

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 #: _____

Project Title: Vesting Tentative Subdivision Map Application No. PLN2020-0120 - Issaco Estates

Lead Agency: Stanislaus County

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 subdivide four parcels totaling 3.1± acres into 11 lots of at least 8,000 square-feet each in the Rural Residential (R-A) zoning district. The vesting tentative map proposes to develop a cul-de-sac, connecting to Story Road, a County-maintained road, for access. Frontage improvements are proposed for the development and will include, curb, gutter and sidewalk throughout the subdivision. An 8-foot-tall masonry block wall is proposed to be constructed along the western boundaries of proposed Lots 5 and 6. A will serve letter for water and sewer services has been issued from the Denair Community Services District. Storm water is proposed to be conveyed to a horizontal drain located on the western most portion of the project site, adjacent to Santa Fe Road. Two single-family dwellings and an agricultural storage building currently exist on the project site; the applicant proposes to remove the existing barn; however, the dwellings will remain on proposed Lots 2 and 11. Previously, a Vesting Tentative Subdivision Map was approved for the project site on September 20, 2016. Consequently, the map expired in 2018.

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