

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: UP PLN2023-0080 - Westside Nursery

Lead Agency: Stanislaus County

Contact Name: Kristen Anaya, Associate Planner

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Project Location: NW Corner of River and Villa Manucha Roads, in the Newman area, Stanislaus County
City *County*

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

Request to establish a wholesale nursery and landscape contracting business on a 40.76± acre parcel in the General Agriculture (A-2-40) zoning district. The project site is currently planted in an orchard. An 8.78± acre area is proposed to be enclosed within a six-foot-tall chain-link fence with barbed wire treatments, within which the applicant proposes construction of 39,302 square feet of structures consisting of: a 2,577± square-foot single-family dwelling to serve as a watchman's quarters; a 2,475± square-foot office; a 10,850± square-foot maintenance building; a 1,000± square-foot mobile home for watchman's living quarters; and two 11,200± square-foot storage buildings.

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

None identified to date.

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 identified to date.

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

See Distribution List - Attachment A of Early Consultation Referral forms.