

# 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: Use Permit Application No. PLN2023-0084 – Perez Event Center

Lead Agency: Stanislaus County

Contact Name: Kristen Anaya, Associate Planner

Email: anayak@stancounty.com Phone Number: 209-525-6330

Project Location: Modesto Stanislaus County  
*City County*

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

Request to establish a private event venue on a 1.0± acre in the General Agriculture (A-2-10) zoning district, by converting an existing single-family dwelling to a commercial event space. The project site is currently improved with a 2,428 square-foot single-family dwelling, a pool, a 1,050 square-foot concrete pad in the backyard, and front yard consisting of a fountain, a paved loop driveway, and turf. The project proposes to convert the existing dwelling to event space by remodeling the interior to consist of a kitchen, pantry, and storage room for use by caterers, a multi-purpose "great room" with dining and conference room space, a second conference room, four restrooms consisting of six stalls, and a garage. Space dedicated to indoor and outdoor assembly is 1,267 square feet and 1,050 square feet, respectively. The proposed venue is required to obtain a Tier Three Use Permit pursuant to County Code Section 21.20.030(C)(r).

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

Potentially significant effects have not yet been 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 to date.

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

See Attachment A - Distribution List of Early Consultation Referral.