

# 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: Use Permit Application No. PLN2021-0068 - Wood Colony Christian School

Lead Agency: Stanislaus County

Contact Name: Emily Basnight

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Project Location: 2530 Finney Road in the Modesto area, Stanislaus County  
*City* *County*

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

Request to expand the area of an existing private school facility from 5± acres to 7± acres by incorporating a 2± acre area for a track and soccer field in the A-2-40 zoning district. This use permit will amend the boundaries for the school located on Assessor Parcel Number (APN) 005-030-035 and permit the proposed track and field currently located on the eastern portion of APN 005-030-020, to the north of the school facility. If approved, a Lot Line Adjustment (LLA) application will be processed to maintain the use on one parcel. No construction or site development is proposed under this request. The proposed track is currently 24-feet wide, composed of hard packed dirt and encircles a 1.3± acre field. The applicant has requested an alternative from the County's Agricultural Buffer requirements. The project site is currently developed with 26,000± square-feet of building space, two residences, a tool shed and a 3,575± square-foot barn. The school operates Monday through Friday from 8:00 a.m. to 3:00 p.m. No public use of the track is proposed. The school currently enrolls 60-85 students and a total of 27 employees. No increase of students or employees is anticipated. The site is served by private well and septic system and has access to County-maintained Finney Road.

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

None have been identified.

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

None have been identified.

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

CA DEPT OF FISH & WILDLIFE; CA OPR STATE CLEARINGHOUSE; CA RWQCB CENTRAL VALLEY REGION; CENTRAL VALLEY FLOOD PROTECTION; COOPERATIVE EXTENSION; DER GROUNDWATER RESOURCES DIVISION; FIRE PROTECTION DIST: SALIDA; GSA: STANISLAUS AND TUOLUMNE RIVERS; IRRIGATION DIST: MODESTO; MOSQUITO DIST: EASTSIDE; MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES; MUNICIPAL ADVISORY COUNCIL: WOOD COLONY; PACIFIC GAS & ELECTRIC; SAN JOAQUIN VALLEY APCD; SCHOOL DIST 1: HART-RANSOM UNION; SCHOOL DIST 2: MODESTO UNION; STAN CO AG COMMISSIONER; STAN CO BUILDING PERMITS DIVISION; STAN CO CEO; STAN CO DER; STAN CO ERC; STAN CO FARM BUREAU; STAN CO HAZARDOUS MATERIALS; STAN CO PUBLIC WORKS; STAN CO SHERIFF; STAN CO SUPERVISOR DIST #3: WITHROW; STAN COUNTY COUNSEL; STANISLAUS FIRE PREVENTION BUREAU; STANISLAUS LAFCO; STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10; TELEPHONE COMPANY: AT&T; SFPUC: HETCH HETCHY.