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 #: 2022070492

Project Title: Use Permit and Parcel Map Application No. PLN2022-0064 - Cunningham Ranch

Lead Agency: Stanislaus County

Contact Name: Emily Basnight, Assistant Planner

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Project Location: 11131 and 11137 John Fox Road, in the Waterford area, Stanislaus County

City	*County*

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

This is a request to expand a legal nonconforming almond hulling operation, and to subdivide a 58.4-acre parcel into two parcels, 18.3± and 40.1± acres in size in the General Agriculture (A-2-40) zoning district. The hulling operation did not receive entitlements prior to expansion; therefore, a use permit is required to permit the previous expansions of the hulling operation, which included expansion of the huller building, conversion of a dwelling to an office, and the use of a portion of the parcel for a truck staging area.

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

No significant effects are known at this time.

Revised September 2011

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

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 the distribution list attached to the cover sheets for the Initial Study Checklist for a list of all responsible, trustee and reviewing agencies.