

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: General Plan and Rezone Application No. PLN2026-0010 - Gill RV and Boat Storage Facility

Lead Agency: Stanislaus County Planning and Community Development Department

Contact Name: Jeremy Ballard, Senior Planner

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

Project Location: 261 Orange Avenue, Patterson, CA, Stanislaus County

City

County

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

Request to amend the General Plan and zoning designation of an 8.79-acre parcel from Urban Transition and General Agriculture (A-2-10) to Planned Development to allow for the development of an Recreational vehicle (RV) and boat storage facility and continued residential uses. The facility will include 197 graveled parking stalls for the storage of RV's, trailers, and boats. Two driveways, for ingress and egress, will be developed onto Orange Avenue. A paved drive aisle is proposed around the interior of the site. A storm drain basin is proposed to be constructed at the northwest portion of the project site. The site will be enclosed by perimeter fencing and security lighting with screening landscaping along the western and eastern property lines. No employees will report directly to the project site and customer access to the site will be by a controlled access gate, allowing 24/7 access for customers. The project site is currently developed with a single-family dwelling, an unpermitted Accessory Dwelling Unit (ADU), and accessory structures. The proposed Planned Development will allow for the continued residential use of both the dwelling and the ADU, to be leased to third parties.

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.

City of Patterson
Stanislaus County Dept. of Environmental Resources