

# 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. PLN2022-0052 – MOTOR CITY COURT

Lead Agency: Stanislaus County

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Project Location: 308 & 312 Motor City Court, Modesto Stanislaus  
*City* *County*

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

Request to subdivide a .87-acre parcel, into two parcels of 17,639 and 20,321 square feet each in size, in the Planned Development (P-D) (143) zoning district. The existing site has already been developed with a 4,700 and 5,264 square-foot warehouse, respectively. If approved, Proposed Parcel one will include the 4,700 square-foot warehouse that is currently occupied by an automobile customization business, and Proposed Parcel 2 will include the 5,264 square-foot warehouse that is currently occupied by an automotive repair business. Both resulting parcels will be served by the City of Modesto for public water services and have developed individual septic systems, which will remain within the proposed parcel boundaries. Each proposed parcel has been developed with 14 on-site parking stalls. Although both proposed parcels front on County-maintained Motor City Court, the existing driveway for both buildings will be located on adjacent APN: 046-008-018. However, the existing .87-acre parcel was developed with reciprocal access and storm drain easements serving between adjoining parcels within the same business park, which will remain unaltered and provide access to the resulting parcels. No physical changes are proposed to each building or resulting parcel.

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

Unknown 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.

Unknown at this time

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

Unknown at this time