

**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: Castle Family Health Center ("Atwater Clinic") (RSO 0277-25, SP 25-21-0100, REZ 25-21-0200, GPA 25-21-0300, LM 25-21-0400, and AR 25-21-0500) \_\_\_\_\_Lead Agency: City of AtwaterContact Name: Jonnie Hanson LanEmail: jlan@atwater.org Phone Number: (209) 357-6342Project Location: Atwater, CA Merced County  
*City* *County*

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

See attached.

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

Mitigation Measure BIO-1: Burrowing Owl Preconstruction Survey  
 Mitigation Measure BIO-2: Nesting Bird Surveys  
 Mitigation Measure CUL-1: Unknown Resources  
 Mitigation Measure CUL-2: Unique Resources  
 Mitigation Measure CUL-3: Human Remains  
 Mitigation Measure GEO-1: Fossils

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.

None.

## Project Description

Neenan Company, LLP. (Applicant) requests RSO 277-25, SP 25-21-0100, REZ 25-21-0200, GPA 25-21-0300, LM 25-21-0400, and AR 25-21-0500 (Project) to facilitate the Castle Family Health Centers “Atwater Clinic” Project pertaining to four (4) parcels that total approximately 1.63 acres located at 1775 Third Street, Atwater, CA 95301 (APNs 002-132-021, 002-132-022, 002-132-024, and 002-132-025).

### General Plan Amendment and Zone Change

The General Plan Amendment and Zone Change would change the land use and zoning designation of two (2) parcels, APNs 002-132-024 and 002-132-025, from Low Density Residential/R-1 to Institutional/C-O. The rest of the site would remain as currently planned and zoned.

### Lot Merger

The Lot Merger would merge the four (4) parcels (APNs 002-132-021, 002-132-022, 002-132-024, and 002-132-025) into one parcel, totaling approximately 1.63 acres.

### Site Plan Review and Architectural Review

The Site Plan Review and Architectural Review would facilitate the development of the proposed Project. The Project would modify an existing medical facility site, resulting in approximately 14,800 square feet of building area (approximately 21% lot coverage), 83 parking spaces, 56,300 square feet of impervious surface area (parking lot, walkways, buildings), 27 exam rooms, and other site modifications including pedestrian pathways, bike parking, landscaping, trash enclosure, and a secure outdoor staff area (**Table 1**) The building area will include a reception and waiting area, exam rooms, a laboratory and testing area, administrative offices, break room and support areas, reception and intake area, point-of-care testing station, telehealth capabilities, and x-ray imaging area, providing primary care, specialty care, and other support services to serve approximately 6,000 to 8,000 patients per year.

**Table 1 Existing Fixed Facility and New Clinic Expansion Buildout**

	Existing	Addition	Project Total
Building Area (sf.)	6,400 square feet	8,400 square feet	14,800 square feet
Parking Spaces (#)	77 (1 to be removed)	7	83
Impervious Surface Area (sf.)	45,000 square feet	56,300 square feet	56,300 square feet
Exam Rooms	12	15	27