

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. PLN2022-0118 - Simon & Alstatt

Lead Agency: Stanislaus County

Contact Name: Emily Basnight, Assistant Planner

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Project Location: 4736 Carlson Way, in the Community of Salida, Stanislaus County
City *County*

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

Request to subdivide a 14,661± square-foot parcel into two parcels, 5,073± and 9,588± square feet in size, in the Single-Family Residential (R-1) zoning district. If approved, Proposed Parcel 1 would be improved with an existing 513± square-foot dwelling and Proposed Parcel 2 would be improved with an existing 660± square-foot dwelling and shed. Additionally, each parcel may have an accessory dwelling unit (ADU) and a junior accessory dwelling unit (JADU) in addition to the existing single-family dwellings. Both dwellings receive public sewer services from Salida Sanitary and public water from the City of Modesto. The request will require an exception to the Subdivision Ordinance to allow Parcel 1 to access Carlson Way from an existing driveway via a 20-foot-wide access easement on Parcel 2, as well as an exception to the design standard for the width-to-depth ratio for Parcel 2 as the proposed depth of the parcel exceeds the road frontage width by more than three times the amount. If approved, Parcel 2 will front and have direct access via the existing driveway to County-maintained Carlson Way.

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.