



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

Date: July 12, 2019
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Associate Planner
Planning and Community Development
Subject: VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2018-0090 -
HONCHARIW - FRYMIRE ROAD
Comment Period: July 12, 2019 - August 14, 2019
Respond By: August 14, 2019
Public Hearing Date: September 5, 2019

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 Mitigated 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: Nick Honchariw, Trustee of the Honchariw Revocable Trust
Project Location: 17442 Cemetery Road, on the southern corner of Cemetery and Frymire Roads, abutting the Stanislaus River, in the Community of Knights Ferry
APN: 002-044-003 and 002-044-004
Williamson Act Contract: N/A
General Plan: Agriculture/Historical
Current Zoning: A-2-5 (General Agriculture)/ HS (Historical Site District)

Governor's Office of Planning & Research
JUL 15 2019
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Project Description: Request to subdivide two parcels, totaling 32.2± acres, into three 5-acre parcels (Parcels 1, 2, & 3) with a 17.2± acre remainder parcel. As proposed, Parcels 1, 2, and 3 will be zoned A-2-5 (General Agriculture,.) and the remainder will be split zoned with 4.26± acres zoned A-2-5 and the remaining 12.94± zoned as HS (Historical Site District). If approved, each parcel will have frontage on a County-maintained road. The proposed remainder currently utilizes a private septic system and is served

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by the Knights Ferry Community Service District for domestic water. Proposed Parcels 1, 2, and 3 would be served by private water and wastewater disposal systems for any future residential development. The project site is currently improved with one single-family dwelling and multiple storage buildings which are located on the remainder.

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

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