



Referral Early Consultation

Date: October 29, 2025

To: Distribution List (See Attachment A)

From: Shante Ruiz, Staff Services Technician
Planning and Community Development

Subject: PARCEL MAP APPLICATION NO. PLN2025-0082 - PETERSON

Respond By: November 18, 2025

******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: Phillip A. Peterson

Project Location: 7185 Richardson Road and 4966 Webster Avenue, between State Route 108 and Mesa Drive, in the Riverbank area.

APN: 062-013-001

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-3)

Project Description: Request to subdivide a 9.60± acre parcel into three parcels, ranging from 3± to 3.42± acres in size, in the General Agriculture (A-2-3) zoning district. The current parcel is planted in walnut trees and is improved with a 862± square-foot single family dwelling, 359± square-foot shed, 2,400± square-foot agriculture storage building along with a 1,344± square-foot roof only pole barn. If approved, proposed Parcel 1 will be improved with the existing 359± square-foot shed, will continue to be planted in walnut trees and, have a proposed 15-foot-wide private access and utility easement along the east property line. Proposed Parcel 2 will be improved with the existing 862± square-foot home, 2,400± square-foot agricultural storage building, 1,344± square-foot roof only pole barn, walnuts trees, and a proposed 30-foot-wide private irrigation easement for the benefit of

proposed Parcel 1 along the south property line. Proposed Parcel 3 will continue to be planted in walnut trees and a proposed 40-foot-wide private irrigation easement for the benefit of proposed Parcels 1 and 2 along the south property line, and a proposed 10-foot-wide Irrevocable Offer of Dedication (IOD) for Richardson Road along the east property line.

If approved proposed Parcels 1 and 3 could be developed with one single-family dwelling and one accessory dwelling unit (ADU) per parcel; in addition, to accessory structures associated with the single-family dwellings or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.20.020(B). If approved proposed Parcel 2 will have the existing single-family dwelling on-site and could be developed with one ADU, Section 20.52.170 Lots – Access, of the Stanislaus County Subdivision Ordinance requires that all parcels front with access on a County-road if less than 20 gross acres in size. All three proposed parcels will have direct access from County-maintained roads: proposed Parcel 1 will take access from Webster Avenue, proposed Parcel 2 will take access from Gold Run Drive, and proposed Parcel 3 will take access from Richardson Road. Proposed Parcel 2 is currently served by an existing private domestic well and septic system. If developed in the future, proposed Parcels 1 and 3 will also be served by private utilities.

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



PARCEL MAP APPLICATION NO. PLN2025-0082- PETERSON

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources		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	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: RIVERBANK		STAN CO PARKS & RECREATION
X	CITY OF: OAKDALE	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
X	DER GROUNDWATER RESOURCES DIVISION		STAN CO RISK MANAGEMENT
X	DISPOSAL DIST: GILTON SOLID WASTE AREA 2	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN CO SUPERVISOR DIST 1: B. CONDIT
X	GSA: STANISLAUS AND TUOLUMNE RIVERS	X	STAN COUNTY COUNSEL
X	HOSPITAL DIST: OAK VALLEY		StanCOG
X	IRRIGATION DIST: OAKDALE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: BURLLINGTON NORTHERN AND SANTA FE		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: OAKDALE JOINT UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
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: PARCEL MAP APPLICATION NO. PLN2025-0082 – PETERSON

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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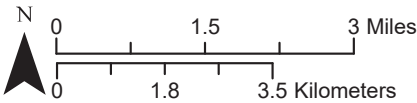
PETERSON

**PM
PLN2025-0082**

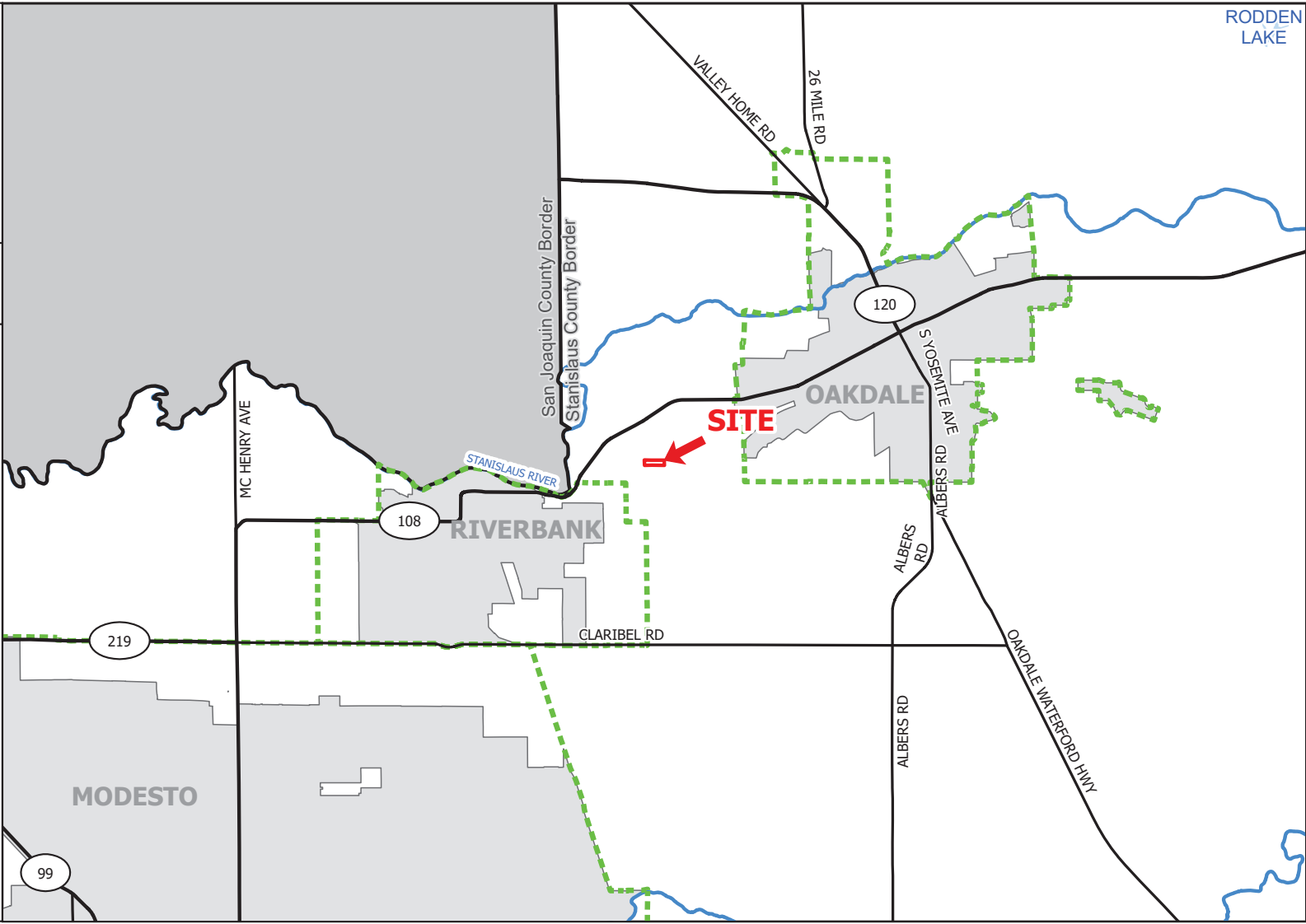
AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River
-  Lake



Source: Planning Department GIS Date Exported: 10/17/2025



PETERSON

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PLN2025-0082

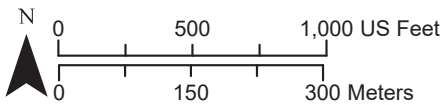
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

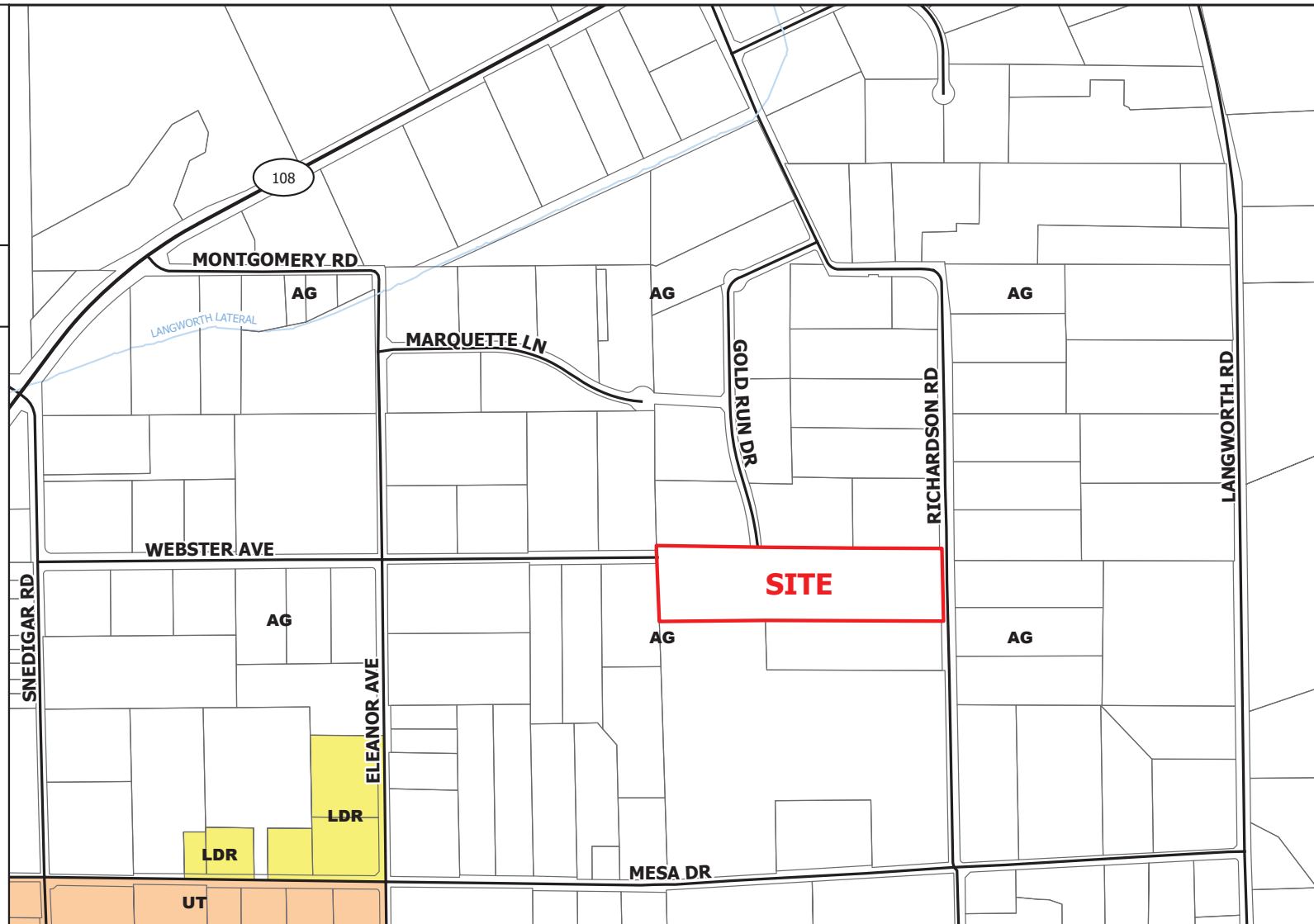
General Plan

-  Agriculture (AG)
-  Residential - Low Density (LDR)
-  Urban Transition (UT)



Source: Planning Department GIS

Date Exported: 10/17/2025



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PLN2025-0082

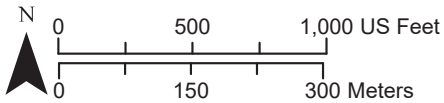
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

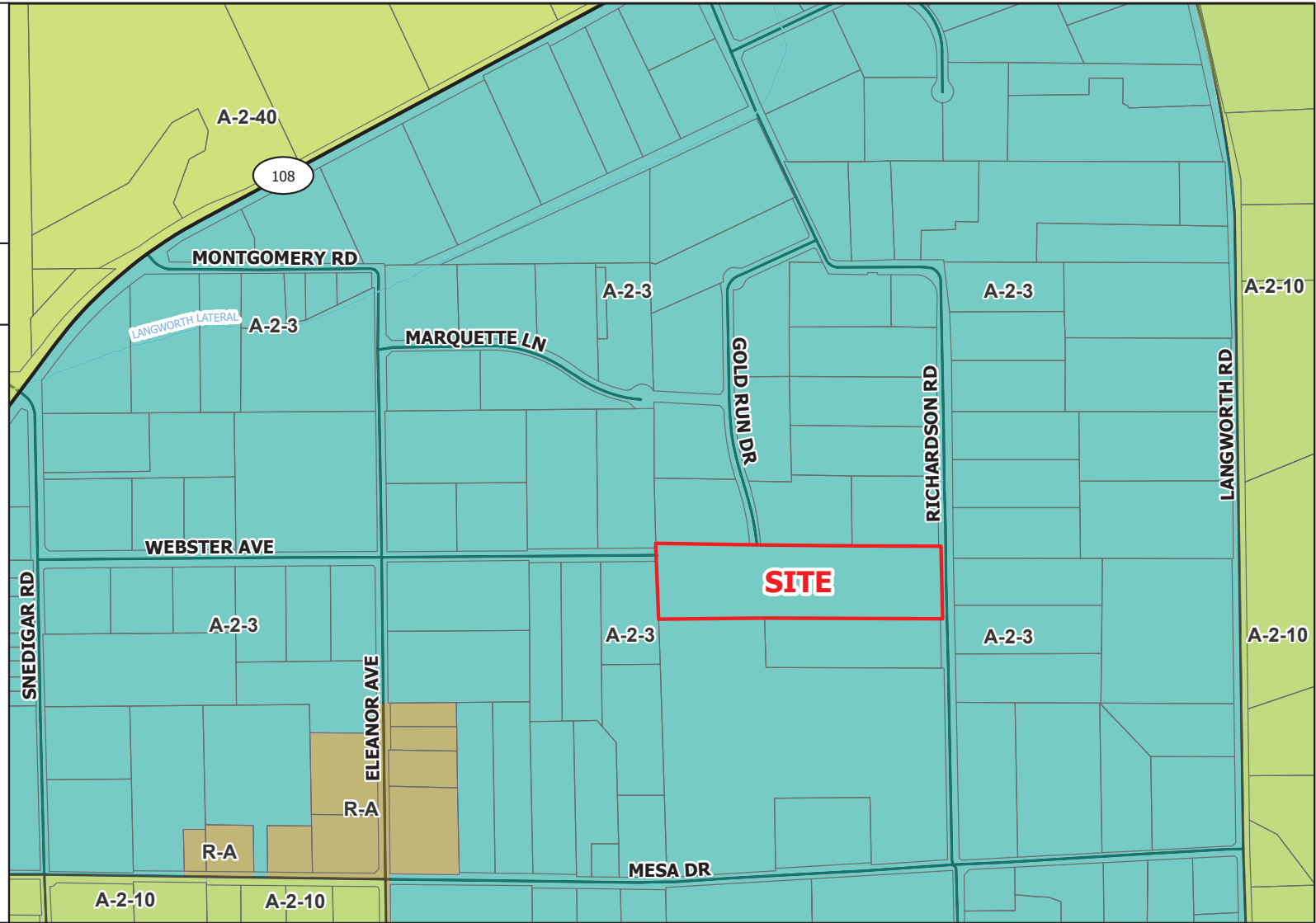
Zoning Designation

-  General AG 10 Acre (A-2-10)
-  General AG 10 Acre UT (A-2-10)
-  General AG 3 Acre (A-2-3)
-  General AG 40 Acre (A-2-40)
-  Rural Residential (R-A)



Source: Planning Department GIS

Date Exported: 10/17/2025



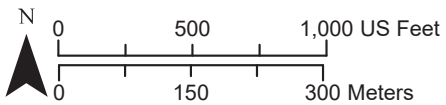
PETERSON

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PLN2025-0082**

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 10/17/2025



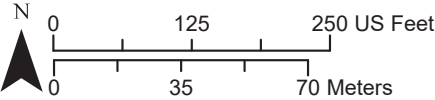
PETERSON

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PLN2025-0082**

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS Date Exported: 10/17/2025



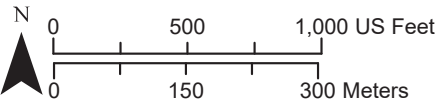
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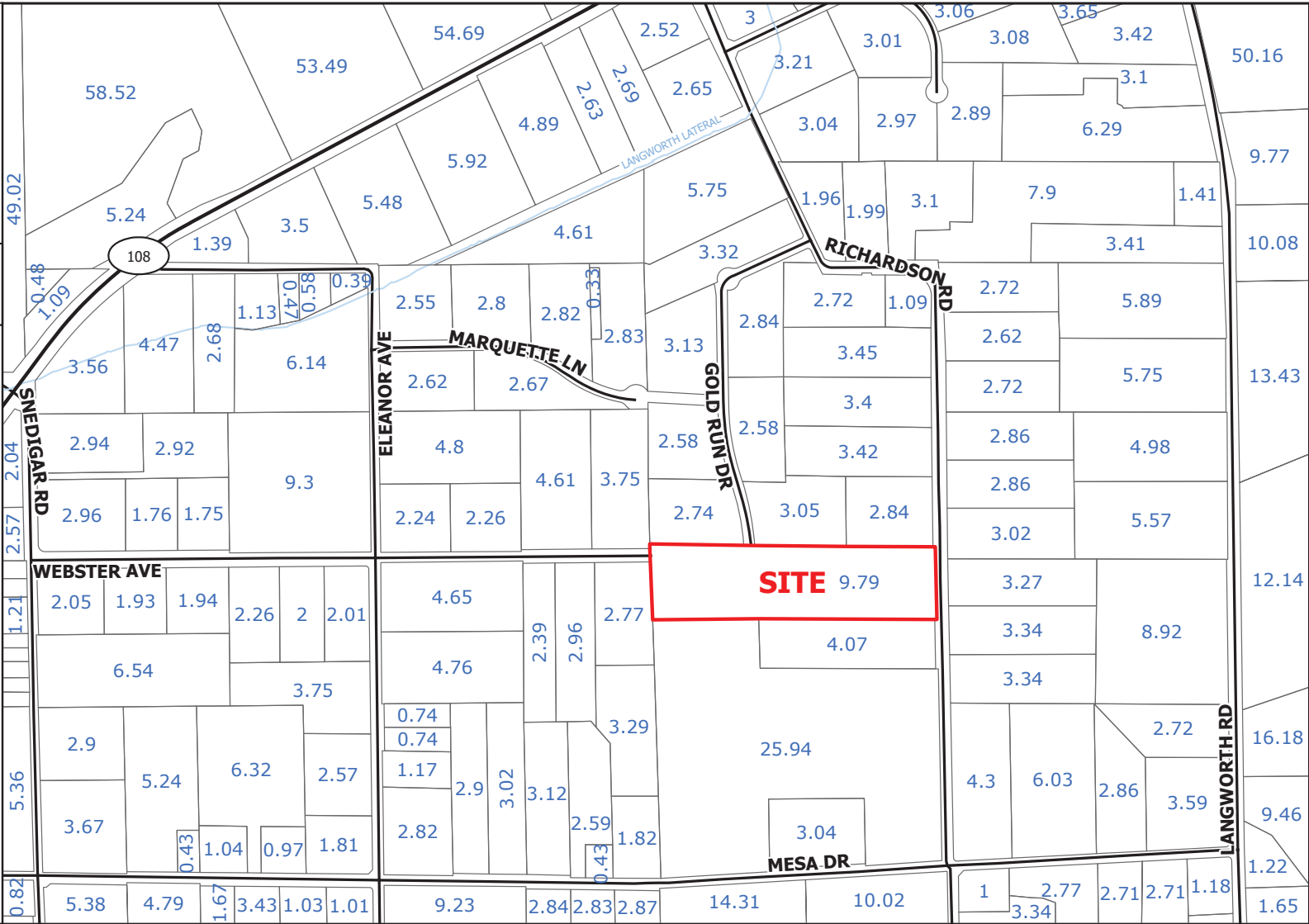
ACREAGE MAP

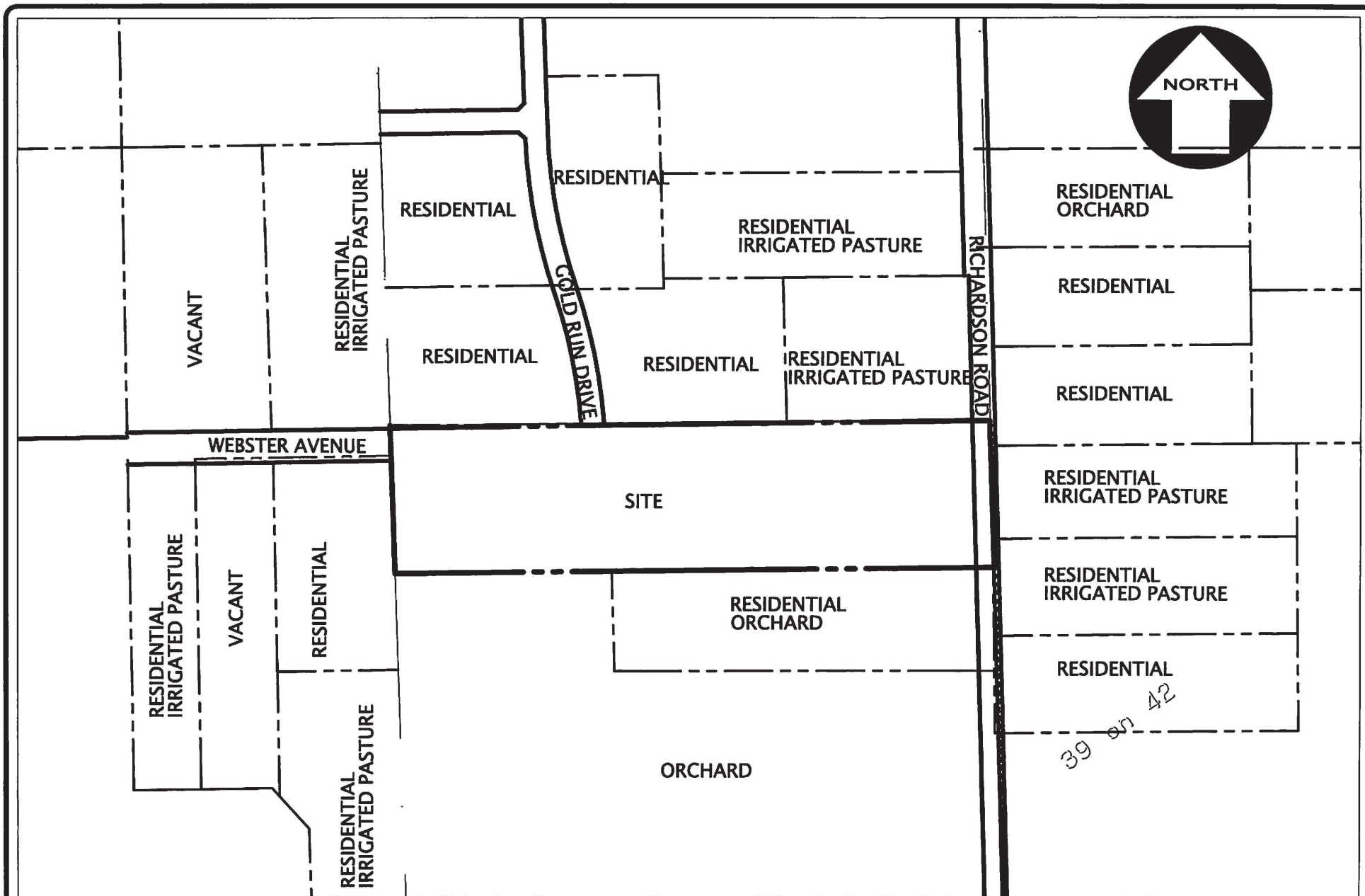
LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal



Source: Planning Department GIS Date Exported: 10/17/2025





GERRY HAMMOND, PLS
 777 LANGWORTH ROAD
 OAKDALE, CA. 95361
 209.531.8552

7180 RICHARDSON ROAD
 PHILLIP A. PETERSON
 ADJACENT LAND USE

STANISLAUS COUNTY

CALIFORNIA

DATE	08/18/2025
SCALE	1" = 300'
BY	GLH
JOB NO.	RICHARDSON
SHEET	1 OF 1

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT Diablo Base and Meridian, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 19 AND 20, SAID TOWNSHIP AND RANGE; THENCE SOUTH 154° EAST 1282.25 FEET ALONG THE SECTION LINE COMMON TO SECTIONS 19 AND 20 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 154° EAST 327.15 FEET ALONG SAID SECTION LINE; THENCE NORTH 89°24' EAST 1323.60 FEET TO THE QUARTER QUARTER SECTION LINE AND THE EAST LINE OF RICHARDSON ROAD 40 FEET WIDE; THENCE NORTH 1°47' WEST 324.15 FEET ALONG SAID QUARTER QUARTER SECTION LINE AND THE EAST LINE OF RICHARDSON ROAD; THENCE SOUTH 89°16' WEST 1324.26 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THE EAST 40 FEET THEREOF.

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 31, 2025, FILE NUMBER NCS-7302025. NO LIABILITY IS NOT ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR STANISLAUS COUNTY, CALIFORNIA, MAP NUMBER 0601033440 FOR COMMUNITY NUMBER 0609903335, PANEL 0335, STANISLAUS COUNTY, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AS BEING LOCATED IN FLOOD ZONE "X". ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. VERTICAL DATUM - N.A.V.D. 88
5. BASIS OF BEARINGS:
THE BEARING OF NORTH 89°31'22" EAST TAKEN ON THE NORTH LINE OF PARCEL A AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD ON DECEMBER 29, 1993, IN BOOK 46 OF MAPS AT PAGE 38, OFFICIAL RECORDS OF STANISLAUS COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

TENTATIVE PARCEL MAP

STANISLAUS COUNTY - CALIFORNIA
AUGUST 2025

GENERAL NOTES

1. PROJECT ADDRESS: 7180 RICHARDSON ROAD, OAKDALE, CA. 95361
2. SUBDIVIDERS: PHILLIP A. PETERSON
3. OWNERS: PHILLIP A. PETERSON
4. LAND SURVEYOR: GERRY HAMMOND, PLS 8166
7707 LANGWORTH ROAD
OAKDALE, CA. 95361
209.531.8552
5. EXISTING ZONING: GENERAL AG 3
6. EXISTING USE: RESIDENTIAL / AGRICULTURE
7. ASSESSOR'S PARCEL NUMBER: 062-013-001
8. TOTAL SITE AREA: 9.5 ACRES±
9. FLOOD ZONE: X UNSHADED
10. PER THE GOVERNMENT CODE SECTION 659625(1), THE PARCEL INDICATED HEREON IS NOT LOCATED ON A HAZARDOUS WASTE AND SUBSTANCE SITE. INFORMATION WAS OBTAINED FROM THE CALEPA WEBSITE (WWW.CALEPA.CA.GOV) ON AUGUST 8, 2025.

PREPARED BY *Gerry Hammond* UNDER THE SUPERVISION OF AUGUST 18, 2024
GERRY L. HAMMOND, L.S. 8166
GHAMMON@GENTLEWRIGHT.COM



LEGEND

- BUILDING LINE
- CENTER LINE
- EASEMENT LINE
- FENCE LINE
- LOT LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- ELECTRICAL UNDERGROUND
- GUY ANCHOR
- WELL
- POWER/Joint POLE
- SECTION LINE

