

# 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 Number PLN2024-0130- Albertoni

Lead Agency: Stanislaus County Planning and Community Development Department

Contact Name: Marcus Ruddicks, Assistant Planner

Email: ruddicksm@stancounty.com Phone Number: (209) 525-6330

Project Location: 9155 and 9407 Pioneer Avenue, Oakdale, CA Stanislaus County

*City*

*County*

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

Request to subdivide 77.11± acres into four parcels and a remainder, ranging from 10± to 30± acres in size, in the General Agriculture (A-2-10) zoning district. If approved, Proposed Parcel 1 will be improved with an existing single-family dwelling and shop, and the Proposed Remainder will be improved with a single-family dwelling, barn, and shed. The balance of the property is planted in almonds. If approved, all proposed parcels have access to County-maintained Pioneer Avenue, and the remainder parcel will also have access to County-maintained River Road. The project site currently has two existing driveways, one for each existing single-family residence, onto Pioneer Avenue that will remain on the respective parcels. The project site currently receives irrigation water from the Oakdale Irrigation District, and irrigation easements are proposed across the western boundary of Proposed Parcels 1-4 and the Proposed Remainder, and the northern boundary of Proposed Parcel 3. The parcel is currently enrolled under Williamson Act Contract Number 76-2254 and, if approved, all proposed parcels will remain under contract after subdivision.

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