



## Referral Early Consultation

**Date:** October 5, 2016

**To:** Distribution List (See Attachment A)

**From:** Rachel Wyse, Associate Planner, Planning and Community Development

**Subject:** SPECIFIC PLAN AMENDMENT APPLICATION NO. PLN2015-0123 – DIABLO GRANDE 2016

**Respond By:** October 24, 2016

**\*\*\*\*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:** World International LLC

**Project Location:** Diablo Grande Community (9501 Morton Davis Drive), 10 miles southwest of the City of Patterson

**APN:** Book 025, Index B, C, & D

**Williamson Act Contract:** Not applicable

**General Plan:** Specific Plan

**Current Zoning:** S-P(1), (Specific Plan 1)

**Project Description:** Request to amend the SP-1 zoning district to 1) reflect current conditions at the site including: i) the Legends Golf Course closure, ii) modifications to the emergency communication system, and iii) the construction of the sewer line to the City of Patterson; and, 2) to revise the Preliminary Development Plan Land Use designations to provide a broader range of residential unit and lot sizes and types, increase development density, and utilize the 15% unit shift between villages allowed by the Specific Plan. Consistent with the adopted EIR and Specific Plan, residential development after the amendment is projected at 2,354 units. This falls within the adopted EIR range of 1,870 to 2,530 units for Village 1 (Page III-13) (See Diablo Grande 2016 Specific Plan Amendment Overview.)

Full document with attachments available for viewing at:

<http://www.stancounty.com/planning/pl/act-projects.shtm>

I:\Planning\Staff Reports\SPA\2015\SPA PLN2015-0123 - DIABLO GRANDE 2016\Early Consultation Referral\EARLY CONSULTATION\_KL.docx

**SPECIFIC PLAN AMENDMENT APPLICATION NO. PLN2015-0123 – DIABLO GRANDE 2016**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	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
X	CEMETERY DISTRICT: Hills Ferry		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: Patterson & Newman	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: West Stanislaus	X	STAN CO SUPERVISOR DIST 5: DeMartini
X	HOSPITAL DIST: Del Puerto	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: Turlock	X	StanCOG
X	MOSQUITO DIST: Turlock	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: Frontier
X	POSTMASTER: Patterson	X	TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD	X	US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: Newman/Crows Landing	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER	X	WATER DIST: Western Hills
X	PROPANE: J.S. West	X	OTHER: Bertolotti Disposal

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** SPECIFIC PLAN AMENDMENT APPLICATION NO. PLN2015-0123 – DIABLO GRANDE 2016

Based on this agencies 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.

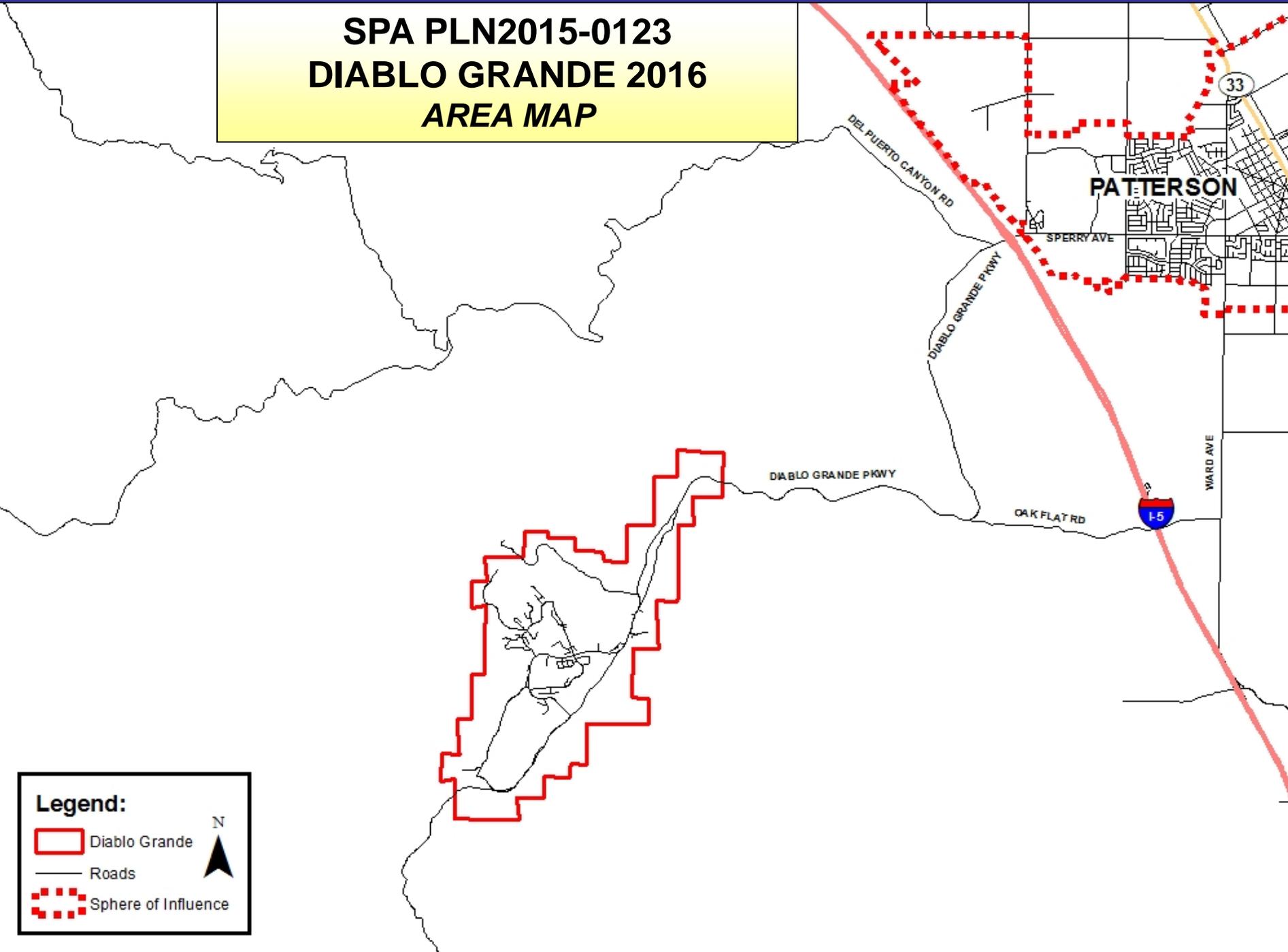
In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

\_\_\_\_\_  
Name Title Date

**SPA PLN2015-0123  
DIABLO GRANDE 2016  
AREA MAP**



**Legend:**

-  Diablo Grande
-  Roads
-  Sphere of Influence

N 

**SPA PLN2015-0123  
DIABLO GRANDE 2016  
GENERAL PLAN MAP**

**AG**

**AG**

**SP-1**

**AG**

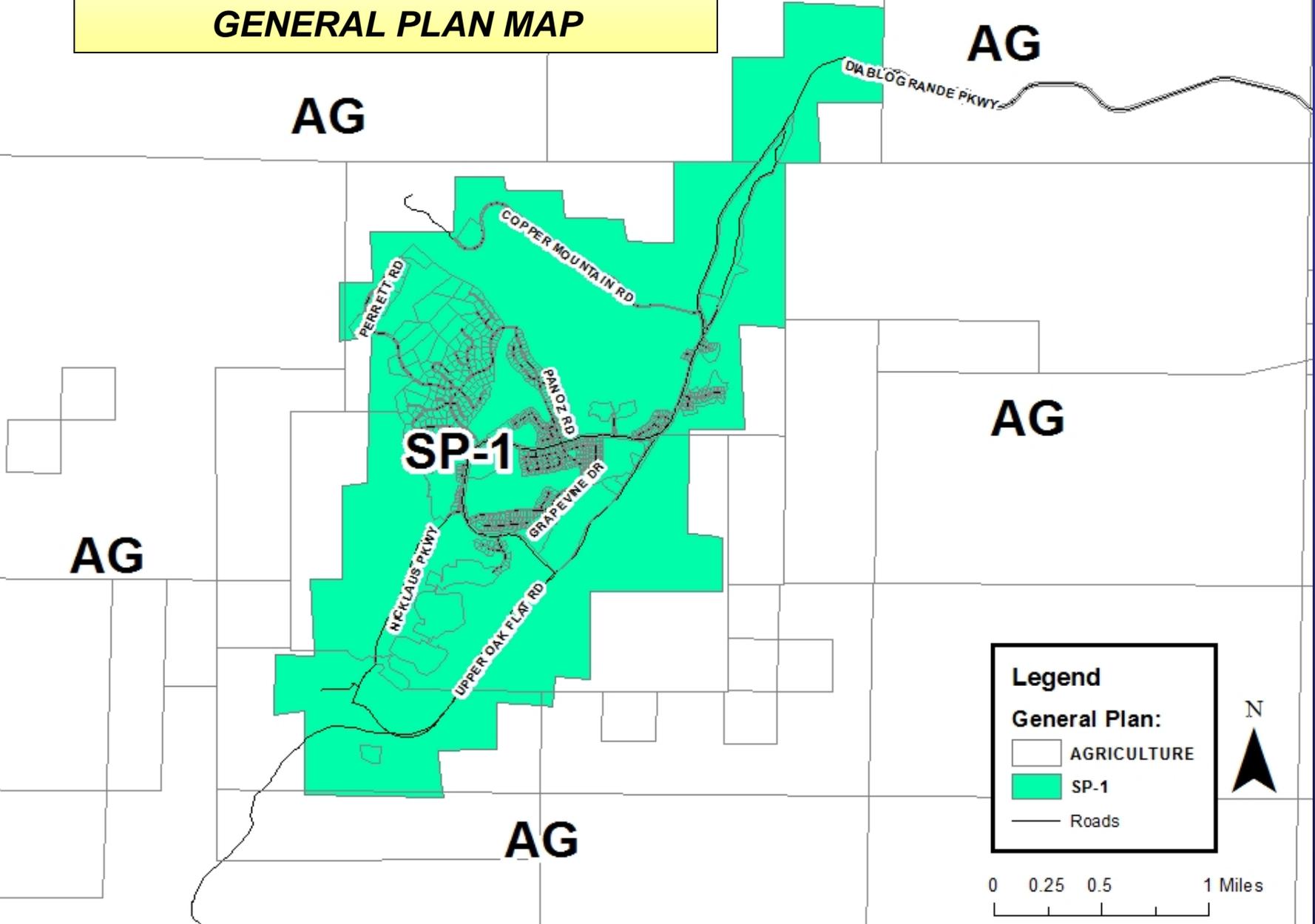
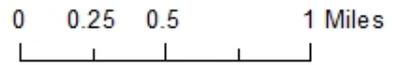
**AG**

**AG**

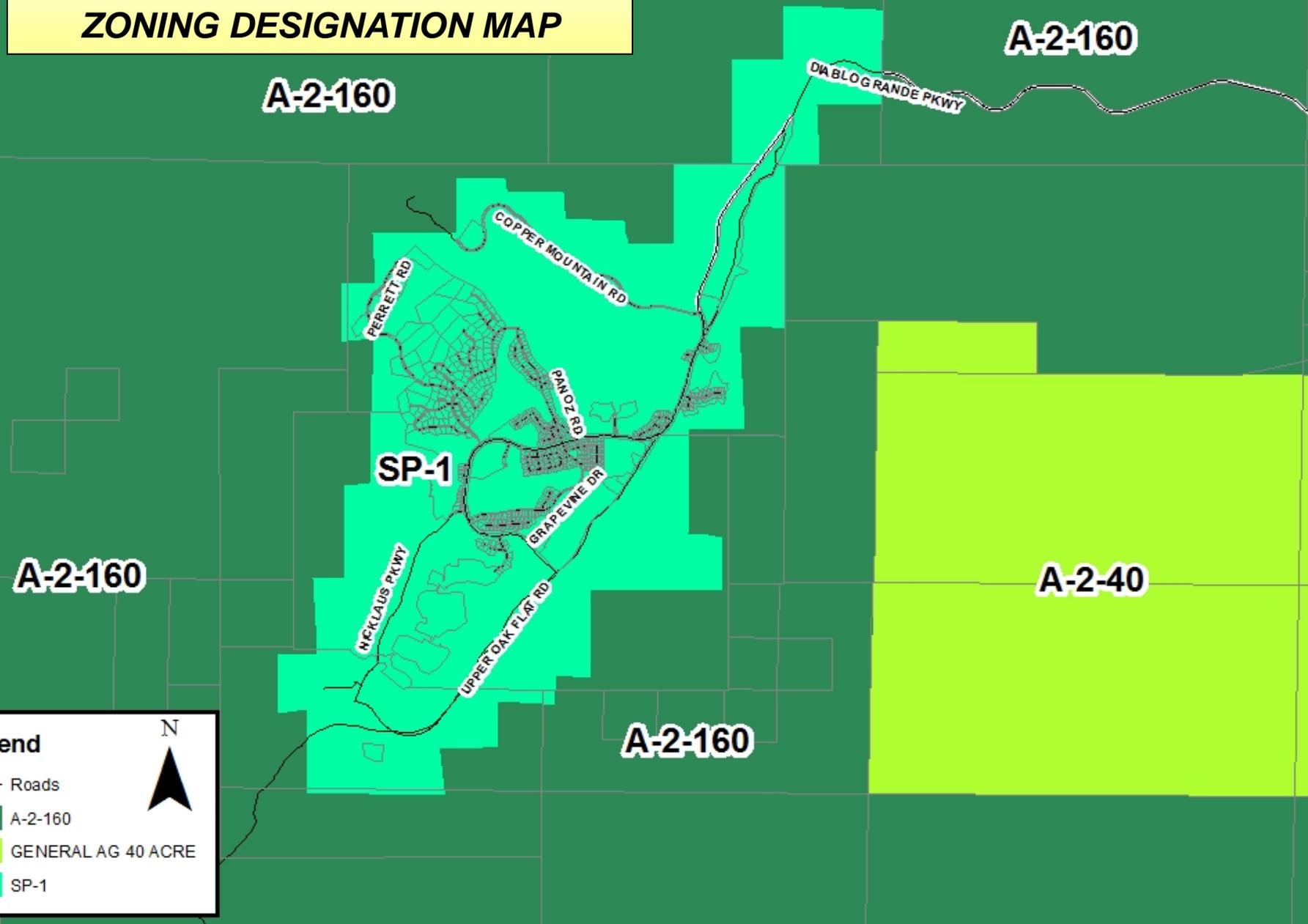
**Legend**

**General Plan:**

-  AGRICULTURE
-  SP-1
-  Roads



**SPA PLN2015-0123  
DIABLO GRANDE 2016  
ZONING DESIGNATION MAP**



# SPA PLN2015-0123 DIABLO GRANDE 2016 CURRENT PRELIMINARY DEVELOPMENT PLAN

## PHASING MAP UNITS 1-5

SOURCE:  
ROBERT R. GRAHAM, AICP  
PLANNING DIRECTOR  
DIABLO GRANDE  
MAY 2002



PHASE 1 PLANNING AREA = 2250 ACRES

LAND USE	ACRES
<b>RESIDENTIAL</b>	
<b>SINGLE FAMILY</b>	854
Planned Development	18
Patio Homes	15
R-5	45
R-8	38
R-10	101
R-20	209
R-40	221
Estate (8 AC. MIN.)	204
<b>MULTIPLE FAMILY - CONDOS</b>	23
Resort	9
Golf Course	20
Town Center	N.A.
<b>PUBLIC FACILITIES</b>	22
Water Treatment	18
Mant. Center	4

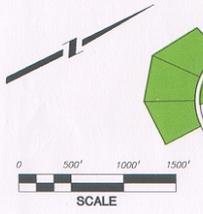
\*AT LEAST 50% OF EACH ESTATE LOT WILL BE RETAINED IN NATURAL OPEN SPACE IN ESTATE LOTS SHOWN OUTSIDE PHASE 1 BOUNDARY

\*\*AT LEAST 50% OF THE ACRES ALLOCATED TO OPEN SPACE SHALL ALSO BE CONSIDERED AS HILLSIDE AREA

\*\*\*ACRES FOR THE OPEN SPACE PORTIONS OF EACH GOLF COURSE AND PARK HAS BEEN INCLUDED IN THE TABLE UNDER "CREEK SIDE AREA"

LAND USE	ACRES	%
<b>EMPLOYMENT AREAS</b>	39	2.
Hotel/Lodg. Center	14	
Town Center	7	
Winery	3	
Golf Club	12	
Tennis Club	3	
<b>ROADS</b>	187	8.
Parkway (80' R.O.W.)	21	
Others (80'-90' R.O.W.)	147	

LAND USE	ACRES	%
<b>OPEN SPACE &amp; RECREATION</b>	1163	52.
Hillside Area **	598	22.
Creek Side Area ***	297	13.
Parks ***	49.	2.
Indian Rocks	4.5	
Community	5	
Historic Ranch	1	
Golf Courses ***	255.	12.
The Ranch	1.32	
The Legends	123	
Vineyards	44	2.
Ponds	22	1.
<b>TOTAL PHASE 1</b>	2250	100



## REVISED PRELIMINARY DEVELOPMENT PLAN

- LEGEND**
- ( ) ARCHED CULVERT
  - LINES OF TRAVELED W/ COUPLED MOUNTAIN ROAD CORRIDOR
  - - - INDIVIDUAL LOT BOUNDARY
  - - - CART PATH AND/OR TRAIL BRIDGE
  - - - DRIVE CULVERT FOR CART CROSSING
  - - - PROPOSED TRAIL WITHIN WETLAND CORRIDOR
  - W WATER STORAGE TANK

\* EDGE LOCATIONS FOR INDIVIDUAL LOT BOUNDARIES SHALL BE DETERMINED BY LOT OWNER, SUBJECT TO APPROVAL BY DIABLO GRANDE DESIGN REVIEW COMMITTEE.

**THOMPSON-HYSELL  
ENGINEERS**

100 W. F.R.L. DR., SUITE 100  
DANA POINT, CALIF. 92629  
TEL: 949.261.2100  
WWW.THENGINEERS.COM



**SPA PLN2015-0123**  
**DIABLO GRANDE 2016**  
**(2015) AERIAL MAP**

**SITE**

