

# 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 #: 2021030568

Project Title: General Plan Amendment, Rezone & Vesting Tentative Parcel Map PLN2021-0009 - WPD Homes, Inc.

Lead Agency: Stanislaus County Planning & Community Development

Contact Name: Emily Basnight, Assistant Planner

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Project Location: Denair, Stanislaus County  
*City* *County*

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

This is a request to amend the General Plan and Denair Community Plan designations of a 1.32± acre parcel from Low-Density Residential to Medium-Density Residential and zoning designation from R-A (Rural Residential) to Planned Development (P-D) to allow for development of a new single-family dwelling and five duplexes consistent with the development density allowed in the Medium Density Residential (R-2) zoning district. The project also includes a request to subdivide the project site into three parcels of 33,901±, 10,132±, and 13,615± gross square-feet in size. Additionally, the applicant also proposes to construct an 837± square-foot single-family dwelling on Proposed Parcel 2, which would be permitted in R-2 zoning district. The proposed duplexes will consist of approximately 2,792± square-feet including two stories, a garage and concreted driveway for each unit. The parcel is currently developed with one single-family dwelling, and a detached garage; the applicant proposes to demolish the detached garage from the project site. Subsequently, the applicant proposes to install curb, gutter, sidewalk and street lighting along the frontage of the county-maintained Kersey and North Gratton Roads. Storm water is proposed to be maintained on-site by shallow swales. The project will be serve

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

None have been identified.

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

None have been identified.

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

Department of Public Works  
Department of Environmental Resources  
Turlock Irrigation District  
Denair Community Services District