



Referral Early Consultation

Date: February 7, 2023

To: Distribution List (See Attachment A)

From: Teresa McDonald, Associate Planner
Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2022-0147 – RICHARD MARSHALL

Respond By: February 27, 2023

******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 the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included 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: Richard Marshall

Project Location: 9924 Country Oak Court, between Orange Blossom Road and Blue Oak Drive, in the Oakdale area.

APN: 010-063-014

Williamson Act Contract: N/A

General Plan: Low Density Residential

Current Zoning: Rural Residential (R-A)

Project Description: Request to maintain up to 50 Racing Homing Pigeons within an existing 112 square-foot structure in the Rural Residential (R-A) zoning district. A Staff Approval Permit is required to maintain Racing Homer Pigeons in accordance with Chapter 21.92 of the Zoning Ordinance. The existing 112 square-foot structure is eight feet by fourteen feet and located approximately 13 feet from the southern property line. As required by Chapter 21.92, the proposed structure exceeds the minimum required distance of 45 feet from dwellings on adjacent parcels in all directions. The pigeons are released approximately five times a week from April through October and two times a week from November through March, as part of their training and exercise routine. Training an exercise consist of being released from the project site or transported in cages via pickup truck and released on other properties ranging from five to fifty miles away. The pigeons fly for approximately one hour and return to their loft. The waste is cleaned out of the existing structure

at least once a week, placed in a garbage bag, and deposited in the municipal waste garbage can. The project site is also improved with a single-family dwelling and has access to County-maintained Country Oak Court.

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

STAFF APPROVAL APPLICATION NO. PLN2022-0147 – RICHARD MARSHALL

Attachment A

Distribution List

X	AMERICAN RACING PIGEON UNION	X	STAN CO DER
X	CALIFORNIA STATE RACING PIGEON ORGANIZATION	X	STAN CO PUBLIC WORKS
X	STANISLAUS FIRE PREVENTION BUREAU	X	SURROUNDING LAND OWNERS
		X	STAN CO ANIMAL SERVICES



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2022-0147 – RICHARD MARSHALL

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:






Name	Title	Date
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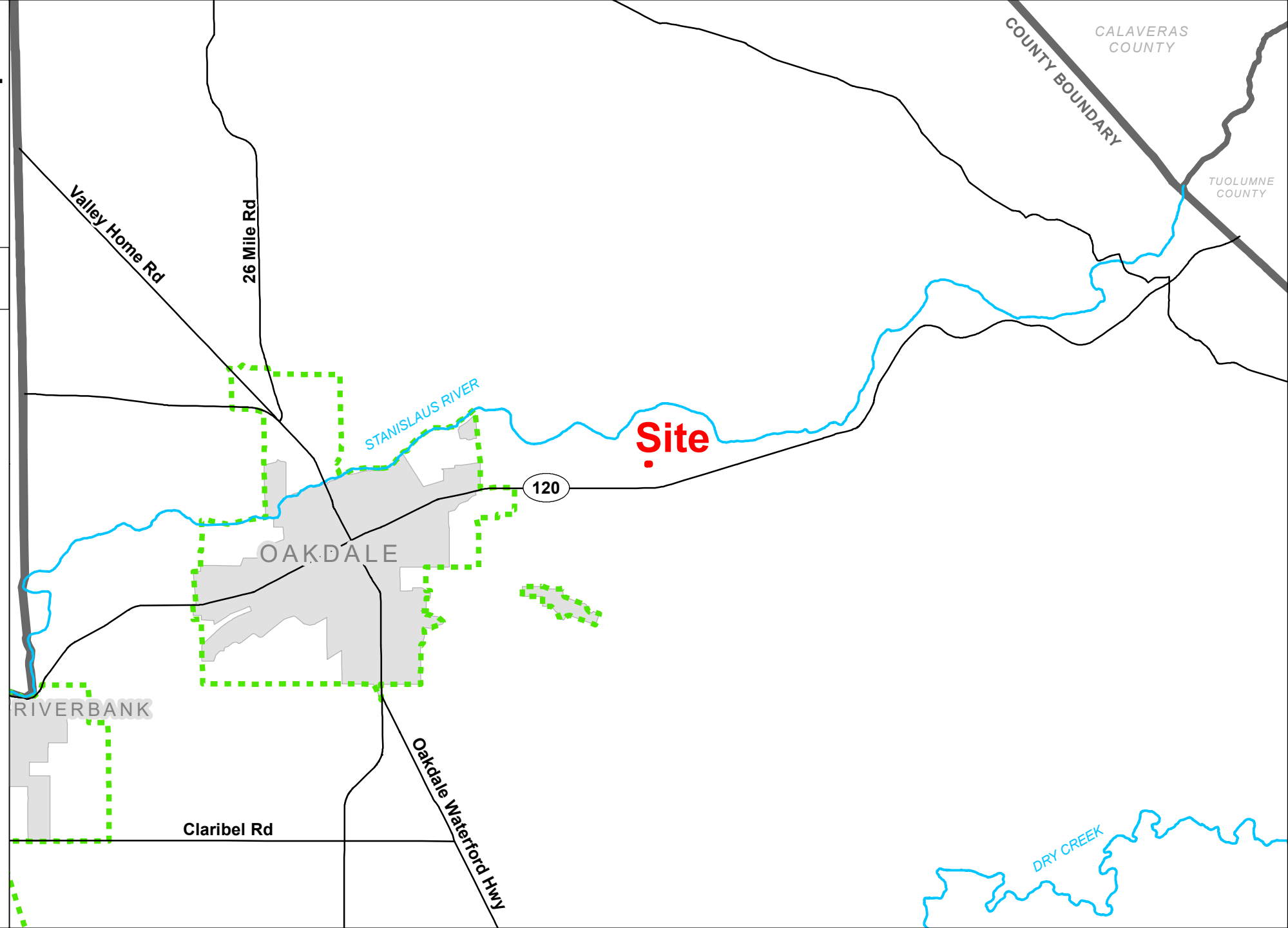
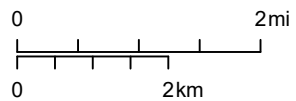
RICHARD MARSHALL

SAA
PLN2022-0147

AREA MAP

LEGEND

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







RICHARD MARSHALL




**SAA
PLN2022-0147**

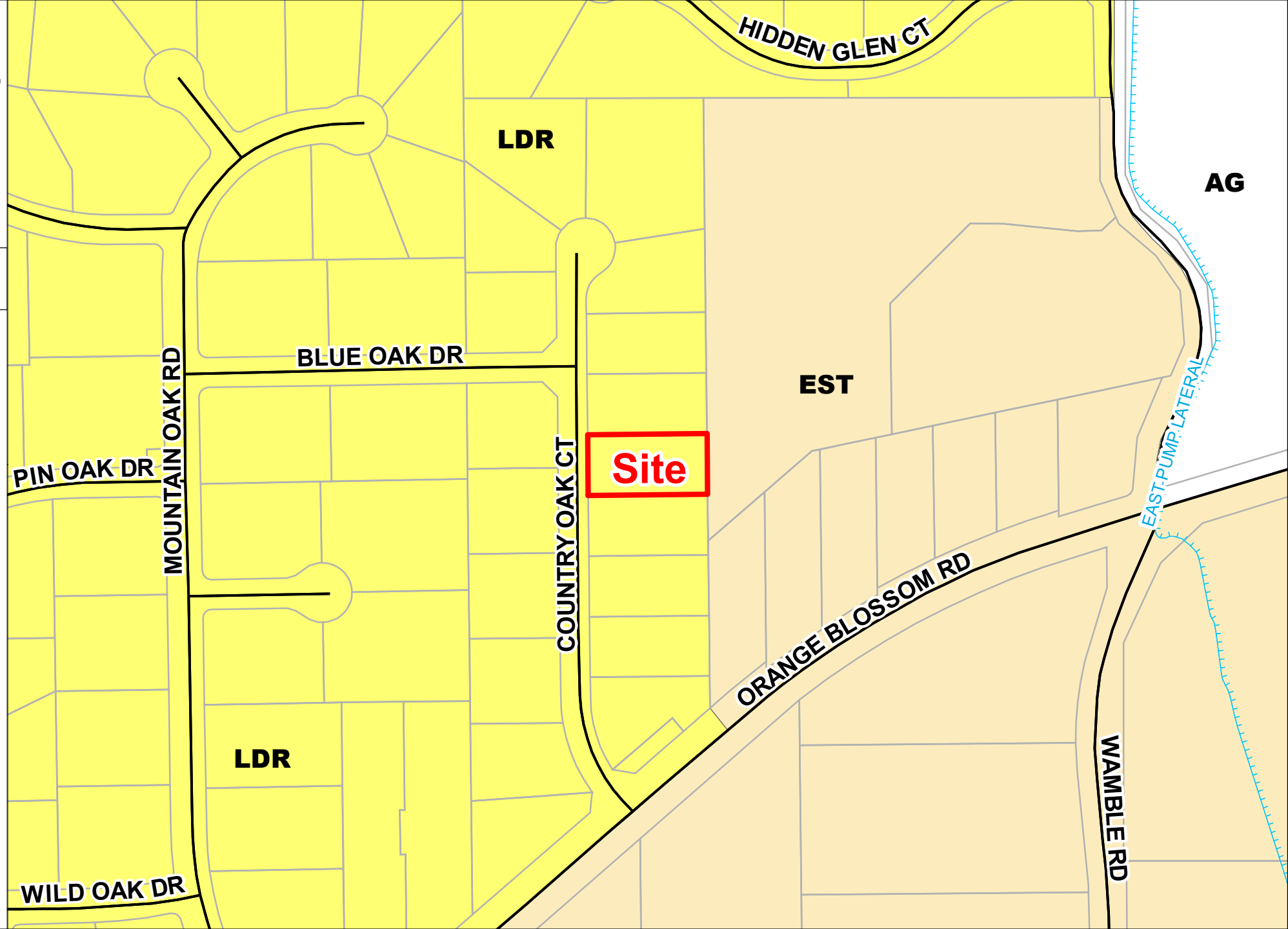
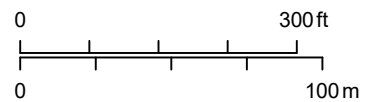
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

General Plan

-  Agriculture
-  Low Density Residential
-  Estate Residential



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ZONING MAP

LEGEND

 Project Site

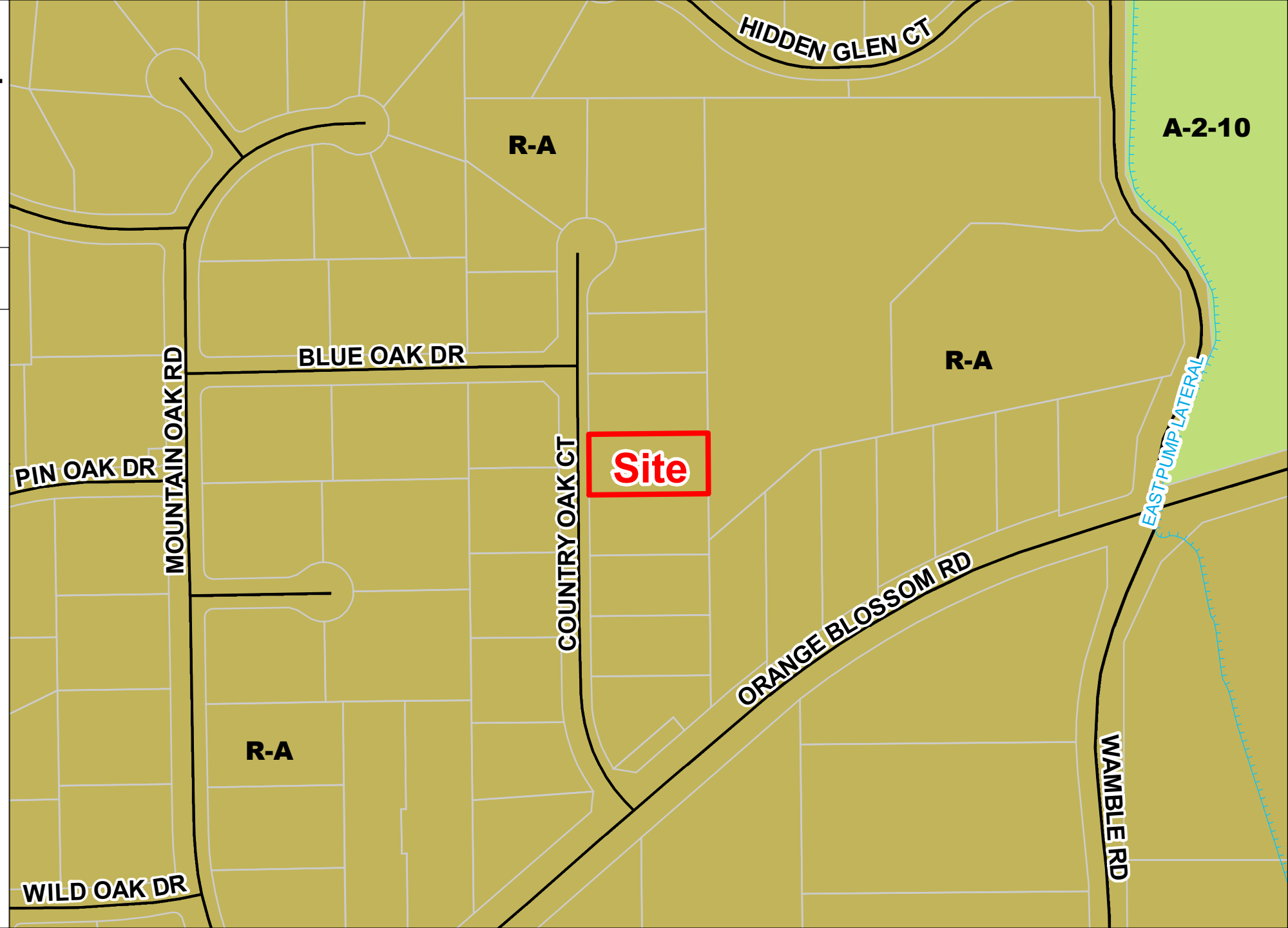
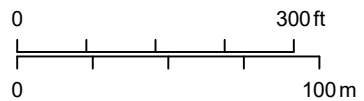
 Parcel

 Road  Canal

Zoning Designation

 General Agriculture 10 Acre

 Rural Residential






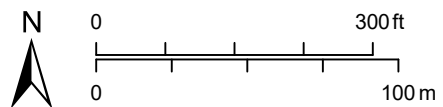
RICHARD MARSHALL

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PLN2022-0147**

2022 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 12/13/2022




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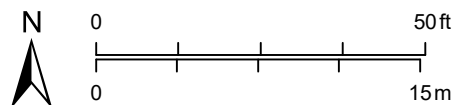
2022 AERIAL SITE MAP

LEGEND

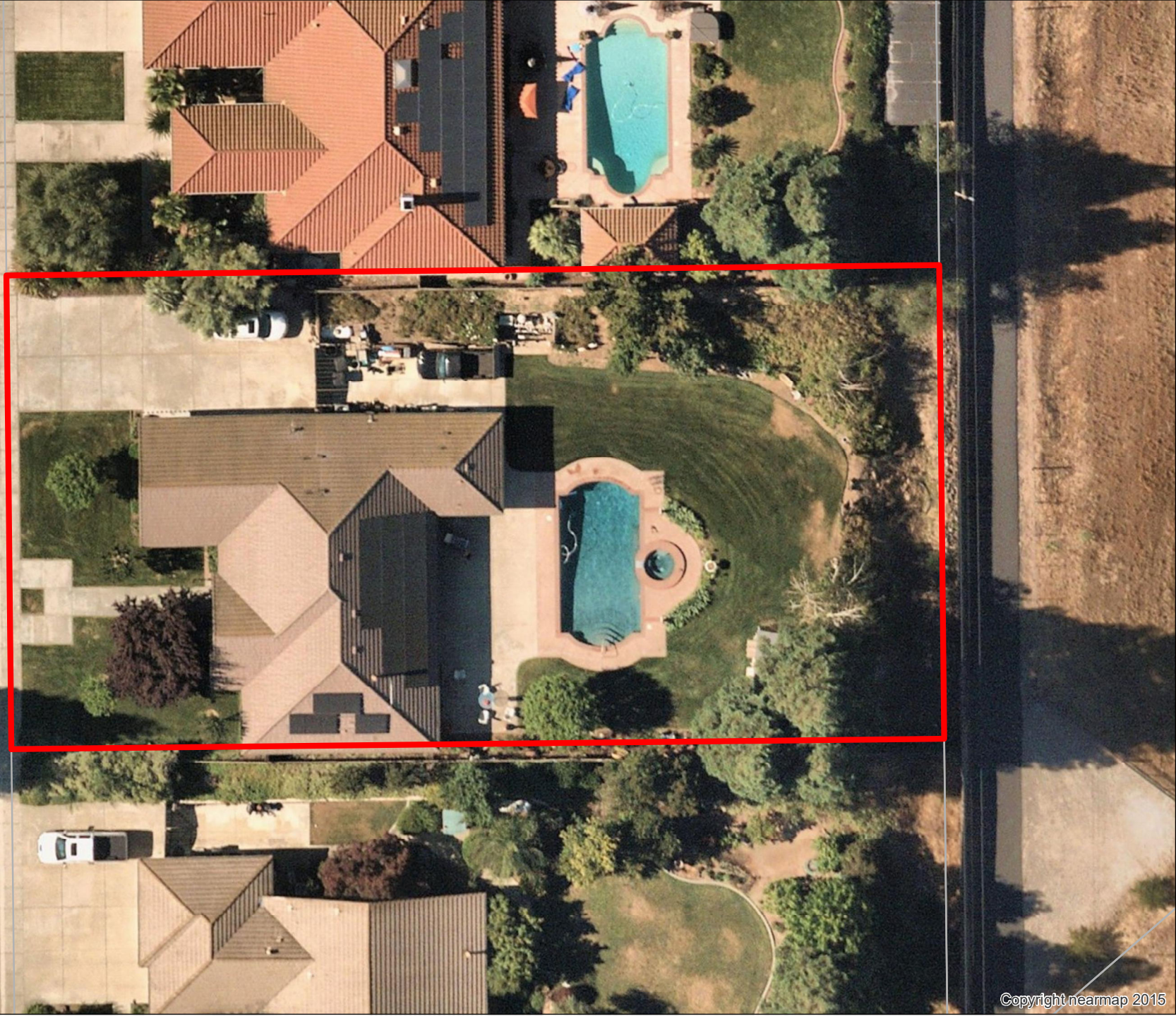
 Project Site

 Road

 Canal



COUNTRY OAK CT



RICHARD MARSHALL


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PLN2022-0147**

ACREAGE MAP

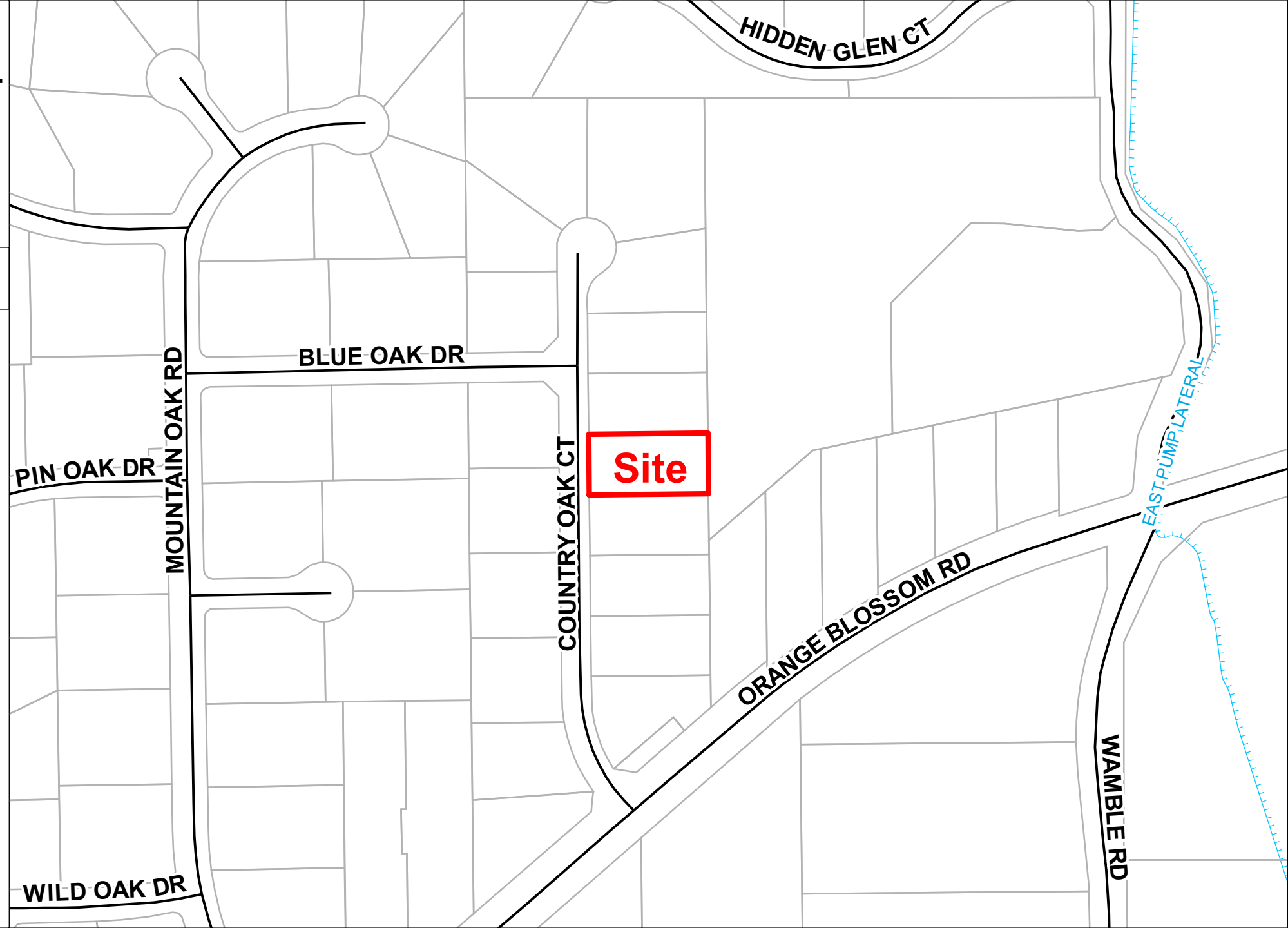
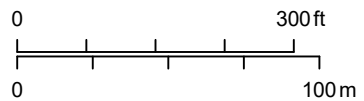
LEGEND

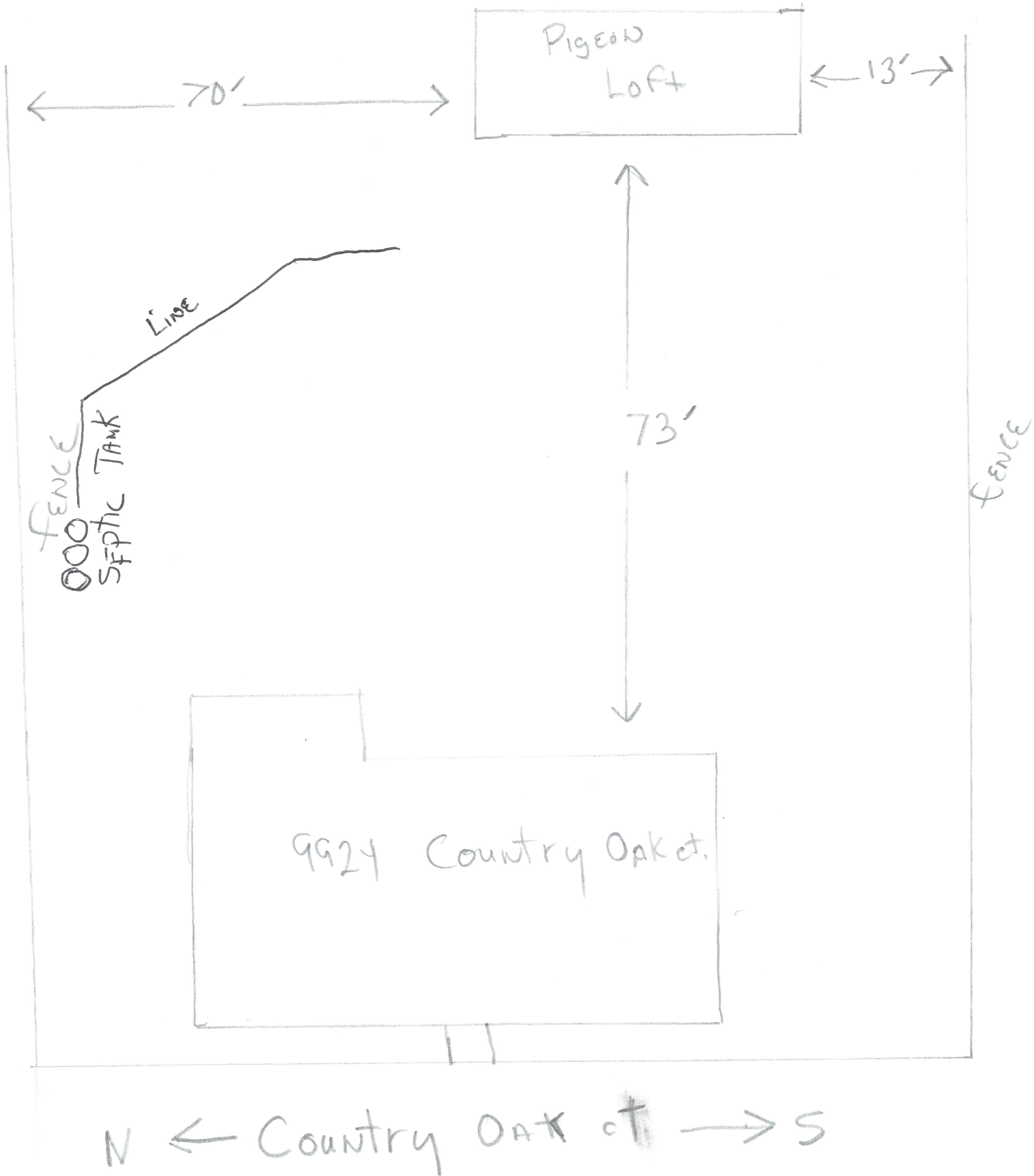
 Project Site

 Parcel/Acres

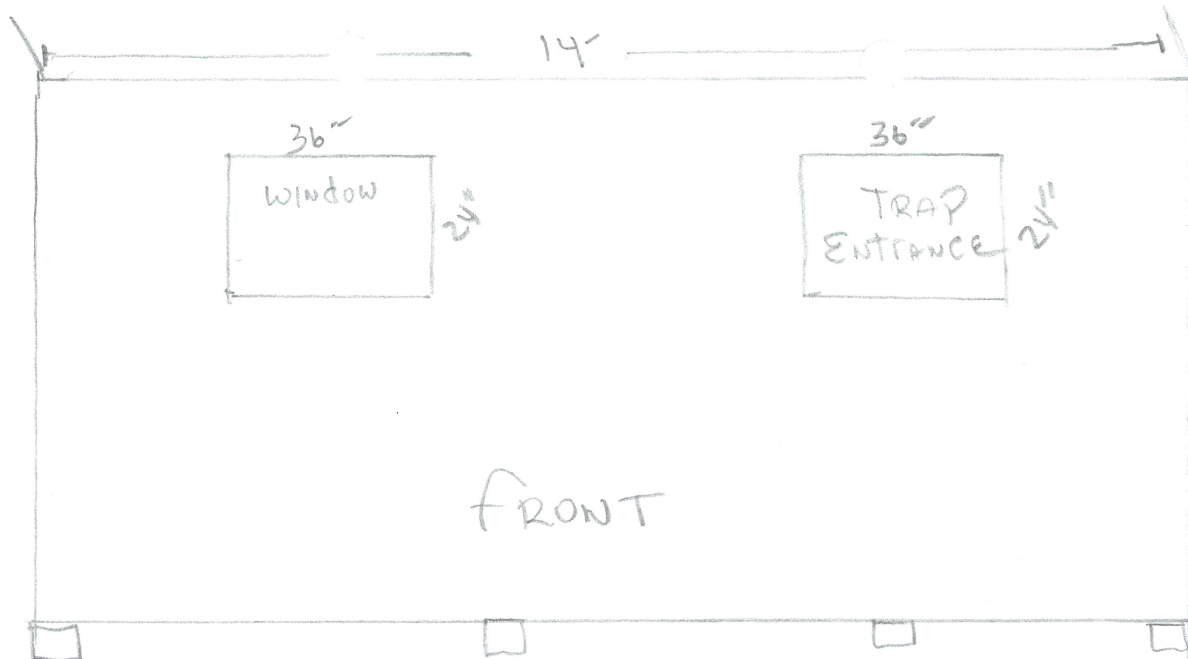
 Road

 Canal

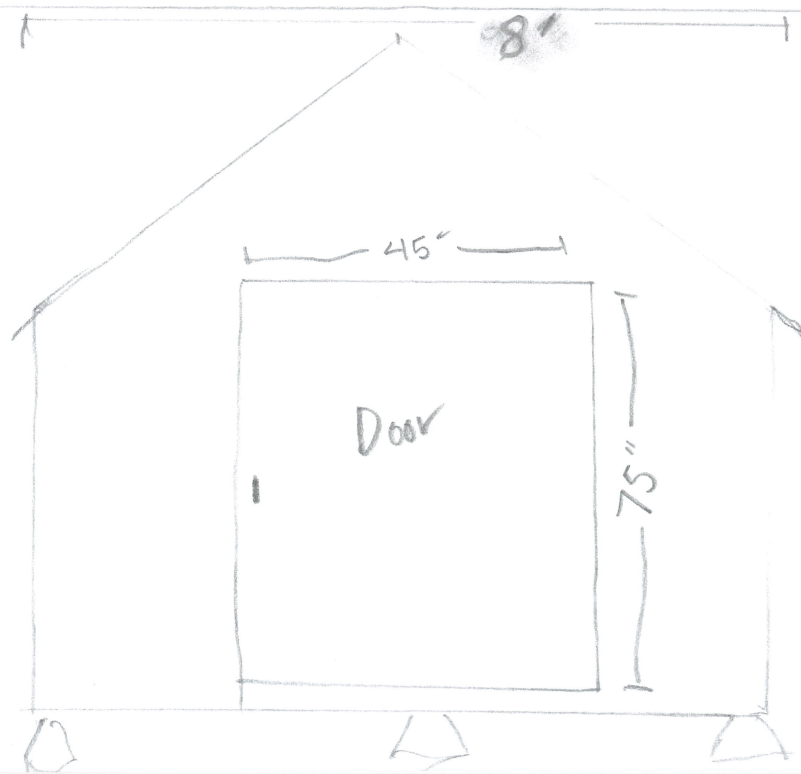




front



Side





11/03/2022 10:50

November 20, 2022

To Whom It May Concern:

I am submitting this application for consideration to own and maintain approximately 40 to 50 birds classified as Racing Homing Pigeons, and their loft which is 8 X 14, 112 square feet. Initial contact was made by Jeanette Aguirre from Environmental Resources (Code Enforcement) and she took pictures and measurements of my property at that time. Please review her report.

I currently have 43 homing pigeons and I plan on never having more than 50. The 8 X 14 loft is an existing structure.

I release my birds to exercise every day when possible. When they are released they fly for an hour or so and return to their loft. They are trained to immediately enter their loft. They do not land on other people's property. I also release my birds from other locations as part of their exercise and training routine.

Keeping my pigeons healthy and their loft clean and sanitary is a priority for me. They are always provided fresh water and quality food. Healthy birds are happy birds!

When I was a teen growing up in Fremont CA, I raised homing pigeons. Then I served 2 years in the military and came home to raise my family of 4 great kids. Now I'm retired after working 50 + years and have the time and energy to devote to my favorite hobby and pastime of raising and training homing pigeons again. This really makes me happy. Raising, training and caring for these birds is a great experience.

I have had several of my neighbors tell me they enjoy watching my birds in flight, making their moves in unison, soaring then dipping and diving, quite a sight to see.

I want to thank you in advance for your consideration of my application. If there is further information needed please contact me.