



CEQA Referral Initial Study 2017062010
And Notice of Intent to
Adopt a Negative Declaration

Date: July 3, 2019
To: Distribution List (See Attachment A)
From: Teresa McDonald, Assistant Planner
Planning and Community Development
Subject: VESTING TENTATIVE SUBDIVISION MAP & EXCEPTION APPLICATION NO.
PLN2017-0053 - ADAM & DIANE SCHWARTZ
Comment Period: July 3, 2019 - August 5, 2019
Respond By: August 5, 2019
Public Hearing Date: Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Mitigated Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Adam, Diane, and Tom Schwartz
Project Location: 14291 Orange Blossom Road, on the northwest side of Orange Blossom Road, between Stone Avenue and Orange Blossom Court, northwest of the Stanislaus River, in the Oakdale area.
APN: 010-006-026
Williamson Act Contract: N/A
General Plan: AG (Agriculture)
Current Zoning: A-2-5 (General Agriculture)

Project Description: Request to subdivide a 30.13-acre parcel into six parcels, ranging from 5 acres to 5.13 gross acres in size, in the A-2-5 zoning district. One exception to the County's Subdivision Ordinance is being requested as part of this project. The project site consists of pasture and rangeland. Proposed Parcel 1 is improved with a single-family dwelling. Proposed Parcel 2 is improved with a barn. Proposed Parcels 3 through 6 are not developed with any structures. Each proposed lot would be served by individual private well and septic systems upon

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development. Access will be provided via a proposed 60-foot wide County-maintained road. The proposed emergency vehicle access will include two fire access turnouts on proposed Parcels 5 and 6, as well the turn-around at the frontage of proposed Parcels 1 through 4.

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

Governor's Office of Planning & Research
JUL 05 2019
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