



Stanislaus County Planning Commission Hears Two General Plan and Rezoning Requests October 15: an RV and Boat Storage Yard Near Patterson and a Gas Station, Drive-Through and Car Wash on Central Avenue Near Ceres

Public paper · October 13, 2026 · Zoning desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

The Stanislaus County Planning Commission meets at 6 p.m. Thursday, October 15 in Modesto on two General Plan amendment and rezoning requests that would turn farm-zoned land to Planned Development — an 8.79-acre RV and boat storage facility at 261 Orange Avenue near Patterson and a quick-service restaurant, gas station, convenience store and car wash on 7.16 acres at 5956 Central Avenue near Ceres — plus a six-phase church expansion in Hickman.

The Stanislaus County Planning Commission in California meets at 6:00 p.m. on Thursday, October 15, 2026, in the basement-level chambers at Tenth Street Place, 1010 10th Street, Modesto. Its agenda includes two requests to change the General Plan and zoning on agricultural land, plus a church expansion and a farm parcel split.

The two land use changes

1. Gill RV & Boat Storage Facility — Patterson area (Application PLN2026-0010)

- Request to amend the General Plan and rezone an 8.79-acre parcel from Urban Transition and General Agriculture (A-2-10) to Planned Development.

- Purpose: an RV and boat storage facility.

- Location: 261 Orange Avenue, between 1st Street and Locust Avenue. APN 048-001-038.
- Environmental review: the Commission will consider adopting a Negative Declaration under the California Environmental Quality Act (CEQA).

2. Keyes-Central — Ceres area (Application PLN2025-0015)

- Request to amend the General Plan and rezone a 7.16-acre portion of a 17.6-acre parcel from Agriculture / General Agriculture (A-2-40) to Planned Development (P-D), and to split the parcel into the 7.16-acre lot and a 10.44-acre remainder.
- Purpose: a quick-service restaurant with a drive-through, a gas station, and a convenience store with an attached car wash, built in two phases.
- Location: 5956 Central Avenue, between Turner Road and Keyes Road. APNs 041-038-014 and 041-038-015.
- Environmental review: a CEQA Mitigated Negative Declaration.

Also on the agenda

- Hickman Community Church (Use Permit PLN2024-0070): a six-phase expansion totaling about 42,469 square feet — classroom buildings, a new sanctuary, accessory buildings, outdoor improvements and a monument sign — at 854 I Street in Hickman, on parcels zoned Rural Residential (R-A) and General Agriculture (A-2-10). Mitigated Negative Declaration proposed.
- Consent item, Hudelson Land Company (Parcel Map PLN2026-0027): split a 110.8-acre parcel at 11066 John Fox Road near Hughson into two 55.4-acre parcels in the A-2-40 zone.

How to take part

- Speak at the meeting. The Commission asks speakers to keep comments to about five minutes.
- Staff reports for each item are linked from the agenda at stancounty.com/planning.
- Watch live at stancounty.com/sclive or on local cable.
- Consent items pass in one vote unless someone asks to pull them.
- Planning Commission decisions (not recommendations) can be appealed to the Board of Supervisors within 10 days. The agenda lists the appeal fee as \$1,803. General Plan amendments and rezonings generally go on to the Board of Supervisors for a final decision.

Source

- Stanislaus County Planning Commission, Agenda, October 15, 2026 (stancounty.com/planning/agenda/2026/10-15-2026/CurrentAgenda.pdf).

Notes

- Image: Aerial view of Modesto and Ceres in Stanislaus County, California (file photo, illustrative). Photo: Don Ramey Logan via Wikimedia Commons (CC BY 4.0).
- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).

• Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Zoning desk · Notice Nearby public papers shelf. @NoticeNearYou post pending.

noticenearby.com/papers/stanislaus-county-planning-commission-rezones-oct-15