

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: Osborn Park Expansion (General Plan Amendment (GPA) No. 25-01-0200, Zone Change (ZC) No. 25-01-0300, and Site Plan (SP) No. 25-01-0100)

Lead Agency: City of Atwater Contact Person: Chris Hoem
 Mailing Address: 750 Bellevue Road Phone: (209) 357-6300
 City: Atwater Zip: 95301 County: Merced County

Project Location: County: Merced City/Nearest Community: Atwater

Cross Streets: East Bellevue Road Zip Code: 95301

Longitude/Latitude (degrees, minutes and seconds): 37 ° 21 ' 45.1044 " N / 120 ° 35 ' 33.2016 " W Total Acres: 5.4

Assessor's Parcel No.: 156-060-008 (portion), 156-060-009, 156-060-011 (portion), 156-060-025 Section: 31 Twp.: 6S Range: 12E Base: MDB

Within 2 Miles: State Hwy #: 99 Waterways: Livingston Canal | Canal Creek

Airports: Merced Castle Airport Railways: BNSF Stockton and UP Fresno Schools: Atwater ESD, MUHSD

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 type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <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 checked="" type="checkbox"/> Recreational: 5.4 acres | <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 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 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 checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input 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:

Vacant Site/C-G General Commercial/COM-Commercial

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

See attached

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 type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input 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 type="checkbox"/> Fish & Game Region # _____	<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 type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 4, 2025 Ending Date April 23, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Precision Civil Engineering</u>	Applicant: <u>City of Atwater</u>
Address: <u>1234 O Street</u>	Address: <u>750 Bellevue Road</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Atwater, CA 95301</u>
Contact: <u>Bonique Emerson</u>	Phone: <u>(209) 357-6300</u>
Phone: <u>(559) 449-4500</u>	

Signature of Lead Agency Representative: *Christopher J. Green* Date: 4-1-25

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

Project Description
Osborn Park Expansion
GPA 25-01-022 / ZC 25-01-0300 / SP 25-01-0100

City of Atwater (Applicant) requests General Plan Amendment (GPA) No. 25-01-0200, Zone Change (ZC) No. 25-01-0300, and Site Plan (SP) No. 25-01-0100 pertaining to four (4) parcels totaling 5.4 acres, located on the northwest corner of East Bellevue Road and the irrigation canal at 501 E Bellevue Road, Atwater, CA 95301 (APNs 156-060-008 (portion), 156-060-009, 156-060-011 (portion), and 156-060-025). The Project would facilitate the redevelopment and expansion of the existing Osborn Park on APN 156-060-008.

General Plan Amendment (GPA) No. 25-01-0200 would change the land use designation of three (3) parcels, 156-060-009, 156-060-011 (portion), and 156-060-025, approximately 5.2 acres, from COM – Commercial to PK – Park.

Zone Change (RZ) No. 25-01-0300 would change the zoning of three (3) parcels, 156-060-009, 156-060-011 (portion), and 156-060-025, approximately 5.2 acres, from C-G – General Commercial to C-G-OS – General Commercial – Open Space Combining zoning district. The proposed C-G-OS zoning district is consistent with the proposed PK land use designation.

Site Plan Review (SPR) No. 25-01-0100 would facilitate the development and redevelopment of Osborn Park with a baseball field, two (2) basketball fields, a pickleball court, a volleyball court, or other similar recreational activities, a walking path, 164 additional parking stalls, a second point of drive access, as well as subsequent improvements including curb, gutter, sidewalk, and landscaping.