

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 Amendment and Rezone Application No. 01-2026 (Dept. File No. 26-0014) – Zerillo Event C

Lead Agency: Stanislaus County

Contact Name: Teresa McDonald, Senior Planner

Email: tmcdonald@riverbank.org Phone Number: 209-863-7191

Project Location: 2767 Topeka Street, City of Riverbank Stanislaus County

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

request to allow for the operation of an event venue on a 2.06± acre project site comprised of a 0.75± and a 1.31± acre parcel, further identified as Assessor Parcel Numbers (APNs) 075-003-011 & 07-003-012. The applicant proposes to rent out the property for weddings, receptions, parties, corporate events, and other similar events. The project site is currently improved with a vacant 3,740 square foot single-family dwelling. The existing dwelling will initially be utilized as office space for site management but may eventually be utilized for small events once interior improvements have been made. Proposed improvements include a paved 60-space parking lot with lighting along the western side of the property, a trash enclosure at the northwestern corner of the property, a 1,376 square foot building east of the existing dwelling to be utilized as a commercial kitchen and restrooms, decorative stucco and wrought iron fencing along the southern property line, a masonry sound wall along the northern property line, and landscaping throughout the site. The outdoor events are planned to take place at the northeastern portion of the property. A temporary tent may be utilized for events as needed. See Early Consultation for additional information.

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

Not identified at this time

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

Not identified at this time

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

San Joaquin Valley Air Pollution Control District
Caltrans