

# 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 #: 2025121063

Project Title: Parcel Map and Variance Application No. PLN2025-0124 - Rose & Marmon Partnership

Lead Agency: Stanislaus County Planning and Community Development Department

Contact Name: Marcus Ruddicks, Assistant Planner

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Project Location: 7524 Gilbert Road Oakdale, CA Stanislaus County  
*City* *County*

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

Request to subdivide a 15.07± acre parcel into a 2.47± acre parcel and a 12.6± acre remainder in the General Agriculture (A-2-10) zoning district. A variance to Section 21.20.060 of the Zoning Ordinance is required to allow a parcel less than 10-acres in size to be created. Proposed Parcel 1 has been developed with a single-family dwelling and detached shed, and the proposed remainder has been developed with an existing fruit stand and row crops. If approved, the proposed remainder could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU). Proposed Parcel 1 could be further developed with one ADU and one JADU. No development is proposed at this time. The parcel is located within the Local Agency Formation Commission (LAFCO) - adopted Sphere of Influence (SOI) for the City of Oakdale. The proposed remainder has multiple existing easements. See Initial Study Referral for more information.

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