



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

April 2024

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
FOR SILVER CREEK CROSSING VESTING TENTATIVE SUBDIVISION MAP**

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 Silver Creek Crossing Subdivision.

**PROJECT LOCATION:** The Project site is in the jurisdiction of the City of Atwater, Merced County, California. The site is located on the north side of Nebela Drive, approximately 0.25 Miles east of Buhach Road, Atwater, CA 95301, consisting of one (1) parcel that is approximately 15.13 acres. The site is identified by the Merced County Assessor as Assessor's Parcel Number (APN) 005-070-052-000. The Project site is a portion of Section 5, Township 7 South, Range 13 East, Mount Diablo Base and Meridian.

**PROJECT DESCRIPTION:** Silver Creek Crossing, LLC (Applicant) requests a Vesting Tentative Subdivision Map (VTSM 22-23-0100) pertaining to a 15.13-acre parcel that is located on north side of Nebela Drive, approximately 0.25 Miles east of Buhach Road Atwater, CA 95301 (APN: 005-070-052-000). Vesting Tentative Subdivision Map (VTSM) 22-23-0100 would divide the 15.13-acre parcel into 73 lots. Development will include seventy-three (73) single-family residential lots. Typical lot size of new parcels are approximately 5,000 square feet in size. The development will include the addition of approximately 2,000 linear feet of paved access roads to serve the proposed 73-lots. Primary access to the Project site will be provided via Nebela Drive, Rondel Road, and Nina Drive.

The Proposed Project will be served via domestic utilities by the City of Atwater. Connections to existing water and sewer lines located on Nina Drive and Rondel Road will be installed. All storm drainage to be conveyed to an on-site retention basin and all storm drain to be detained on site by way of expansion of an existing storm water detention basin located within the Meadow View Estates Unit One.

**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 **May 31, 2024** and conclude on **June 30, 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-notices](http://www.atwater.org/public-notices). 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 July 17, 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.

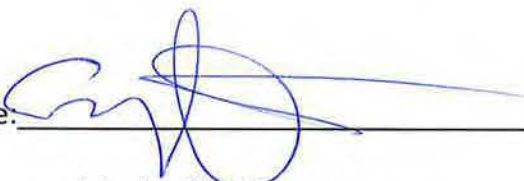
Distribution:

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

COMMENT5

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](mailto:gthompson@atwater.org)

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Signature:  \_\_\_\_\_ Printed Name: Greg Thompson  
Title: Interim City Manager Date: 5/31/2024