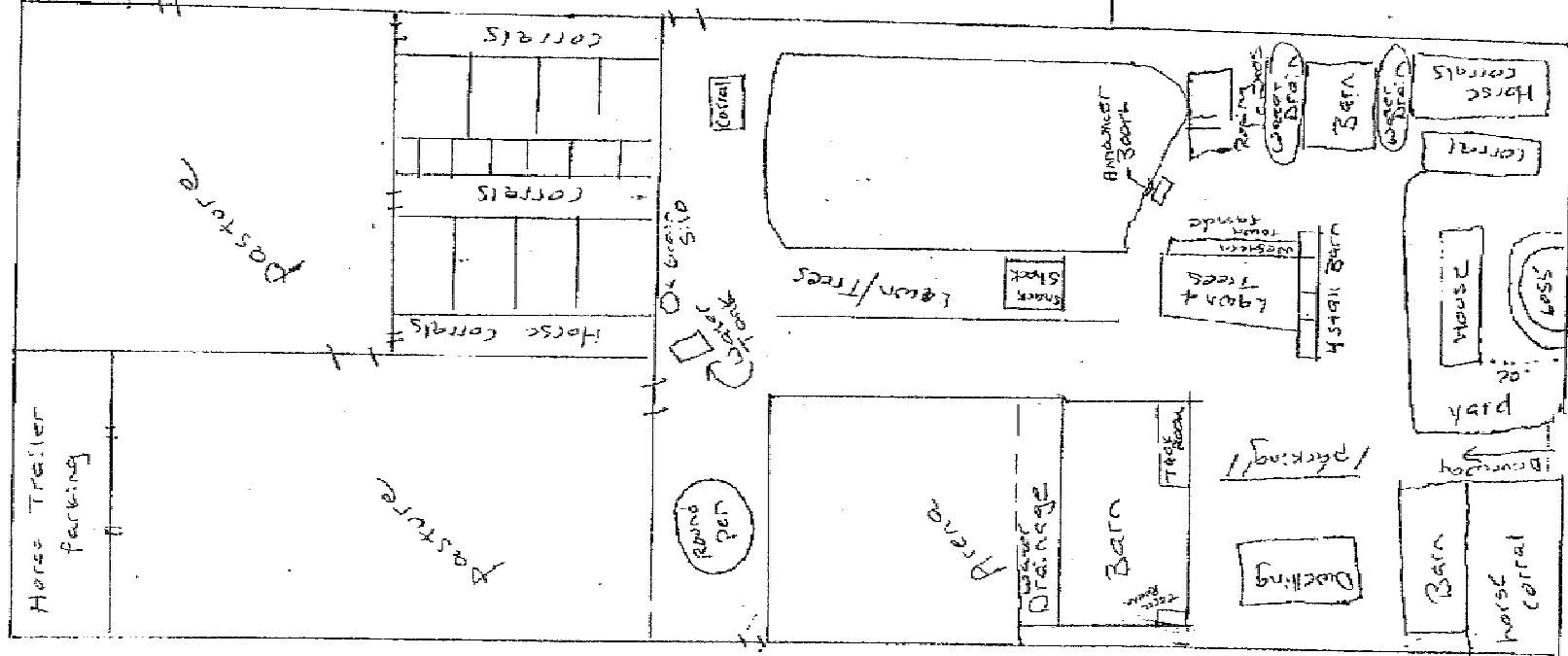


CENTRAL AVE

UP 2008-17 – DIAMOND BAR ARENA
2008 Stanislaus County Aerial

**UP 2008-17 – DIAMOND BAR ARENA
Site Plan**

Almond Trees



Booley Property
Almond Trees