

FILED

April 30, 2026

MATT H. MAY
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DEPARTMENT
1350 BROADWAY AVENUE
ATWATER, CA 95301
(209) 357-6367

April 30, 2026

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR CASTLE FAMILY HEALTH CENTER ("ATWATER CLINIC") PROJECT**

NOTICE IS HEREBY GIVEN that the City of Atwater has prepared and 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 Castle Family Health Center ("Atwater Clinic") Project. The Initial Study/Mitigated Negative Declaration reflects the independent judgment of the City of Atwater as Lead Agency.

PROJECT LOCATION: The Project site is in the jurisdiction of the City of Atwater, County of Merced, California. The site is located on the southwest corner of Ivy Avenue and Third Street at 1775 Third Street, Atwater, CA 95301, consisting of four (4) parcels that total approximately 1.63 acres. The site is identified by the Merced County Assessor as Assessor's Parcel Number (APN) 002-132-021, 002-132-022, 002-132-024, and 002-132-025. The Project site is a portion of Section 1, Township 7 South, Range 12 East, Mount Diablo Base and Meridian.

PROJECT DESCRIPTION: Neenan Company, LLP (Applicant) requests RSO 277-25, SP 25-21-0100, REZ 25-21-0200, GPA 25-21-0300, LM 25-21-0400, and AR 25-21-0500 (Project) to facilitate the Castle Family Health Centers "Atwater Clinic" Project pertaining to four (4) parcels that total approximately 1.63 acres located at 1775 Third Street, Atwater, CA 95301 (APNs 002-132-021, 002-132-022, 002-132-024, and 002-132-025).

General Plan Amendment and Zone Change

The General Plan Amendment and Zone Change would change the land use and zoning designation of two (2) parcels, APNs 002-132-024 and 002-132-025, from Low Density Residential/R-1 to Institutional/C-O. The rest of the site would remain as currently planned and zoned.

Lot Merger

The Lot Merger would merge the four (4) parcels (APNs 002-132-021, 002-132-022, 002-132-024, and 002-132-025) into one parcel, totaling approximately 1.63 acres.

Site Plan Review and Architectural Review

The Site Plan Review and Architectural Review would facilitate the development of the proposed Project. The Project would modify an existing medical facility site, resulting in approximately 14,800 square feet of building area (approximately 21% lot coverage), 83 parking spaces, 56,300 square feet of impervious surface area (parking lot, walkways, buildings), 27 exam rooms, and other site modifications including

pedestrian pathways, bike parking, landscaping, trash enclosure, and a secure outdoor staff area. The building area will include a reception and waiting area, exam rooms, administrative offices, break room and support areas, reception and intake area, point-of-care testing station, telehealth capabilities, and x-ray imaging area, providing primary care, specialty care, and other support services to serve approximately 6,000 to 8,000 patients per year.

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 **April 30, 2026**, the date of circulation, and conclude on **May 19, 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-notice. 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 before the Planning Commission is scheduled for **May 20, 2026, at 6:00 p.m.**, at which time the Commission will consider the proposed project and the associated Initial Study/Mitigated Negative Declaration.

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) 357-6300
Email: ilan@atwater.org

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

Signature:  Printed Name: Jonnie Lan

Title: Community Dev Director Date: 4/30/2026