

**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: TENTATIVE PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2021-0066 – O'ROARKLead Agency: Stanislaus CountyContact Name: Kristen Anaya, Assistant PlannerEmail: anayak@stancounty.comPhone Number: 209-525-6330Project Location: 5535 River Road, Oakdale Area  
*City*Stanislaus County  
*County*

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

Request to subdivide a 30.17± gross acre parcel into three 10± gross acre parcels in the A-2-10 (General Agriculture, 10-Acre Minimum) zoning district. An Exception to Section 20.52.170 of the Subdivision Ordinance is requested to allow proposed Parcel 3 to take access off a County-maintained road via an access easement. Several irrigation easements exist on the project site and will cross all proposed parcels. Parcels 1 and 2 will have road frontage on River Road. A new access and irrigation easement is proposed as part of this request, located on proposed Parcels 1 and 2 for the benefit of landlocked Parcel 3 to access County-maintained River Road. The tentative parcel map shows this access easement as 20-foot-wide and private; however, a condition of approval applied by the Department of Public Works requires this easement to be 30-foot-wide and non-exclusive at the time of recording.

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.

STAN CO AG COMMISSIONER;SCHOOL DIST 1: OAKDALE UNION;SAN JOAQUIN VALLEY APCD;PACIFIC GAS & ELECTRIC;MUNICIPAL ADVISORY COUNCIL: VALLEY HOME;MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES;MOSQUITO DIST: EASTSIDE;HOSPITAL DIST: OAK VALLEY;GSA: OAKDALE IRRIGATION DISTRICT GSA;FIRE PROTECTION DIST: OAKDALE RURAL;DER - GROUNDWATER RESOURCES DIVISION;COOPERATIVE EXTENSION;CENTRAL VALLEY FLOOD PROTECTION;CA RWQCB CENTRAL VALLEY REGION;CA OPR STATE CLEARINGHOUSE;CA DEPT OF FISH & WILDLIFE;CA DEPT OF CONSERVATION Land Resources;STAN CO BUILDING PERMITS DIVISION;STAN CO CEO;STAN CO DER;STAN CO ERC;STAN CO FARM BUREAU; STAN CO HAZARDOUS MATERIALS;STAN CO PUBLIC WORKS;STAN CO SHERIFF;STAN CO SUPERVISOR DIST 1: BUCK CONDIT;STAN COUNTY COUNSEL;STANISLAUS FIRE PREVENTION BUREAU;STANISLAUS LAFCO; SURROUNDING LANDOWNERS;TELEPHONE COMPANY: AT&T