

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 #: 2021120445

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

Lead Agency: Stanislaus County

Contact Name: Kristy Doud, Deputy Director

Email: doudk@stancounty.com Phone Number: (209) 525-6330

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 and zoning designations of an 18.5 total acre parcel, 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. Specifically, the applicant proposes the development of a RV and boat storage facility; however, other P-I uses may be developed on the site in the future with a use permit. 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 one 1,600 square-foot office, with restroom. The storage units will include electrical for battery charging purposes. No vehicle maintenance and dumping services will occur on site. Parking areas and drive aisles are proposed to be paved. The site will be fenced with perimeter landscaping and an 8-foot-tall block wall and will be open to customers through a secured access gate 24 hours a day, 7 days a week. One to two employees will be onsite between 9 a.m. and 5 p.m., 7 days a week. The project anticipates a maximum of 33 customers per day. A monument sign is proposed to be installed at the gate entry along Litt Road.

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.

San Joaquin Valley Air Pollution Control District