

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: Sunset Apartments

Lead Agency: City of Atwater

Contact Name: Greg Thompson, Interim City Manager

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Project Location: City of Atwater County of Merced
City *County*

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

Apex Investment Group, LLC (Applicant) requests General Plan Amendment (GPA 23-19-0200), Zone Change (RZ 23-19-0200), Tentative Parcel Map (TPM 23-19-0300), Variance (VAR 23-19-0400), and Site Plan Review (SPR 23-19-0500) pertaining to a 1.13-acre parcel that is located on the northwest corner of Sunset Drive and Everett Drive at 7212 Sunset Dr, Atwater, CA 95301 (APN: 056-540-004-000).

General Plan Amendment (GPA) 23-19-0200 would change the land use designation from VLDR to HDR – High Density Residential. The permitted density range is 15.1 to 35 units per acre.

Zone Change (RZ) 23-19-0100 would change the zoning from R-E to R-3-1.5 – High Density Residential. Tentative Parcel Map (TPM) 23-19-0300 would split the 1.13-acre parcel into three (3) parcels, including Parcel 1, 15,464 square feet (sf.), Parcel 2, 15,837 sf., and Parcel 3, 18,133 sf. .

Variance (VAR) 23-19-0400 would allow a reduction of the rear yard setback from 15 feet to 10 feet.

Site Plan Review (SPR) 23-19-0500 would facilitate the development of a 2-story apartment structure on each parcel.

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

Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5:

While there is no evidence that archeological resources exist on the Project site, there is some possibility that existing structures qualify as historical resources or hidden and buried resources may exist with no surface evidence.

Mitigation Measure CULT-1: In the event of the accidental discovery and recognition of previously unknown resources before or during grading activities, construction shall stop in the immediate vicinity and a consultation with a qualified historical resources specialist shall be held to determine whether further study is required.

Disturb any human remains, including those interred outside of formal cemeteries:

There is no evidence that human remains exist on the Project site. Nevertheless, there is some possibility that a non-visible buried site may exist and may be uncovered during ground disturbing construction activities which would constitute a significant impact.

If any human remains are discovered during construction, then the Project would be subject to CCR Section 15064.5(e), PRC Section 5097.98, and California Health and Safety Code Section 7050.5. Regulations contained in these sections address and protect human burial remains. Compliance with these regulations would ensure impacts to human remains, including those interred outside of formal cemeteries, are less than significant.

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

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