

# 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: Parcel Map Application No. PLN2022-0031 - Hoftiezer Family Trust

Lead Agency: Stanislaus County

Contact Name: Avleen K. Aujla, Assistant Planner

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Project Location: 930 Texas Road, Modesto area, Stanislaus County  
City County

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

Request to subdivide an existing 80± acre parcel into two parcels of 40± acres each, in the General Agriculture (A-2-40) zoning district. The existing parcel is currently improved with a single-family dwelling with a private septic system, a pool, and an equipment shed, which will be located on Parcel 1. The remaining balance of Proposed Parcel 1 will be replanted with almonds. Proposed Parcel 2 has no structures and is planted in almonds.

The parcel map request proposes a flag lot design for both resulting parcels. Proposed Parcel 2 will include a 43.5-foot-wide by 1,310-foot-long driveway, which will allow access to County-maintained Texas Road. Proposed Parcel 1 will include a 60-foot wide by 1,327-foot-long strip along the southern border of Proposed Parcel 2, to encompass an existing irrigation pump, pipeline, and accompanying equipment. This strip will include an irrigation easement for the benefit of Proposed Parcel 2. An irrigation pipeline runs along the southern portion of the proposed Parcel 1 and Proposed Parcel 2 has two irrigation pipelines running north to south. Both parcels will have road frontage on County-maintained Texas Road. The flag lot configuration will require a design standard Exception under Section 20.52.160 – Width to Depth Ratio of the County's Subdivision Ordinance.

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

This is the first circulation of the project. No significant effects are known at this time.

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

This is the first circulation of the project; no areas of controversy have been identified with respect to the proposed project.

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

See distribution list in Early Consultation Form.