

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. PLN2024-0022

Lead Agency: Stanislaus County Planning and Community Development

Contact Name: Elijah Chambers, Assistant Planner

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

Project Location: 3252 Story Road in the Denair area, Stanislaus County
City *County*

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

Request to subdivide a 3.62-acre± parcel into four parcels, 13,049±, 13,049 ±, 91,699±, and 43,561± square feet in size, in the Rural Residential (R-A) zoning district. If approved, Proposed Parcels 1 through 4 will receive public sewer from the Denair Community Services District (CSD). Proposed Parcels 1 and 2 will also receive public water from the Denair CSD. Proposed Parcels 3 and 4 will be developed with on-site wells for water service. The parcel is vacant and unimproved. The project site is located within the unincorporated community of Denair. If approved, each parcel will be able to be developed with a Single-family dwelling, Accessory Dwelling Unit (ADU), and Junior Accessory Dwelling Unit (JADU). Proposed Parcels 1 and 2 will front Story Road, a County-maintained road. Proposed Parcel 3 will front both County-maintained Story Road and E Monte Vista Avenue. Proposed Parcel 4 will front on E Monte Vista Avenue.

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

None identified to date.

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 - CEQA Early Consultation Referral