

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH# **2019079051**

Lead Agency:	Stanislaus County Planning & Community Development	
Project Title:	Vesting Tentative Parcel Map App. No. PLN2018-0090 - Honchariw - Frymire Road	
Project Location:	Knights Ferry <i>City</i>	Stanislaus <i>County</i>

Please provide a Project Description (Proposed Actions, location, and/or consequences.

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.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

1. Prior to any construction or ground disturbing activity that will require removal of a healthy oak tree with a diameter of 12 inches or more, an oak tree protection and replacement plan shall be provided by the property owner to the Department of Planning and Community Development and to the California Department of Fish & Wildlife (CDFW) for review and approval.
2. All construction and grading on the site shall be designed in such a way to avoid the placement of any fill material within seasonal drainages, wetlands, and other jurisdictional Waters of the United States occurring within the project site, as identified in Figure 4 of the Biological Assessment conducted by Moore Biological Consultants, dated March 20, 2019. If complete avoidance is infeasible, impacts shall be minimized to the maximum extent practicable, and permits from the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the Central Valley Regional Water Quality Control Board shall be secured prior to the placement of any fill material (e.g., culverts, fill dirt, rock, clean beach sand) within jurisdictional Waters of the U.S.
3. Prior to any construction or ground disturbing activity, a 100-foot development-free fenced buffer shall be established around any blue elderberry shrub existing on the project site. If full avoidance is not possible, consultation with United States Fish and Wildlife Services shall be undertaken to further assess the potential impacts to valley elderberry longhorn population and determine any needed mitigation. Mitigation usually involves planting replacement shrubs at an approved mitigation site or payment of fees to an approved mitigation bank or in-lieu species fund.
4. To prevent disturbance to raptors and migratory birds, any on-site vegetation removal shall occur during the non-breeding season (September 1 through January 31). If vegetation removal occurs between February 1 to August 31, a pre-construction nesting bird survey shall be conducted by a qualified biologist. If active nests are found within the survey area, vegetation removal should be delayed until the biologist determines nesting is complete.
5. Prior to any construction or ground disturbance within 200 feet of the Stanislaus River, a pre-construction survey shall be conducted by a qualified biologist to determine if any special-status species occur near the area to be disturbed. If special status species are determined to occur, all work shall cease, and a protection plan shall be developed and implemented.
6. Prior to ground-disturbing activities or demolition of the existing on-site features or structures, the sites and isolated features identified within the 2005 Archeological Survey Report, conducted by the Far Western Anthropological Research Group, shall be evaluated by eligibility to the California Register of Historic Places, and shall be registered if determined to be eligible. Historic-era sites and features shall be evaluated by a historic archaeologist; the prehistoric bedrock mortar features/site shall be evaluated by a prehistoric archaeologist. All recommendations shall be followed.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable

Please provide a list of the responsible or trustee agencies for the project.

California Department of Transportation
Stanislaus County Department of Public Works
Department of Environmental Resources
Army Corps of Engineers

Governor's Office of Planning & Research

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