

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sunset Apartments

Lead Agency: City of Atwater

Contact Person: Greg Thompson

Mailing Address: 750 Bellvue Road

Phone: (209) 812-1031

City: Atwater

Zip: 95301

County: Merced

Project Location: County: Merced

City/Nearest Community: Atwater

Cross Streets: NWC of Sunset Drive and Everett Street

Zip Code: 95301

Longitude/Latitude (degrees, minutes and seconds): 37 ° 20 ' 20.346 " N / -120 ° 37 ' 2.391 " W Total Acres: 1.13 acres

Assessor's Parcel No.: 056-540-004-000

Section: 11

Twp.: 7S

Range: 12E

Base: Mt. Diablo

Within 2 Miles: State Hwy #: State Route 99

Waterways: Livingston Canal

Airports: Merced Castle Airport

Railways: BNSF, Union Pacific

Schools: Rubach Colony High School, Bellvue School

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Variance</u> |

Development Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>25</u> Acres <u>1.13</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

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

Agex Investment Group, LLC (Applicant) requests General Plan Amendment (GPA 23-19-020D), Zone Change (RZ23-19-020D), Tentative Parcel Map (TPM 23-19-030D), Variance (VAR 23 19 040D), and Site Plan Review (SPR 23-19-050D) relating to a 1.13-acre parcel that is located on the northwest corner of Sunset Drive and Everett Street, Atwater, CA 95301 (APN: 056-540-004-000).

General Plan Amendment (GPA) 23-19-020D would change the land use designation from VLUN to HDR - High Density Residential. According to the General Plan, the HDR land use designation is intended to provide for multi-family units such as apartments, and/or residential units in structures up to four stories in height. The permitted density range is 15 to 35 units per acre.

Zone Change (RZ) 23-19-020D would change the zoning from R-E to R-3-1.5 - High Density Residential. According to Chapter 17.21 of the Atwater Municipal Code (AMC), the purpose of the R-3 zoning district is to provide for high residential density per acre while protecting the value and charm of the existing residential areas, and to promote health, safety, comfort, convenience and the general welfare. Permitted uses include single family dwellings, duplex, multi-family structures, supportive housing, transitional housing, and accessory uses customarily appurtenant to single-family residence (i.e., garage, parking, private swimming pools, sheds, home occupation). The proposed R-3 1.5 zoning district is consistent with the proposed HDR land use designation.

Tentative Parcel Map (TPM) 23-19-030D would split the 1.13-acre parcel into three (3) parcels, including Parcel 1, 15,464 square feet (sf), Parcel 2, 15,437 sf., and Parcel 3, 18,133 sf.

Variance (VAR) 23 19-040D would allow a reduction of the rear yard setback from 15 feet to 10 feet.

Site Plan Review (SPR) 23-19-050D would facilitate the development of a 2-story apartment structure on each parcel. Development would include paved drive aisles, 36 parking stalls, sidewalks, trash enclosures, landscaping, lighting, and underground utilities. Two (2) detention areas are proposed for stormwater retention at each parcel location.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> S Native American Heritage Commission	

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

Starting Date 4/02/2024 Ending Date 5/02/2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Precision Civil Engineering</u>	Applicant: <u>Apex investment Group, LLC.</u>
Address: <u>1234 O Street</u>	Address: <u>3319 M Street</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Merced, CA 95348</u>
Contact: <u>Bonique Emerson</u>	Phone: <u>(209) 201-5839</u>
Phone: <u>(559) 449-4500</u>	

Signature of Lead Agency Representative:  Date: 4-2-24

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