

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: VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0021 – THORNTON – RIVER ROAD

Lead Agency: Stanislaus County

Contact Name: Teresa McDonald, Associate Planner

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Project Location: Modesto, Stanislaus
City County

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

Request to subdivide an 82.9± acre parcel into one 40± acre parcel and one 42.93± acre remainder. The northeast corner of the project site has a zoning designation of Planned Development (P-D) (214), with the balance of the site zoned General Agriculture (A-2-40).

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

A mitigation measure has been incorporated into the project requiring a pre-construction survey for nesting birds be completed should the work take place during the nesting season. With this condition in place, impacts to biological resources are expected to be less than significant with mitigation.

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

Biological Resources

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

Public Works
Department of Environmental Resources
CA Dept of Fish and Wildlife