

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

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.