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. PLN2023-0130 - Northpointe	Modesto
Lead Agency: Stanislaus County	
Contact Name:	
Email: burkd@stancounty.com	Phone Number: 209-525-6330
Project Location: 744 McEwen Rd, Waterford, CA 95386	Stanislaus County
City	County
Project Description (Proposed actions, location, and/or consequences).	
Request to subdivide a 335± acre parcel in the General Agriculture (A-2 57.7± acres, & 148.1± acres in size. The existing parcel is currently plar facility of various buildings totaling 214,301± square feet. Proposed Parcand contains MID Lateral No.12 canal running N-S within the parcel & w south. Proposed Parcel 2 would encompass the calf breeding facility, a Proposed Parcel 3 would be planted with almonds & bordered by the Tu 3 would continue to be irrigated by MID via the Lateral No. 12 canal. Promaintain a private domestic well. All 3 proposed parcels would front Cou Pellerin Rd divides the existing parcel and would run between both Prop Parcel 3 on the south side. The existing parcel is enrolled in Williamson Parcels 1 & 2 will remain under contract. Proposed Parcel 3 is not enrolled.	nted with almonds & contains a calf breeding cel 1 would consist of an existing almond orchard would include an existing irrigation pond in the single-family dwelling, garage, & manure pond. wolumne River to the south. Proposed Parcels 1 & coposed Parcel 2 will remain unirrigated but unty-maintained McEwen Rd. County-maintained posed Parcels 1 & 2 on the north side & Proposed Act Contract No. 96-4530. If approved, Proposed olled in a Williamson Act Contract & will remain so.
would reduce or avoid that effect.	, , , , ,
No significant effects are known at this time.	

	have been identified with re	espect to the proposed proje	ect.	
Provide a list of the respo	onsible or trustee agencies	for the project.		
	Central Valley Flood Protec Joaquin Valley Air Pollution		conservation, Fish & Game Region 4,	