



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH# 2019079051

TO: State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044 (916) 445-0613

FROM: Stanislaus County Planning & 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

Project Title: Vesting Tentative Parcel Map Application No. PLN2018-0090- Honchariw - Frymire Road
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 17442 Cemetery Road City/Nearest Community: Knights Ferry
Cross Streets: Frymire Road Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres:
Assessor's Parcel Number: 002-044-003 & 002-044-004 Section: 17 Twp.: 1 Range: 12 Base:
Within 2 Miles: State Hwy #: 108/120 Waterways: Stanislaus River
Airports: N/A Railways: N/A Schools: Knights Ferry Elementary

Local Public Review Period: (to be filled in by lead agency)
Starting Date: July 12, 2019 Ending Date: August 14, 2019

Document Type: CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
OTHER: [] Joint Document [] Final Document [] Other:
JUL 15 2019 STATE CLEARINGHOUSE

Local Action Type: [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:
Project Issues Discussed in Document: [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other

Present Land Use/Zoning/General Plan Designation: Single Family Dwelling, accessory residential structures and open space/ A-2-5 (General Agriculture) and HS (Historical Site District)/ Agriculture/Historical

Project Description: (please use a separate page if necessary) 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 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.

State Clearinghouse Contact: (916) 445-0613
State Review Began: 7 - 15 - 2019
SCH COMPLIANCE 8 - 13 - 2019

Project Sent to the following State Agencies
[X] Resources
[X] Boating & Waterways
[X] Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
[X] Conservation
[X] CDFW # 4
Cal Fire
[X] Historic Preservation
[X] Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
[X] SWRCB: Wtr Quality
SWRCB: Wtr Rights
[X] Reg. WQCB # 55
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[X] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
[X] State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019079051
Please forward late comments directly to the Lead Agency

AQMD/APCD 34
(Resources: 7/20)

Project Description: (please use a separate page if necessary)

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 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.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 10 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Stanislaus County Planning and Community

Consulting Firm: Development
Address: 1010 10th Street Suite 3100
City/State/Zip: Modesto, CA 95354
Contact: Jeremy Ballard, Associate Planner
Phone: (209) 525-6300

Applicant: Nick Honchariw
Address: 3 Via Paraiso W
City/State/Zip: Tiburon, CA 94920
Contact: N/A
Phone: (415) 225-3048

Signature of Lead Agency Representative: 

Date: 7/11/19