



COMMUNITY DEVELOPMENT
DEPARTMENT
750 BELLEVUE ROAD
ATWATER, CA 95301
(209) 357-6367

March 2024

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR 7212 SUNSET DRIVE APARTMENTS**

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 7212 Sunset Drive Apartments.

PROJECT LOCATION: The Project site is in the jurisdiction of the City of Atwater, Merced County, California. The site is located on the northwest corner of Sunset Drive and Everett Street at 7212 Sunset Dr, Atwater, CA 95301, consisting of one (1) parcel that is approximately 1.13 acres. The site is identified by the Merced County Assessor as Assessor's Parcel Numbers (APNs) 056-540-004-000. The Project site is a portion of Section 11, Township 7 South, Range 12 East, Mount Diablo Base and Meridian.

PROJECT DESCRIPTION: Apex Investment Group, LLC (Applicant) requests General Plan Amendment (GPA 23-19-0200), Zone Change (RZ 23-19-0200), Tentative Parcel Map (TPM 23-19-0300), Variance (VAR 23-19-0400), and Site Plan Review (SPR 23-19-0500) pertaining to a 1.13-acre parcel that is located on the northwest corner of Sunset Drive and Everett Drive at 7212 Sunset Dr, Atwater, CA 95301 (APN: 056-540-004-000).

- General Plan Amendment (GPA) 23-19-0200 would change the land use designation from VLDR to HDR – High Density Residential.
- Zone Change (RZ) 23-19-0100 would change the zoning from R-E to R-3-1.5 – High Density Residential.
- Tentative Parcel Map (TPM) 23-19-0300 would split the 1.13-acre parcel into three (3) parcels, including Parcel 1, 15,464 square feet (sf.), Parcel 2, 15,837 sf., and Parcel 3, 18,133 sf.
- Variance (VAR) 23-19-0400 would allow a reduction of the rear yard setback from 15 feet to 10 feet.
- Site Plan Review (SPR) 23-19-0500 would facilitate the development of a 2-story apartment structure on each parcel. Development would include paved drive aisles, 38 parking stalls, sidewalks, trash enclosures, landscaping, lighting, and underground utilities. Two (2) bioretention areas are proposed for stormwater collection as well as recreation purposes.

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 **April 2, 2024** and conclude on **May 2, 2024**.

DOCUMENT AVAILABILITY: The IS/MND is available for review during regular business hours at the City of Atwater City Hall, Community Development Department at 750 Bellevue Road, Atwater, CA 95391

and on the City of Atwater website, www.atwater.org/public-notice. Written comments may be submitted to Greg Thompson 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 June 20, 2024 at 6:00 pm.

For additional information, please contact Greg Thompson, Public Works/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
750 Bellevue Road, Atwater, CA 95301
Attn: Greg Thompson
Telephone: (209) 357-6352
Email: gthompson@atwater.org

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

Signature:  Printed Name: GREG THOMPSON

Title: INTERIM CITY MANAGER Date: 4/02/2024