

# 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: GENERAL PLAN AMEN. & REZONE APP NO. PLN2021-0108 – JAMES BATES RV & BOAT STORAGE

Lead Agency: Stanislaus County

Contact Name: Kristin Doud, Principal Planner

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Project Location: Litt Road, on the southeast corner of Plainview and Litt Roads, in the Modesto area (APN 084003006)  
*City* *County*

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

Request to amend the General Plan & zoning designations of two parcels, totaling 18.5 total acres in size, from Urban Transition (UT) and General Agriculture (A-2-10) to Planned Development (P-D) to allow for development consistent with permitted uses in the Planned Industrial (P-I) zoning district. The applicant proposes the future development of a RV and boat storage facility; however, other P-I uses may be developed on the site in the future. The project proposes to construct 15 structures, each with a maximum of 14 enclosed RV and boat parking spaces, for a total of 231,000 square feet of buildings, and a 1,600 square foot office, with restroom. The project is proposed to be served with public water and sewer by the City of Modesto. The project is located within the City of Modesto's LAFCO adopted Sphere of Influence.

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

None 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 identified.

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

City of Modesto  
Stanislaus County Department of Public Works  
Modesto Irrigation District  
San Joaquin Valley Air Pollution Control District