



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
Building Phone: (209) 525-6557 Fax: (209) 525-7759

October 17, 2024

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

**SUBJECT: USE PERMIT APPLICATION NO. PLN2023-0047 – BEST RV CENTER**

After the publishing of the October 17, 2024, Planning Commission Staff Report for the subject application, the applicant requested a revision to Condition of Approval No. 4, to allow for greater flexibility in the timing to complete the project. The applicant's request described needing six months for design and permitting, six months for demolition and site preparation, and 24 months for construction and site development, for a total of 36 months. Accordingly, staff is proposing the following amendment to Condition of Approval No. 4 to modify the required timing of issuance and completion of all permits (added text is shown in bold font and deleted text is shown in strikeout):

4. ~~Completion of~~ **Issuance of all permitting for** Phase 2 shall be no later than 18 months, **with completion of all permitting no later than 36 months** from project approval, unless extended as permitted under P-D (351).

**RECOMMENDATION**

Staff recommends the Planning Commission provide a recommendation of approval to the Board of Supervisors, as outlined in the October 17, 2024 Planning Commission Staff Report, with the amendment to Development Standard No. 10 as outlined in this Planning Commission Memo.

\*\*\*\*\*

Contact Person: Jeremy Ballard, Senior Planner  
(209) 525-6330, [planning@stancounty.com](mailto:planning@stancounty.com)

COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT



Application Number: PLN 2023-0039  
Application Title: MP Digester  
Application Address: 4900 Dodds Road, Oakdale  
Application APN: 002-003-026

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes  No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_  
Contributor or Contributor Firm's Name: \_\_\_\_\_  
Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:  
The Applicant Yes  No   
The Property Owner Yes  No   
The Subcontractor Yes  No   
The Applicant's Agent/ Lobbyist Yes  No

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.


Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: \_\_\_\_\_  
Name of Contributor: \_\_\_\_\_  
Date(s) of Contribution(s): \_\_\_\_\_  
Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

10/17/2024  
Date  
Earl John Vander Schaaf  
Print Firm Name if applicable

  
Signature of Applicant  
Earl John Vander Schaaf  
Print Name of Applicant