

Notice of Completion & Environmental Document Transmittal

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For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Railroad Business Park: Tentative Parcel Map (TPM) No. 24-34-0300, Site Plan (SP) No. 24-34-0100, and Architectural Review (AR) No. 24-34-0200

Lead Agency: City of Atwater

Contact Person: Jonnie Hanson Lan

Mailing Address: 1350 Broadway Avenue

Phone: (209) 357-6342

City: Atwater, CA

Zip: 95301

County: Merced County

Project Location: County: Merced

City/Nearest Community: Atwater

Cross Streets: Railroad Avenue and Hazel Avenue

Zip Code: 95301

Longitude/Latitude (degrees, minutes and seconds): 37 ° 20 ' 28.5 " N / 120 ° 36 ' 1.8 " W Total Acres: 16.0

Assessor's Parcel No.: 003-160-003-000

Section: 12

Twp.: 7S

Range: 12E

Base: MD

Within 2 Miles: State Hwy #: 99

Waterways:

Airports:

Railways: Union Pacific Railroad

Schools: Shaffer Elementary

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☒ Industrial: Sq.ft. 132,000 Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

vacant/Business Park/Business Park (B-P)

Project Description: (please use a separate page if necessary)

See attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

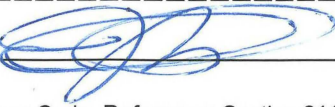
☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 12, 2026 Ending Date September 1, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Precision Civil Engineering</u>	Applicant: <u>SAI RAM Properties, Inc.</u>
Address: <u>1234 O Street</u>	Address: <u>338 Harvard Common</u>
City/State/Zip: <u>Fresno, CA, 93270</u>	City/State/Zip: <u>Fremont, CA 94539</u>
Contact: <u>Bonique Emerson</u>	Phone: <u>(510) 335-2766</u>
Phone: <u>(559) 449-4500</u>	

Signature of Lead Agency Representative:  Date: August 7, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

Sai Ram Properties, Inc. (Applicant) requests Tentative Parcel Map (TPM 24-34-0300), Site Plan (SP 24-34-0100), and Architectural Review (AR 24-34-0200) pertaining to one (1) parcel totaling 16.0 acres, located on the southeast corner of Railroad Avenue and Hazel Avenue (APN 003-160-003-000). The Project site is within the City of Atwater Sphere of Influence and within Atwater City Limits. The Project site has a General Plan land use designation of Business Park and is currently within the B-P – Business Park zone district.

Tentative Parcel Map

Tentative Parcel Map (TPM 24-34-0300) would facilitate the subdivision of the Project site into four (4) parcels and one (1) remainder parcel: Parcel 1 (2.79 acres), Parcel 2 (2.61 acres), Parcel 3 (1.70 acres), Parcel 4 (2.75 acres), and a remainder parcel (5.51 acres).

Site Plan and Architectural Review

Site Plan (SP 24-34-0100) and Architectural Review (AR 24-34-0200) would facilitate the development of the site into a business park style development, with a mix of commercial, light manufacturing, and warehouse uses. Parcels 1 and 2 would contain four (4), 10,000 square foot buildings each, Parcel 3 would contain two (2) 10,000 square foot buildings, and Parcel 4 would contain four (4) buildings that total 32,000 square feet total. No development is proposed for the remainder parcel. Parcels 1-4 would be improved with drive aisles, parking spaces, trash enclosures, underground utilities, signage, pavement, and landscaping, in addition to a storm drain basin.