



COMMUNITY DEVELOPMENT DEPARTMENT
1350 BROADWAY AVE
ATWATER, CALIFORNIA 95301

August 2026

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR RAILROAD BUSINESS PARK PROJECT**

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 Railroad Business Park Project.

PROJECT LOCATION: The Project site is in the jurisdiction of the City of Atwater, County of Merced, California. The site is located on the southeast corner of Railroad Avenue and Hazel Avenue, consisting of one (1) parcel that is approximately 16.0 acres. The site is identified by the Merced County Assessor as Assessor's Parcel Number (APN) 003-160-003-000. The Project site is a portion of Section 12, Township 7 South, Range 12 East, Mount Diablo Base and Meridian.

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 Review 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.

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 20-day public review period will begin on **August 12, 2026** and conclude on **September 1, 2026**.

DOCUMENT AVAILABILITY: The IS/MND is available for review during regular business hours at the City of Atwater City Hall, Community Development Department at 1350 Broadway Avenue, Atwater, CA

95301 and on the City of Atwater website, www.atwater.org/public-notices. Written comments may be submitted to Jonnie Hanson Lan at the above address prior to the end of the public review period.

A public hearing date for this project is scheduled for Planning Commission on September 16, 2026 at 6:00 pm.

For additional information, please contact Jonnie Hanson Lan, Community Development Director at (209) 357-6342.

For reviewing agencies: The City of Atwater requests that you review the 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:

- ☐ No comments provided
☐ Comments noted below
☐ Comments provided in a separate letter

COMMENTS

Return to: City of Atwater, Community Development Department
1350 Broadway Avenue, Atwater, CA 95301
Attn: Jonnie Hanson Lan, Community Development Director
Telephone: (209) 357-6342
Email: jlan@atwater.org

From: Agency Name: City of Atwater
Contact Person: Jonnie Hanson Lan
Phone Number: (209) 357-6342

Signature: 

Printed Name: Jonnie Hanson Lan

Title: Community Development Director

Date: August 7, 2026