



Referral Early Consultation

Date: October 14, 2020
To: Distribution List (See Attachment A)
From: Kristin Anaya, Assistant Planner, Planning & Community Development
Subject: CONDITION OF APPROVAL MODIFICATION FOR PARCEL MAP NO. 2006-19 & EXCEPTION NO. 2006-02 – LANDS OF SHATSWELL
Respond By: October 29, 2020

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: John Shatswell
Project Location: 10222 Atlas Road, south of Atlas road, north of Foxborough Drive, in the East Oakdale area.
APNs: 010-075-046 & 010-075-047
Williamson Act Contract: Not Applicable
General Plan: LDR (Low Density Residential)
Current Zoning: R-A (Rural Residential)

Project Description: Request to modify the Conditions of Approval of Parcel Map No. 2006-19 & Exception No. 2006-02 – Lands of Shatswell, approved by the Planning Commission on August 16, 2007. The map was recorded on January 17, 2008. The parcel map and exception permitted the subdivision a 2.9± acre parcel into a 2.2± acre parcel, “Parcel 1” (also identified as “Parcel A” in the conditions of approval and recorded map), and 0.6± acre remainder, and was approved with Condition of Approval No. 10 restricting development (including grading and construction) of Parcel “1” until a Specific Plan for the remaining Rural Residential (R-A) zoned properties in the area was adopted.

Recent residential subdivisions in the immediate vicinity include: Kushar, Hillsborough Estates, and Lands of Schutz for a total of 80 residential lots. Remaining R-A zoned property to be included in the Specific Plan includes the area abutting the Stanislaus River, north of the project site, and

the Schutz remainder property, south of the project site. These remaining 43 acres, along with "Parcel 1" of the Lands of Shatswell, represent most of the balance of residentially designated property in the East Oakdale area with further potential for development. Prior to further development in this area, a Specific was determined to be required to address the additional residential development while mitigating the impacts upon the circulation system, agriculture, emergency services, and other services provided by the County and area agencies.

Condition of Approval No. 10 is approved as follows:

10. No development (including grading or construction of any kind) shall occur on Parcel A, beyond the construction of the minimal frontage at Rocborough Drive/Foxborough Drive intersection until a Specific Plan for the remaining residential zoned East Oakdale properties has been adopted by the Board of Supervisors.

The applicant, John Shatswell, has requested that this condition be amended to the following:

10. Parcel A/Parcel 1 may be developed as a Rural Residential (R-A) lot, without allowing for further subdivision into smaller parcels of land until a Specific Plan for the remaining residential-zoned East Oakdale Properties has been adopted by the Board of Supervisors.

With this new Condition of Approval, Parcel 1 of the approved Lands of Shatswell Parcel Map would be permitted to be developed with up to two single-family dwellings in accordance with the Rural Residential (R-A) zoning district prior to the adoption of an East Oakdale Specific Plan. If approved, the dwellings will be served by private well and septic systems and take access off County-maintained Atlas Road. If approved, neither Parcel "1" nor any of the 43 acre in the Specific Plan area could may be subdivided nor could any additional residential development occur on the Lands of Shatswell Remainder without adoption of a Specific Plan.

Attachments:

A – Applicant letter requesting Condition of Approval amendment

B – [Planning Commission Staff Report PM 2006-19 & EXC 2006-02, Dated August 16, 2007](#)

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

CONDITION OF APPROVAL MODIFICATION FOR PARCEL MAP NO. 2006-19 & EXCEPTION NO. 2006-02 – LANDS OF SHATSWELL

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10		STAN CO CEO
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION		STAN CO HAZARDOUS MATERIALS
X	CITY OF: OAKDALE	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 1: OLSEN
X	FIRE PROTECTION DIST: OAKDALE		STAN COUNTY COUNSEL
	GSA:		StanCOG
X	HOSPITAL DIST: OAK VALLEY	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: OAKDALE	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:	X	US ARMY CORPS OF ENGINEERS
	RAILROAD:		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: OAKDALE		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: CONDITION OF APPROVAL MODIFICATION FOR PARCEL MAP NO. 2006-19
& EXCEPTION NO. 2006-02 - LANDS OF SHATSWELL

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) - (attach additional sheet if necessary)

- 1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):

- 1.
2.
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Table with 3 columns: Name, Title, Date

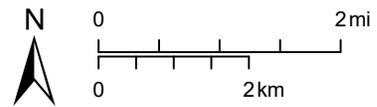
LANDS OF SHATSWELL

COA Modification for PM 2006-19 EXC 2006-02

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



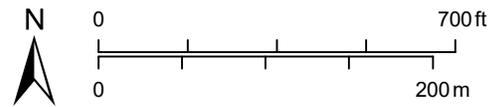
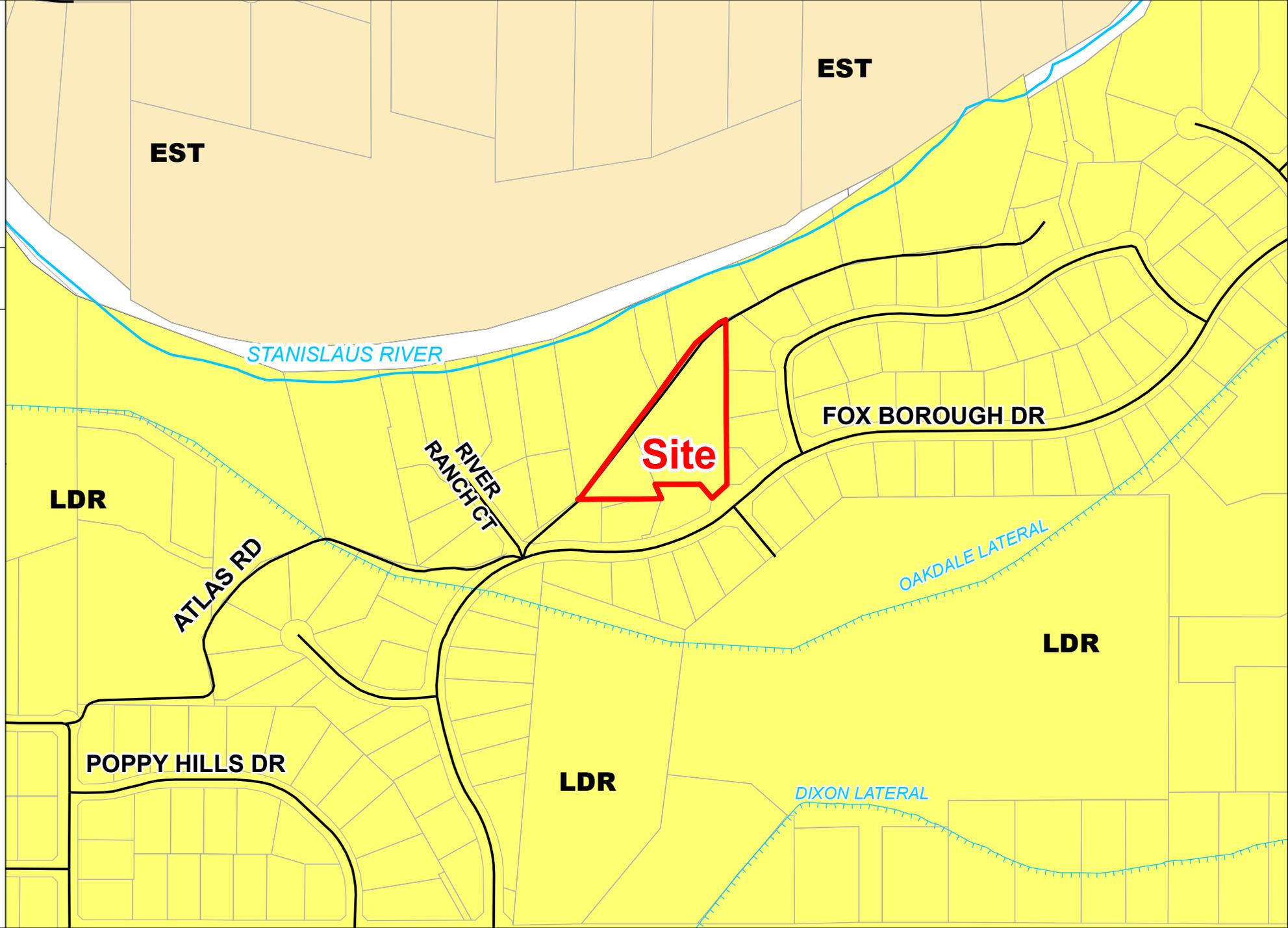
LANDS OF SHATSWELL

COA Modification for PM 2006-19 EXC 2006-02

GENERAL PLAN MAP

LEGEND

-  Project Site
 -  Parcel
 -  River
 -  Road
 -  Canal
- General Plan**
-  Low Density Residential
 -  Estate Residential



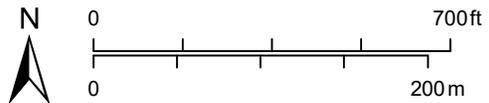
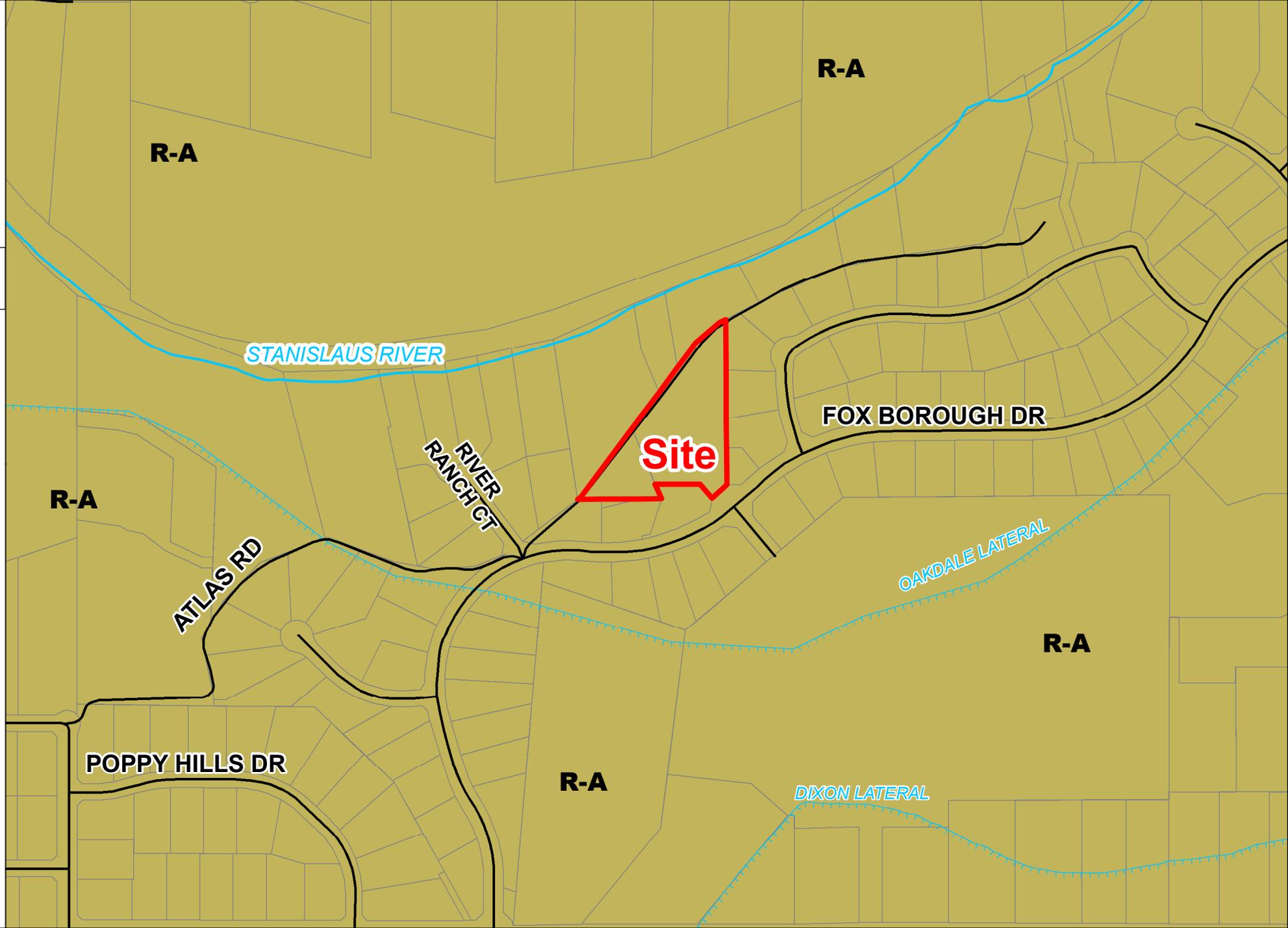
LANDS OF SHATSWELL

COA Modification for PM 2006-19 EXC 2006-02

ZONING MAP

LEGEND

-  Project Site
 -  Parcel
 -  Road
 -  River
 -  Canal
- Zoning Designation**
-  Rural Residential



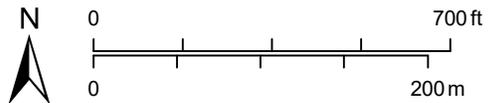
LANDS OF SHATSWELL

COA Modification for PM 2006-19 EXC 2006-02

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  River
-  Canal



LANDS OF SHATSWELL

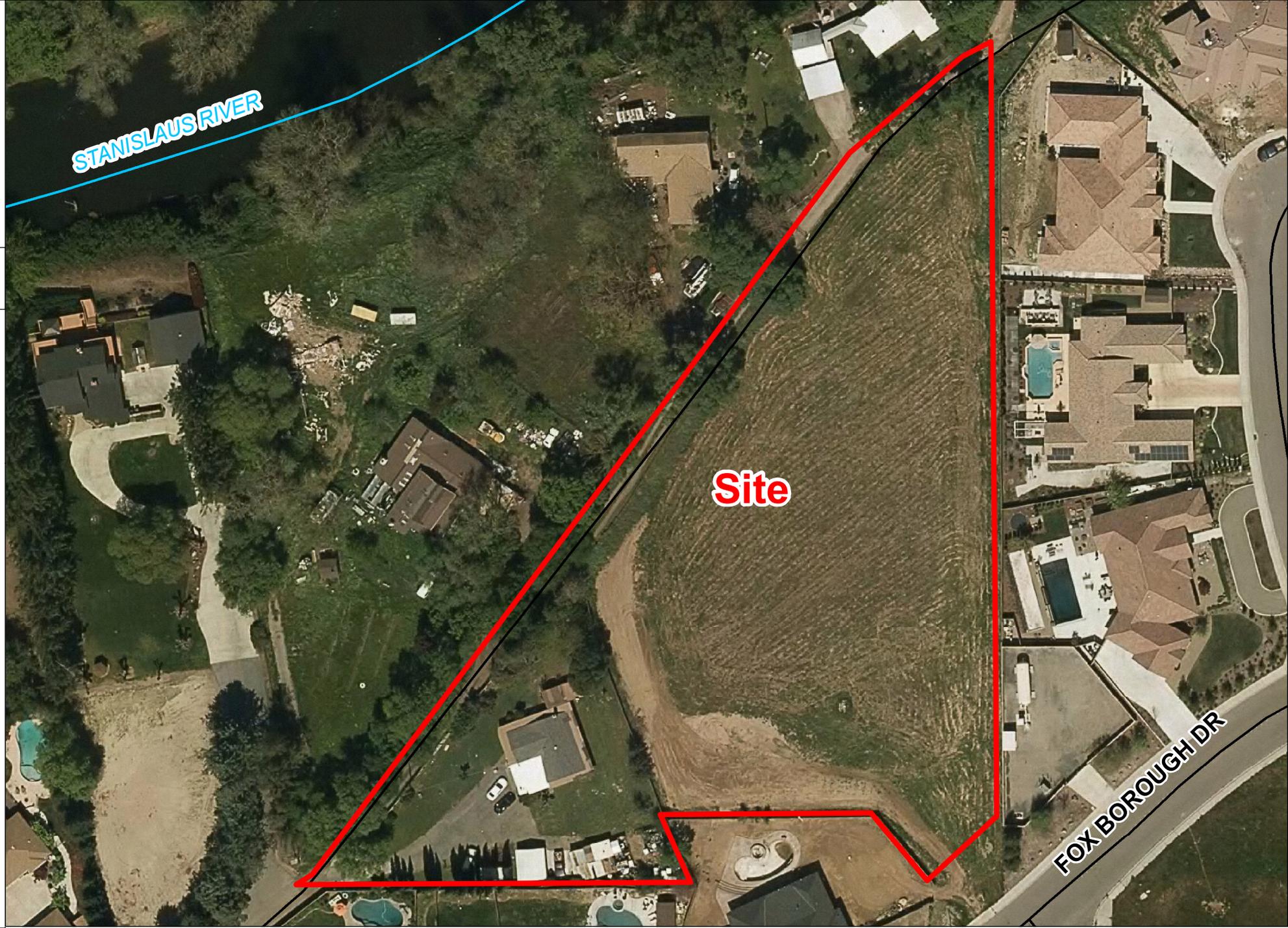
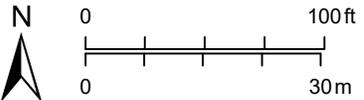
COA Modification for
PM 2006-19
EXC 2006-02

2017 AERIAL SITE MAP

LEGEND

 Project Site

 Road



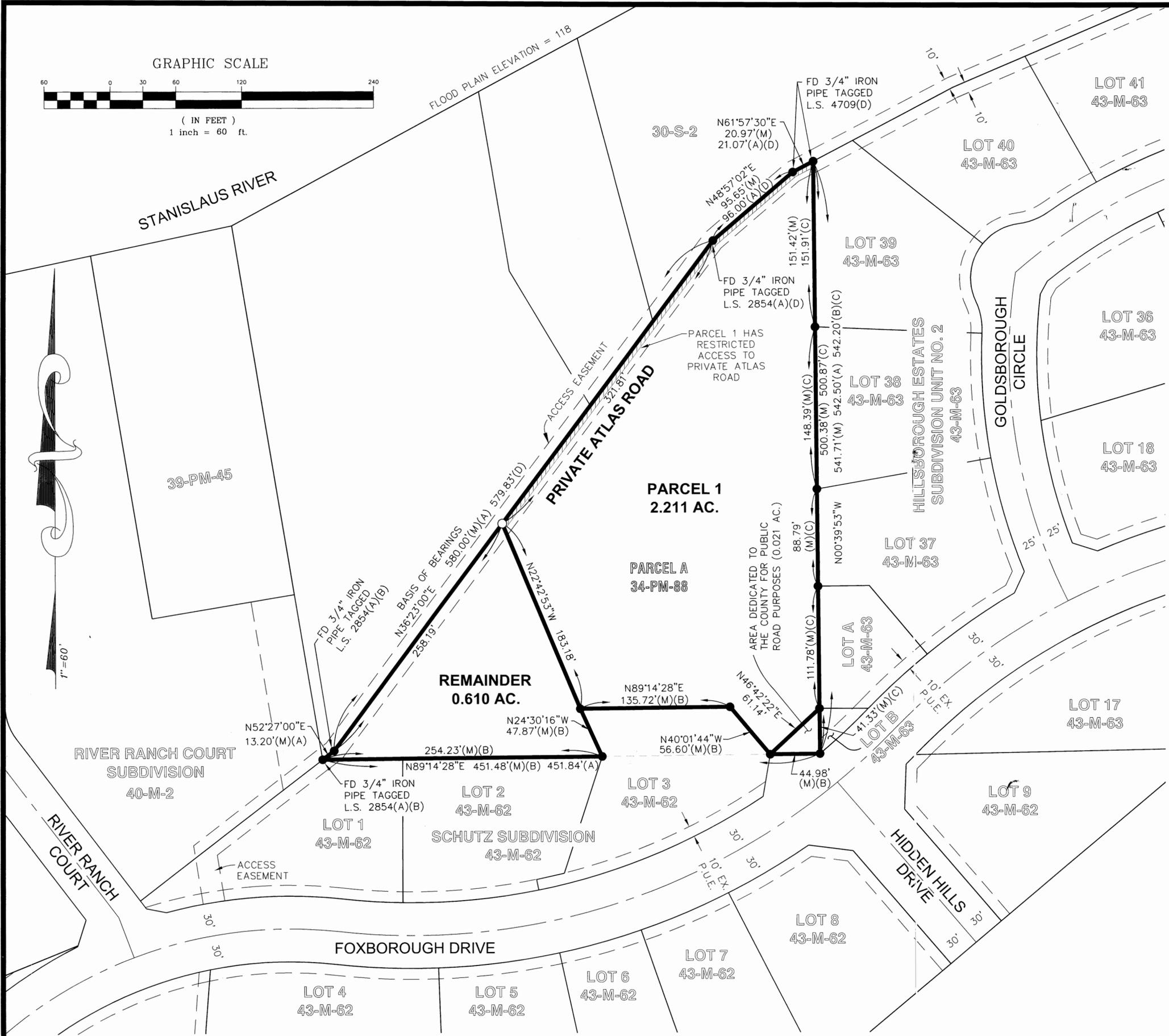
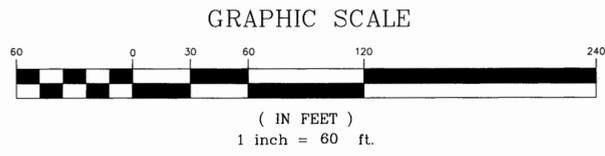
55 PM 73

PARCEL MAP

BEING A DIVISION OF A PORTION OF PARCEL A AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 34 OF PARCEL MAPS, AT PAGE 88, STANISLAUS COUNTY RECORDS, LYING IN THE SOUTHWEST QUARTER OF SECTION 6, T2S., R.11E., M.D.M., STANISLAUS COUNTY, CALIFORNIA
SCALE 1" = 60' OCTOBER 2007



460 N. YOSEMITE AVENUE, SUITE 10
OAKDALE, CA 95361
(209) 845-9175 ☒ (209) 845-9177 (FAX)



BASIS OF BEARINGS

A BEARING OF NORTH 36°23'00" EAST FOR THE WEST LINE OF PARCEL A, AS SHOWN ON BOOK 34 OF PARCEL MAPS AT PAGE 88, STANISLAUS COUNTY RECORDS.

NOTES:

1. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED UNLESS NOTED OTHERWISE.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. ALL RECORD INFORMATION IS FROM STANISLAUS COUNTY RECORDS, UNLESS NOTED OTHERWISE.

TOTAL BOUNDARY: 2.842 ACRES
1 PARCEL, 1 REMAINDER

LEGEND

- FOUND 1/2" REBAR TAGGED L.S. 5792, UNLESS NOTED OTHERWISE
 - SET 3/4" IRON PIPE TAGGED L.S. 7795
- P.U.E. PUBLIC UTILITY EASEMENT

REFERENCES:

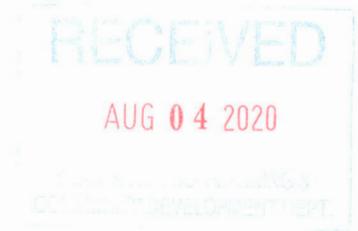
- (A) 34-PM-88
- (B) 43-M-62
- (C) 43-M-63
- (D) 30-S-2

55 PM 73

To: Kristin Doud

From: John Shatswell

Re: APN: 010-075-046 Request to Amended Conditions of Approval



Kristin,

Thank you for your prompt correspondence on 7-21-20 regarding the information and direction to allow for development of a single-family dwelling on the above referenced parcel.

Enclosed is our check in the amount of \$2,492. For application FEE.

EXISTING CONDITION OF APPROVAL

10. No development (including grading or construction of any kind) shall occur on Parcel A, beyond the construction of the minimal frontage at Rocborough Drive / Foxborough Drive intersection until a Specific Plan for the remaining residential zoned East Oakdale properties has been adopted by the Board of Supervisors.

POSSIBLE RE-WORDING of the CONDITION of APPROVAL ?

Parcel A may be developed as a rural residential (R-A) lot, without allowing for further subdividing into smaller parcels of land until a Specific Plan for the remaining residential zoned East Oakdale properties has been adopted by the Board of Supervisors.

Thank You,

A handwritten signature in black ink, appearing to read "John Shatswell".

John Shatswell

john@westerndrywall.com

209-652-3735

ATTACHMENT B - Planning Commission Staff Report PM 2006-19 & EXC 2006-02, Dated August 16, 2007

To view a complete copy of Attachment B, click on the following link:

<http://www.stancounty.com/planning/agenda/2007/08-16-07/Lands%20of%20Shatswell%20SR.pdf>