

# 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. PLN2024-0019 - Gomez and Esquivias

Lead Agency: Stanislaus County

Contact Name: Marcus Ruddicks, Assistant Planner-Trainee

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Project Location: 902 California Avenue, between Seybold Avenue and the Modesto Irrigation District Lateral No. 5 canal  
*City* *County*

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

Request to subdivide a 1-acre± parcel into two parcels, 8,726± and 36,808± square feet in size, in the Single-Family Residential (R-1) zoning district. The current parcel receives both public sewer and water services from the City of Modesto. If approved, both proposed parcels will be connected to the available public sewer and water facilities from the City. Proposed Parcel 1 is improved with a single-family dwelling and Proposed Parcel 2 is improved with an existing detached garage and barn; however, in accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B), accessory buildings are permitted when normally incidental to single-family residences. In the case where an accessory building will be located on a separate parcel after subdivision, the structure will be required to be demolished prior to recording of the map. If approved, each structure will meet all setback and lot coverage requirements of the R-1 zoning district. The parcel is located within the Local Agency Formation Commission (LAFCO)-adopted Sphere of Influence (SOI) for the City of Modesto. If approved, both proposed parcels have access to County-maintained Seybold and California Avenues. The garage on Proposed Parcel 2 has a driveway onto Seybold Avenue.

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

N/A

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

N/A

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

N/A