

# 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: Rezone 2019-03, Planned Development 278, VTSM 2019-01 (1347 N Palm)

Lead Agency: City of Turlock

Contact Name: Katie Quintero

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Project Location: Turlock CA Stanislaus  
*City* *County*

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

The proposed project consists of a Rezone of the subject property from Medium Density Residential (RM) to Planned Development 278 to develop the .92-acre property located at 1347 N. Palm Street, (Stanislaus County APN 042-013-006) with 13 single family homes. The lots will range in size from 3,132 square feet to 2,216 square feet. The houses will be two-story units and will have approximately 1,550 square feet of living area, with an attached garage and a porch. The property is zoned Medium Density Residential. A Planned Development is requested to allow for a private roadway to access the houses as well as a deviation from the minimum lot size, the lot width, depth, minimum frontage requirements and side yard setbacks to allow for the small lot single family design

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.

See attached Initial Study

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

City of Turlock