

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: Silver Creek Crossing Subdivision

Lead Agency: City of Atwater

Contact Name: Greg Thompson, Interim City Manager

Email: gthompson@atwater.org Phone Number: 209-812-1031

Project Location: City of Atwater County of Merced
City County

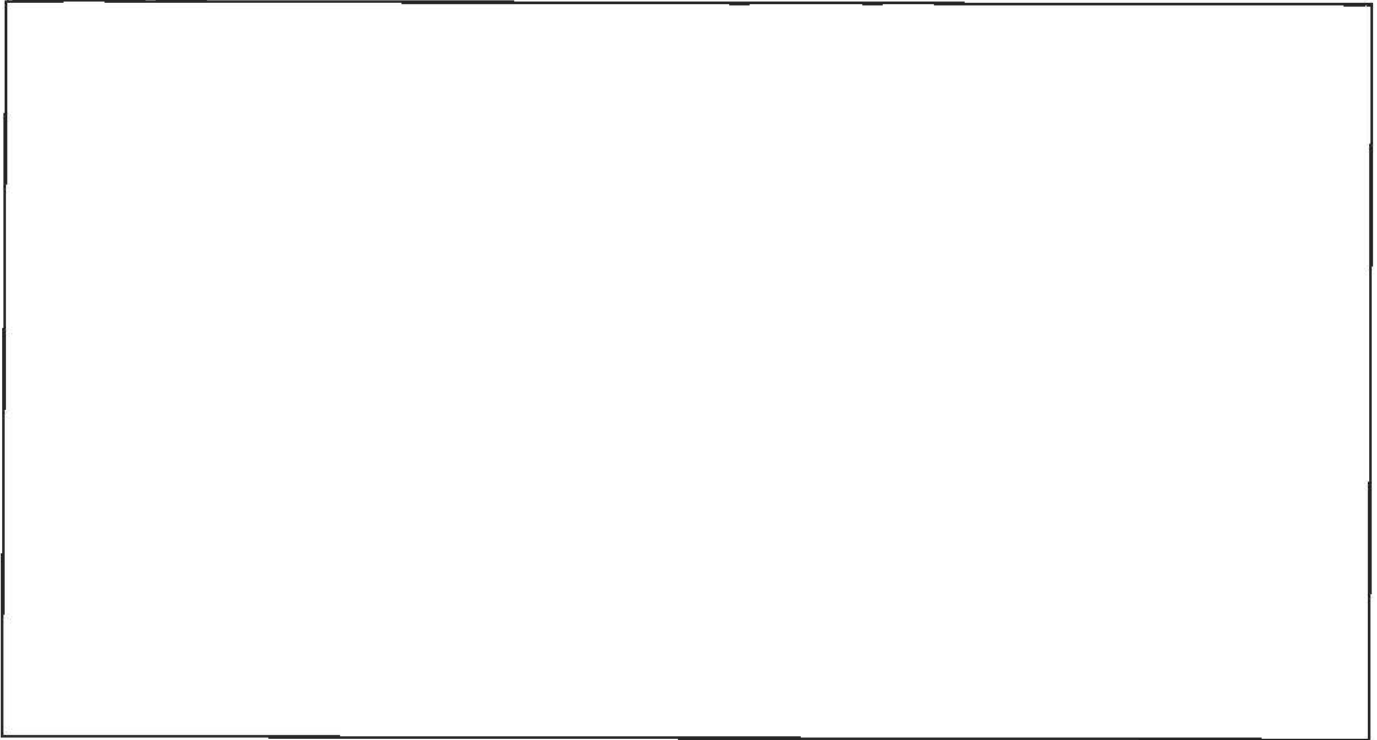
Project Description (Proposed actions, location, and/or consequences).

The Proposed Project consists of a Vesting Tentative Subdivision Map to allow for the subdivision of approximately 15.13 acres into seventy-three (73) single-family residential lots, and an existing storm water detention basin located within the Meadow View Estates Unit One, to be expanded for the Proposed Project. Expansion of the existing detention basin will also accommodate Purely Self-Storage via two (2) 24" stubs at project boundary at proposed Lots 25, 26, and 35. Physical development of the individual lots is not proposed at this time, but it can be assumed that future development within the Project site will conform to the City's Zoning Ordinance, including Section 17.16 and Section 17.44. Ultimately, the Proposed Project will consist of uses consistent with the City's Zoning Ordinance, and specifically, permitted uses within the Planned Development (P-D 29) Zone. Typical lot size of new parcels created as part of the Proposed Project are approximately 5,000 square feet in size. Primary access to the Project site will be provided via Nebela Drive, Rondel Road, and Nina

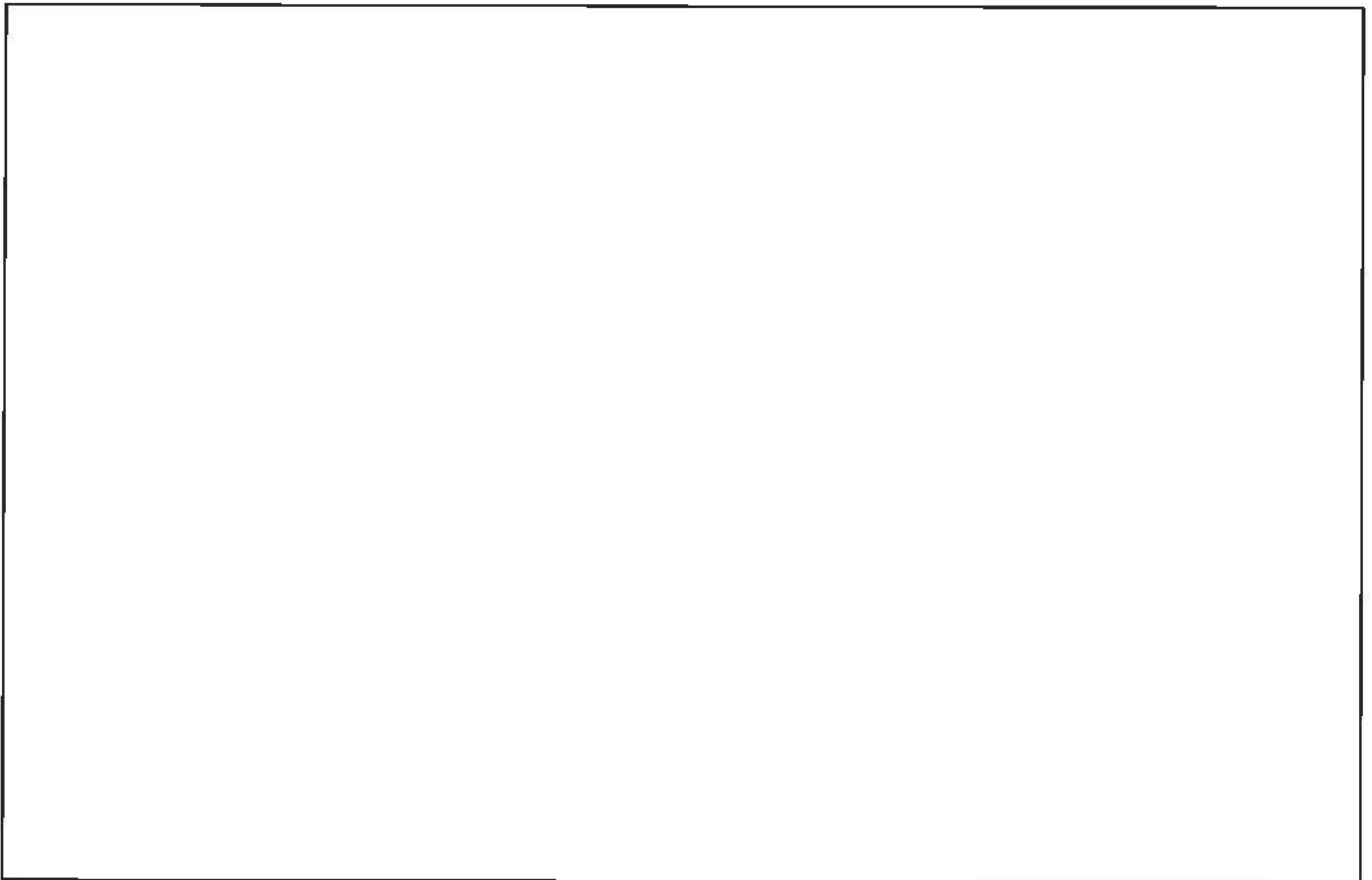
Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality - C. Would the project expose sensitive receptors to substantial pollutant concentrations?
Mitigation Measure Air-1: The Project Proponent shall prepare and submit a Dust Control Plan that meets all of the applicable requirements of APCD Rule 8021, Section 6.3.
Mitigation Measure Air-2: During all construction activities, the project proponent shall implement dust control practices identified in Tables 6-2 and 6-3 of the GAMAQI (San Joaquin Valley APCD, 2002):
Biological - A. Would the project have a substantial adverse effect, either directly or through habitat? modifications.
Mitigation Measure Bio-1: Within fourteen (14) days of the start of the Proposed Project activities a preactivity survey shall be conducted by a qualified biologist knowledgeable in the identification of these species.
Noise - A. Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Single story homes along eastern side of property only
Noise - B. Would the project result in generation of excessive ground borne vibration or ground borne noise? 7-foot wall r
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? mitigation measures have been proposed to reduce affects to 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.

A large, empty rectangular box with a black border, intended for the user to describe any 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.

A large, empty rectangular box with a black border, intended for the user to provide a list of the responsible or trustee agencies for the project.