

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: Parcel Map Application No. PLN2022-0064 - Cunningham Ranch - John Fox Road

Lead Agency: Stanislaus County

Contact Name: Avleen K. Aujla, Assistant Planner

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Project Location: 11131 John Fox Road, Hughson area, Stanislaus County
City County

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

Request to subdivide a 58.4-acre parcel in the General Agriculture (A-2-40) zoning district, into two parcels, 18.3± and 40.1± acres in size. Proposed Parcel 1 will be 18.3± acres in size, which is below the 40-acre minimum parcel size of the A-2-40 zoning district; however, it will be created in accordance with Section 21.20.060 (D) of the A-2 zoning code. A portion of the parcel has been developed with a nonconforming huller. A Use Permit will also be processed concurrently with this request to permit previous expansions to the huller, which included expansion to the huller building, conversion of a dwelling to an office, and the use of a portion of the parcel (along the John Fox Road frontage) for a truck staging area. The existing parcel consists of a single-family dwelling, a huller with two shops, two offices, a truck scale, a truck staging area, a solar array to offset running costs of huller, and an orchard. The parcel is also served by a private well and a septic system. The site receives irrigation water from Turlock Irrigation District and stores it on-site via an existing pond and irrigation pump. Proposed Parcel 1 will consist of a single-family dwelling, and all improvements and structures related to the huller. Proposed Parcel 2 40.1± acres in size, will consist of an orchard, irrigation pond and irrigation pump

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

This is the first circulation of the project. No significant effects are known 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.

This is the first circulation of the project; no areas of controversy have been identified with respect to the proposed project.

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

See distribution list in the Early Consultation Form.