

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: General Plan Amendment 2022-01, Rezone 2022-01, VTSM 22-01

Lead Agency: City of Turlock

Contact Name: Katie Quintero

Email: kquintero@turlock.ca.us Phone Number: 209-668-5640

Project Location: 1598 East Ave, Turlock, CA 95380 Stanislaus
City *County*

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

The applicant is requesting a General Plan Amendment and Rezone of a 0.91-acre property at 1598 East Avenue (Stanislaus County APN 043-027-034). The specific request is to amend the General Plan land use designation from Community Commercial (CC) to Low Density Residential and Rezone the property from Community Commercial to Residential Low Density 4.5 to allow for the subdivision of the parcel into 6 single-family residential lots. The proposed residential lots range in size from 6,084 square feet to 8,670 square feet with lot widths ranging from 50' to 73' and lot depths ranging from 119' to 125' conforming to the standards established in the RL4.5 zoning district. The overall density of the proposed residential project is approximately six (6) dwellings per acre. Approval of the tentative subdivision map is contingent on approval of the General Plan Amendment and Rezone of the property. Off-site improvements will include curb, gutters, and sidewalks.

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

See Attached Initial Study

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

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

City of Turlock