



COMMUNITY DEVELOPMENT
DEPARTMENT
750 BELLEVUE ROAD
ATWATER, CA 95301
209) 357-6342

February 23, 2023

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FOR Terry Rolf

NOTICE IS HEREBY GIVEN that the City of Atwater is circulating for public review an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the California Environmental Quality Act (CEQA) for the proposed Site Plan# 22-24-0100, Architectural Review#22-24-0300, and Zone Change 22-24-0400.

PROJECT LOCATION: The project site is located on the south side of Commerce Avenue less than a quarter mile west of its intersection of Industry Way.

PROJECT DESCRIPTION: The project site is located on the south side of Commerce Avenue, less than a quarter mile west of its intersection of Industry Way and consists of four parcels (APN: 056-241-012; 013; 014). It should be noted that the fourth parcel located on the south end of the project site does not have an APN (refer to figure 1.3-1). The project site is approximately twenty-two acres. The project proposes constructing seven buildings totaling 87,000 square feet with 234 parking spaces throughout the four parcels, including ADA-compliant and CalGreen parking. Buildings One, Six, and Seven, identified in figure 1.3-1, will be the project's retail components. Building One will be approximately 10,000 square feet with an anticipated use as an automotive/trailer sales operation. Building Six, approximately 25,000 square feet, and Building Seven, which is approximately 10,000 square feet, will be used as a hardware store and garden center. While the primary function of these facilities will be to operate as retail stores, they will hold seasonal sale event venues, which will include outdoor activities. The project also intends to host mobile food vendors; however, the mobile food vendors will not be limited to just the retail component but also the industrial portion of the project.

Buildings Two, Three, Four, and Five will be primarily used for industrial-type uses. Buildings Two and Three are approximately 10,000 square feet each. Building Four is approximately 14,000 square feet, 3,000 square feet of that will be used as office space. Building Five, approximately 8,000 square feet, will be used as a maintenance/vehicle storage area. Located between Building Four and Five will be an above-ground tank containing approximately 12,000 gallons of diesel. There will also be container drums that will store 250 gallons of unleaded gasoline. As a result, a Hazardous Materials Business Plan will need to be implemented.

Access to the project site will be from a roadway that the project proponent will dedicate to the City of Atwater and will be configured as a cul-de-sac. The dedicated road will be located on the south side of Commerce Avenue. Commerce Avenue will be reconstructed with a stripped center turn lane. Sufficient right of way exists, and no further dedication of right of way along Commerce Avenue is required along the project frontage. The dedicated roadway (cul-de-sac) will lead to the parking areas of all seven buildings. Much of the parking area will be constructed of asphalt, and the parking area around Building Seven will be concrete. The lighting will include downward-facing hoods to minimize the illumination in the area.

DATES POSTED

FROM: 2/24/23

TO: 3/27/23

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2023 FEB 23 PM 4:17
MERCED COUNTY CLERK
BY: [Signature]

PUBLIC REVIEW: The City of Atwater is making the proposed IS/MND available to interested agencies and members of the public for review and comment. A 30-day public review period will begin on **February 23, 2023**, and concluded on **March 24, 2023**.

DOCUMENT AVAILABILITY: The IS/MND and separately bound appendices are available for review during regular business hours at the Atwater City Hall, Community Development Department at 750 Bellevue Rd in Atwater, CA 95301. Written comments may be submitted to Sam Rashe at the above address prior to the end of the public review period.

A meeting of the City of Atwater City Council will be held to consider the approval of the IS/MND at the City Hall on March 27th, 2023 or as soon thereafter as may be heard.

For additional information, please call Samuel J. Rashe, Senior Planner, at (209) 357 6337.

For reviewing agencies: The City of Atwater requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments.

Distribution: (see below)

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: _____

Return to: City of Atwater, Community Development Department
750 Bellevue Road, Atwater, CA 95301
Attention: Sam Rashe
Telephone: (209) 357-6342
Email: Srashe@atwater.org

From: Agency Name: City of Atwater
Contact Person: Sam Rashe
Phone Number: 357-6337

Signature:  Printed Name: Sam Rashe

Title: Senior Planner Date: 2/23/2023

TO: _____
FROM: _____
MERCED COUNTY CLERK

DISTRIBUTION: