

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021010345

Project Title: GPA, REZ & PM APPLICATION NO. PLN2020-0102 – M&B FAMILY DEVELOPMENT

Lead Agency: Stanislaus County Planning & Community Development Department

Contact Name: Jeremy Ballard, Associate Planner

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Project Location: Unincorporated area north of Modesto, CA Stanislaus  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Request to amend the General Plan and zoning designation of a portion of a 2.84 parcel from Agriculture and A-2-40 (General Agriculture) to Planned Development, and to create a 0.35-acre parcel and a 2.47-acre remainder parcel, to legalize an unpermitted parking lot. The parking lot was developed with 28 paved parking stalls and an eight-foot tall chain-link fence with privacy slats without any land use or grading permits. The parking lot is proposed to be used in conjunction with the existing mixed-use development on the adjoining parcel to the south, via a reciprocal access easement. Additionally, the 0.35-acre parcel is proposed to be developed with a storm drain basin, frontage improvements, two light poles and landscaping. No new well or septic systems are proposed for on-site use; however, an existing domestic well and septic system is utilized for the development to the south. The General Plan and zoning designations of the 2.47-acre remainder parcel will remain unchanged and cannot be developed any further without a Master Plan for the North McHenry corridor.

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

N/A

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

N/A

Provide a list of the responsible or trustee agencies for the project.

Caltrans  
Department of Conservation