*In-person participation by the public will be permitted. In addition, remote public participation is available in the following ways:*

- *Livestream online at www.atwater.org (Please be advised that there is a broadcasting delay. If you would like to participate in public comment, please use the option below).*
- *Submit a written public comment prior to the meeting: Public comments submitted to planning@atwater.org by 4:00 p.m. on the day of the meeting will be distributed to the Planning Commission, and made part of the official minutes but will not be read out loud during the meeting.*

*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 812-1031.*

# CITY OF ATWATER
## PLANNING COMMISSION

# AGENDA

Council Chambers
750 Bellevue Road
Atwater, California

**November 13, 2026**

CALL TO ORDER

SPECIAL MEETING SESSION: (Council Chambers)

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: (Planning Commission)
**Gomez___, Mokha___, Borgwardt___, Conour___, Sanchez-Garcia___**

SUBSEQUENT NEED ITEMS: (The City Clerk shall announce any requests for items requiring immediate action subsequent to the posting of the agenda. Subsequent need items require a two-thirds vote of the members of the Planning Commission present at the meeting.)

APPROVAL OF AGENDA AS POSTED OR AS AMENDED: (This is the time for the Planning Commission to remove items from the agenda or to change the order of the agenda.)

COMMENTS FROM THE PUBLIC

NOTICE TO THE PUBLIC

At this time any person may comment on any item which is not on the agenda. You may state your name and address for the record; however, it is not required. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. Please limit comments to a maximum of three (3) minutes.

MINUTES: (Planning Commission)

PUBLIC HEARINGS

1. **RESOLUTION 0287-26 – APPROVING, PURSUANT TO AN ADOPTED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE RAILROAD BUSINESS PARK PROJECT, A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A MINI WAREHOUSE (SELF-STORAGE) FACILITY, LOCATED ON PROPERTY SOUTH OF ATWATER BOULEVARD, ON THE SOUTHEAST CORNER OF HAZEL AVENUE AND SP AVENUE, ATWATER, CA (APN 003-160-054).**

**Staff's Recommendation:**

REPORTS AND PRESENTATIONS FROM STAFF: ()

ADJOURNMENT

CERTIFICATION:

I, Lisa Baladad, Planning Commission Recording Secretary, do hereby certify that a copy of the foregoing agenda was posted at Council Chambers a minimum of 72 hours prior to the meeting.

Lisa Baladad

Lisa Baladad, Recording Secretary

*SB 343 NOTICE*

*In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the Community Development Department located at 1350 Broadway Avenue, Atwater, CA 95301 during normal business hours.*

*If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 750 Bellevue Road, Atwater, CA 95301.*



*In compliance with the federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a City Council, Commission or Committee meeting due to a disability, please contact the City Clerk's Office a minimum of three (3) business days in advance of the meeting at (209) 357-6241. You may also send the request by email to cityclerk@atwater.org.*

# PLANNING COMMISSION AGENDA REPORT

**PLANNING COMMISSION**

Donald Borgwardt  Jagandeep Mokha

Michael Gomez  Shawn Conour

Mayra Sanchez-Garcia

**MEETING DATE:** **November 13, 2026**

**TO:** **Chair and Commissioners**

**FROM:** **Stephani Davis, Associate Planner**

**SUBJECT:** **RESOLUTION 0287-26 – APPROVING, PURSUANT TO AN ADOPTED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE RAILROAD BUSINESS PARK PROJECT, A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A MINI WAREHOUSE (SELF-STORAGE) FACILITY, LOCATED ON PROPERTY SOUTH OF ATWATER BOULEVARD, ON THE SOUTHEAST CORNER OF HAZEL AVENUE AND SP AVENUE, ATWATER, CA (APN 003-160-054).**

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**RECOMMENDED COMMISSION ACTION:**

It is recommended that Planning Commission:

1. Open the public hearing and receive any testimony from the public; and

2. Close the public hearing; and

3. Find the proposed project consistent with the adopted Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Railroad Business Park project, per CEQA Section 15162; and

4. Adopt Planning Commission Resolution 0287-26, approving a conditional use permit for the construction of a mini warehouse (self-storage) facility.

## I. BACKGROUND:

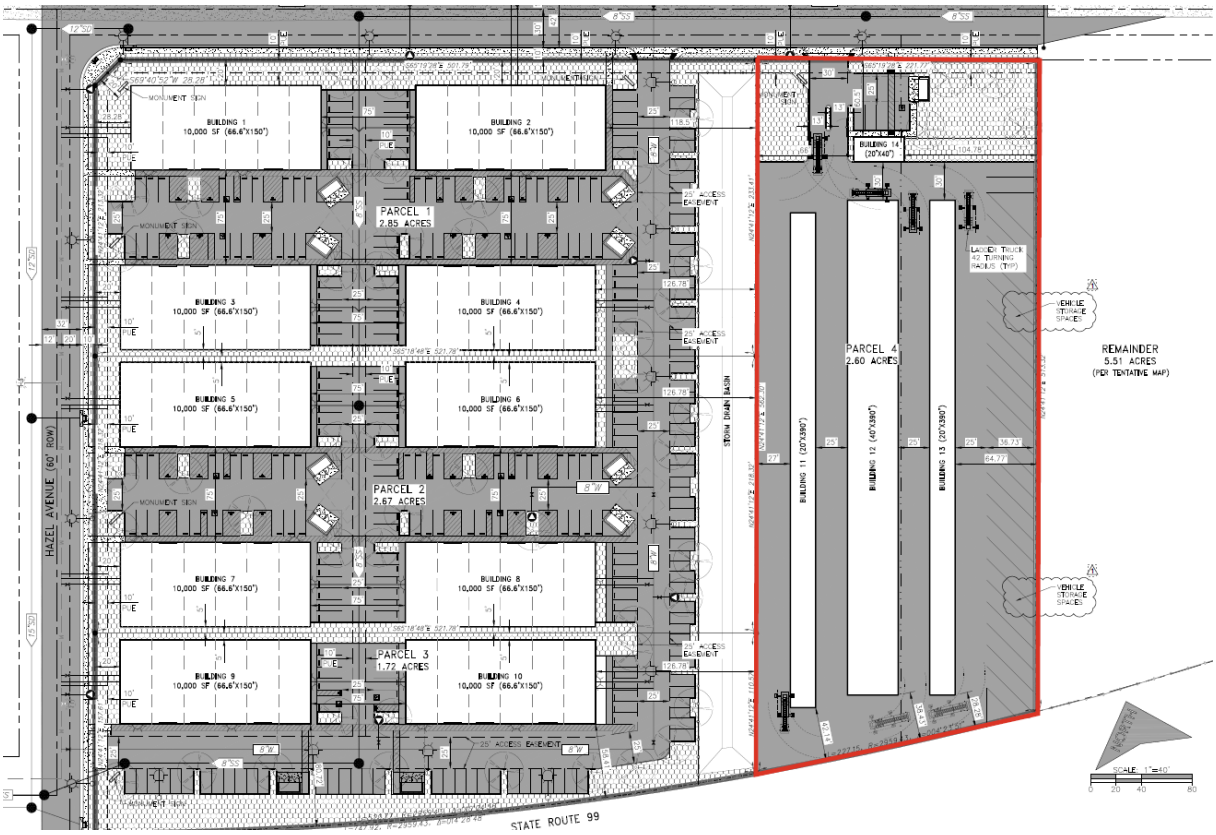
The project is a vacant lot located on the southeast corner of Hazel Avenue and Railroad/SP Avenue, north of State Route 99 (Figure 1). The proposed use is a part of a greater project including a tentative parcel map, and site and architectural review for a business park on property totaling approximately 14 acres. Environmental review was concluded under an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Program (MMR), the scope included the whole project. On October 21, 2026, the Planning Commission reviewed and approved the tentative parcel map and adopted the IS/MND. The business park is a principally permitted use that requires staff-level site review per the Atwater Municipal Code. Entitlement is required for the mini-warehouse facility.

Figure 1: Site Location




The previously approved tentative parcel map associated with this project, subdivides a 14-acre lot into 4 parcels and a remainder. The proposed mini warehouse facility is to be located on Parcel 4, at approximately 2.75 acres (Figure 2). The project will include three (3) mini storage buildings totaling 31,200 square feet, the number of storage units was not provided, and a designated area for vehicle and RV storage.

Figure 2: Site Plan




## II. ANALYSIS:

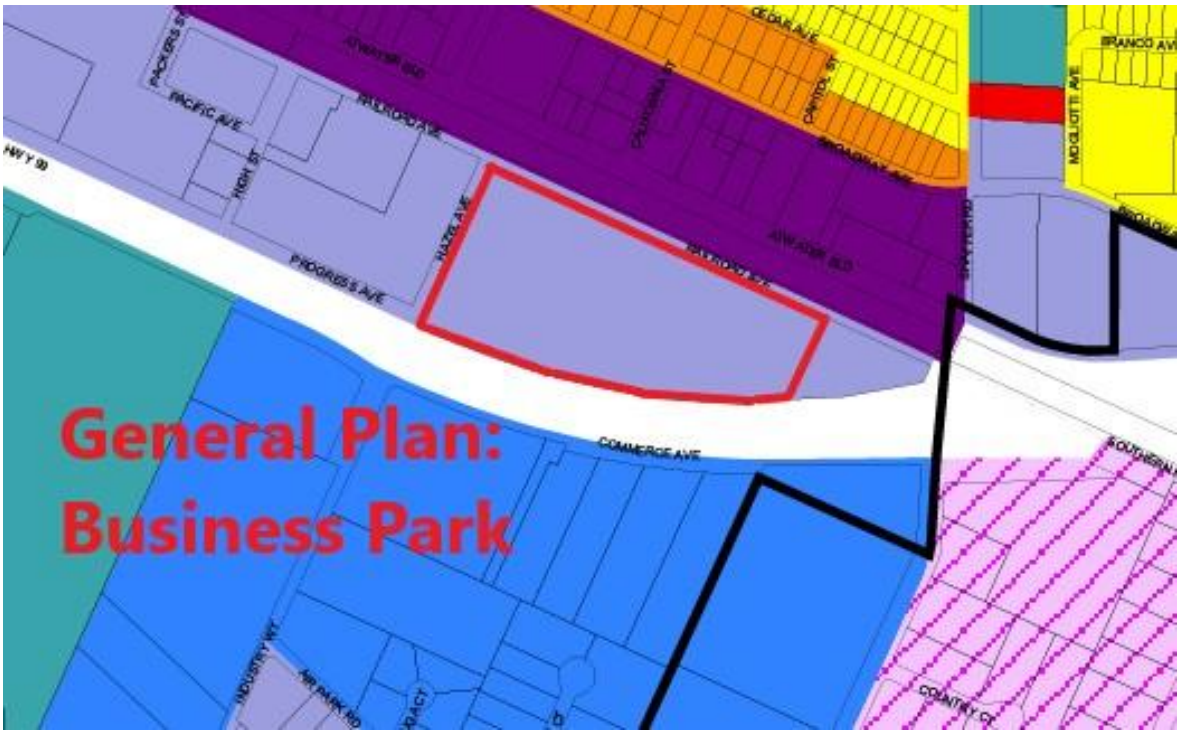
The proposed conditional use permit has been analyzed in accordance with the following documents:

A. Atwater General Plan
B. Atwater Municipal Code
C. California Environmental Quality Act (CEQA)

**GENERAL PLAN COMPLIANCE**

The subject property is designated as Business Park. The General Plan defines the Business Park (BP) designation as providing for large buildings or a cluster of buildings usually in a "campus style" for operations that are quiet and require infrequent use of large trucks for pickup or delivery of parts or products.

Figure 3: Land Use Designation




## ATWATER MUNICIPAL CODE

Atwater Municipal Code (AMC) Section 17.49.030, requires a use permit for mini-warehouse (self-storage) facilities and also contains development standards that have been reflected within the draft resolution.

Per AMC Section 17.41.040, the Planning Commission must make the following findings in order to approve a Conditional Use Permit:

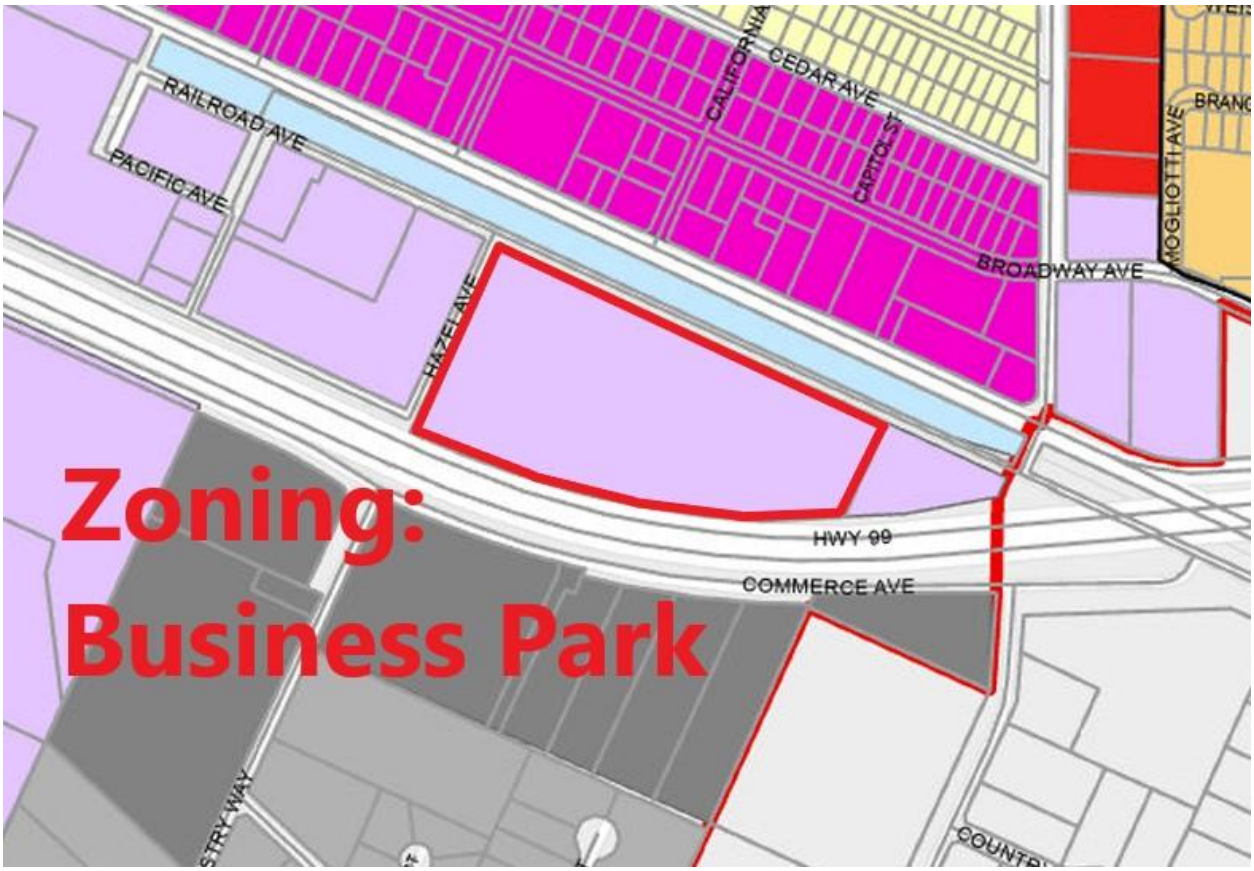
1. The proposed use is consistent with the purpose and standards of the zoning district, the general plan, and any adopted area or neighborhood plan, specific plan, or community plan.

2. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.

3. The proposed use will not be detrimental to the public health, safety, and welfare of the city.

4. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure

Figure 4: Zoning Designation




**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The May 2026 public review draft IS/MND was prepared for the whole Railroad Business Park, including TPM No. 24-34-0300, SP No. 24-34-0100, and CUP No. 24-34-0200. It evaluated the entire Railroad Business Park project area, including the LLA parcel and the parcels proposed under the approved tentative parcel map. The Planning Commission adopted the IS/MND at their regularly scheduled meeting on October 21, 2026. Section 5 contains the Mitigation Monitoring and Reporting Program (MMRP). Measures identified in the analysis are BIO-1, BIO-2, BIO-3, CUL-1, CUL-2 and GEO-1. Appropriate Measures will be applied to the development of these parcels through the Site and Architectural Review process, which will take place at the staff level, as well as through the conditions contained in this approval. This project is consistent with the adopted IS/MND (Exhibit A) and therefore does not require any subsequent environmental document.

## III. INTERDEPARTMENTAL COORDINATION

An interdepartmental routing sheet was sent to all required departments and affected agencies for review and their comments and conditions have been incorporated.

## IV. PUBLIC PARTICIPATION

The public hearing was adequately noticed and advertised for this special Planning Commission hearing. The public will have the opportunity to provide comments on this item prior to Planning Commission action.

## V. STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Open the public hearing and receive testimony from the applicant and interested members of the public;

2. Close the public hearing;

3. Find the proposed project consistent with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Railroad Business Park project, per CEQA Section 15162; and

4. Adopt Resolution No. 0287-26, making the findings required by Atwater Municipal Code Section 17.71.040 and approving Condition Use Permit No. 24-34-0200, subject to the conditions of approval contained in Attachment 1.

## VI. STEPS FOLLOWING APPROVAL

Following adoption of Resolution No. 0287-26, Conditional Use Permit No. 24-34-0200, and a five-day appeal period, the signed resolution will be given to the applicant.

Prepared by: Stephani Davis, Associate Planner

Submitted by: Lisa Baladad, Executive Assistant

Attachments:

1. Draft Resolution No. 0287-26
    a. Exhibit A: Administrative Approval Letter for SP 24-34-0100
    b. Exhibit B: MMRP
2. Site Plan – Railroad Business Park and Mini Warehouse Facility

# PLANNING COMMISSION OF THE CITY OF ATWATER

## RESOLUTION NO. 0287-26

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER APPROVING, PURSUANT TO AN ADOPTED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE RAILROAD BUSINESS PARK PROJECT, A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A MINI WAREHOUSE (SELF-STORAGE) FACILITY, LOCATED ON PROPERTY SOUTH OF ATWATER BOULEVARD, ON THE SOUTHEAST CORNER OF HAZEL AVENUE AND SP AVENUE, ATWATER, CA (APN 003-160-054), APPLICATION NO. 24-34-0200.**

**WHEREAS,** Ketan Upadhyay, Applicant on behalf of SAI RAM Properties, Inc, property owner, seeks a Conditional Use Permit No. 24-34-0200 for the construction of a mini warehouse (self-storage) facility (Project), located on a vacant lot south of Atwater Boulevard, on the southeast corner of Hazel Avenue and SP Avenue, Atwater (APN 003-160-054); and,

**WHEREAS,** on October 21, 2026, the Planning Commission adopted the Initial Study/Mitigated Negative Declaration (IS/MND) and approved Mitigation Monitoring and Reporting Program (MMRP) for the Railroad Business Park project, and approved Tentative Parcel Map No. 24-34-0300; and,

**WHEREAS**, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which a mitigated negative declaration has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

**WHEREAS**, staff has evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, State CEQA Guidelines section 15162 and concluded that the IS/MND analyzed and mitigated all potentially significant environmental impacts, if any, that would result from the Project, that the Project introduces no new significant environmental impacts and all previously adopted mitigation measures from the IS/MND can be applied such that, no subsequent EIR or mitigated negative declaration is required; and

**WHEREAS,** this Project is zoned Business Park (B-P), which allows for mini warehouse (self-storage) facilities with a Conditional Use Permit when reviewed and granted by the Planning Commission; and,

**WHEREAS**, a duly noticed special public hearing regarding the Project was adequately notices and advertised for November 13, 2026; and

**WHEREAS**, all legal prerequisites for the adoption of this Resolution have occurred; and,

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ATWATER, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1**. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**SECTION 2**. CEQA. The environmental impacts of this Project were previously reviewed in conjunction with Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Railroad Business Park. Pursuant to review under Public Resources Code section 21166 and State CEQA Guidelines section 15162 the IS/MND analyzed and mitigated all potentially significant environmental impacts, if any, that would result from the Project. The Project introduces no new significant environmental impacts, and all previously adopted mitigation measures from the IS/MND will be a condition of approval of the Project, such that no subsequent EIR or mitigated negative declaration is required.

**SECTION 3**. Conditional Use Permit. Pursuant to the following findings, and subject to the Conditions of Approval in Section 4 of this Resolution, the Planning Commission approves Conditional Use Permit No. 24-34-0200 for the construction of a mini warehouse (self-storage) facility:

**1**. The proposed use is consistent with the purpose and standards of the zoning district, the general plan, and any adopted area or neighborhood plan, specific plan, or community plan.

**2**. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.

**3.** The proposed use will not be detrimental to the public health, safety, and welfare of the city.

**4.** The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

**5.** The project complies with applicable provisions of the Atwater Municipal Code.

**SECTION 4**. Conditions of Approval. Approval of Conditional Use Permit No. 24-34-0200 is subject to the following conditions of approval, in addition to all applicable federal, state, and local laws and regulations:

**BUILDING AND FIRE**:

1. Permit application and all plan submittals shall comply with the Atwater Municipal Code Title 15. All plan submittals shall reflect the latest Building Codes and Appendices as adopted by the City of Atwater. Materials such as Designed Plans, Project Specifications, State and Federal Accessibility requirements, Structural Calculations, Energy Calculations, Soils Report, California Green Code Documents, and Special Inspection form (filled out by project designer), and any other applicable documents shall be included in plan submittal.

2. Plan submittals shall be submitted using the city's digital on-line permitting system CloudPermit.

3. All Conditions of Approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These Conditions of Approval shall be included on all grading and construction plans maintained at the project site. It is the responsibility of the project developer to ensure that the project contractor is aware of and complies with all Conditions of Approval. Prior approval from the Community Development Director must be received before any changes are made to site design, grading, building design, building colors or materials.

4. The deposit amount for plan check fees will be calculated by staff after receipt of a complete Building Permit Application and must be paid prior to processing the plans for review.

5. Building Plans shall reflect the most recent California Building Codes (Title 24) which consist of the Building Code volumes 1 & 2.

6. City approved plans and calculations shall always be kept on the construction site. No inspection shall be conducted without these documents.

7. Per mitigations provided in the Project IS/MND, grading/ground disturbance shall be initiated no earlier than September 1 and no later than February 1, during burrowing owl non-breeding period.

8. If construction is initiated prior to September 1 or after February 1, during the nesting period of the burrowing owl (February 1 – August 30), the Developer shall conduct a preconstruction survey to confirm that no burrowing owl has taken up residence in any parcels with ground burrowing mammals. If burrowing owl occupation is found, Developer shall consult with the California Department of Fish and Wildlife to determine the appropriate avoidance and minimization measures.

9. The construction site shall have an address clearly posted at the front of the property to provide easy recognition for both building inspectors and emergency services.

10. No sitework is to start until fees are paid and Building Permit is issued. Failure to adhere to this requirement will result in a STOP WORK ORDER being issued.

11. All fire-related designs shall comply with the 2022 Fire Code as adopted by the City of Atwater including Appendices C, D, I, and J.

12. A fire sprinkler system designed by a licensed fire sprinkler design engineer shall be installed in any structure with a floor area over 5,000 square feet in compliance with Atwater Municipal Code 8.40.010.

13. Any static hydro flow testing shall be scheduled through the Fire Marshal's office prior to plan submittal.

14. All Fire Apparatus access roads shall be designed, constructed, and maintained to support the loads of fire apparatus weighing up to 75,000 lbs. All apparatus roads shall be constructed with all-weather surfaces such as asphalt, concrete, or other approved driving surfaces.

15. A Knox Box shall be installed at the entry gate, or as otherwise specified by the Fire Marshal. A click-to-enter system will be installed on the main entry gate for Fire and Law Enforcement access.

16. Address numbers shall be not less than 18" inches high and 2" inches wide, contrasting with the building color scheme and easily visible from the frontage road.

17. The main double detector check valve assembly for the Fire Department Connection (FDC) to the sprinkler system shall be painted fire-red and clearly labeled as a double detector check valve assembly.

18. Any exterior door leading to an interior electrical panel, fire alarm equipment, or fire sprinkler standpipe shall be clearly labeled with all-weather signage consisting of fire-red lettering not less than 4" four inches high on a white background.

**ENGINEERING:**

19. Driveway accessing Railroad/SP Avenue from the mini warehouse facility shall meet a minimum width of 35 feet to accommodate RVs and/or trucks pulling trailers.

**PLANNING**:

20. The overall project shall comply with all conditions included herein as well as the adopted Mitigation Monitoring and Reporting Program (MMRP) requirements, Section 5 within the adopted IS/MND and included herein as Exhibit B, and the Conditions of Approval contained in the administrative approval for Site Plan (SP) 24-34-0100 (Exhibit A).

21. A full-time, live-in manager is required for the mini-warehouse (self-storage) facility. The living unit shall be shown on the plans at building permit stage.

22. At least five parking spaces need to be provided near the on-site office.

23. The mini warehouse use shall not allow any of the prohibited uses listed under Atwater Municipal Code section 17.49.050 – Prohibited activities, and included below:

    a. Furniture, garage and junk sales.
    b. Auctions, any kind of retail activity.
    c. Automobile repair, and similar uses.
    d. Storage of hazardous or flammable materials.
    e. Cabinet making and similar manufacturing, whether it is for sale or for the storage renter's personal use.
    f. No connection to utilities is permitted, no dumping of sewage or trash, no washing of laundry. Occupancy of a stored RV or boat is prohibited.
    g. Any activity the Planning Commission determines not to be compatible in a dead storage mini-warehouse.

24. Grading, drainage, and improvement plans shall be included with the building permit submittal and shall be reviewed and approved by the Engineering Department.

25. One-way traffic on aisles between the structures must have a minimum of 20-foot width due to the aisles' use for loading and unloading. The driveway circulating around the property and connecting aisles shall have a minimum of 30 feet in width serving as a "collector street" and allowing two-way traffic.

26. Ten percent of the property shall be landscaped including trees. A landscaped buffer is required at least in the setback of the exterior yards, by the entrance, along the property lines adjacent to residential uses, and other locations as determined by the Planning Commission.

27. Buildings that are visible to the public should be faced with stucco or other building material subject to Planning Commission approval. Buildings visible to the public should have stucco or other approved exterior finishes

28. Fencing must meet both safety and aesthetic objectives. Wood fencing or other aesthetically pleasing materials are required.

29. Proper lighting should be provided throughout the development and shall be shielded away from traffic on nearby streets and residential development.

30. Any signs proposed to be installed on the exterior of the building must first go through a sign review with the Planning Department prior to submittal to the Building Department for a building permit.

31. No outdoor storage is permitted for the Project. All items shall be stored inside an enclosed structure.

32. Disposal of abandoned property by owner/operator of storage business may be approved twice a year by Chief of Police.

33. Recreational vehicles, automobiles, trucks, and boats are permitted to be stored and shall be stored onsite in a designated area that shall be identified on the plans.

The foregoing resolution is hereby adopted this 13th day of November, 2026.

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

_____

**MAYRA SANCHEZ-GARCIA,**
**PLANNING COMMISSION**
**CHAIR**

**ATTEST:**

_____

**JONNIE HANSON LAN,**
**COMMUNITY DEVELOPMENT DIRECTOR**

**Exhibits:**

A. Administrative Approval Letter for SP 24-34-0100
B. Mitigation Monitoring and Reporting Program (Section 5 of IS/MND)

City of Atwater

PLANNING DEPARTMENT

1350 BROADWAY AVENUE
ATWATER, CA 95301

November 12, 2026

Ketan Upadhyay
SAI RAM Properties, Inc.
338 Harvard Common
Fremont, CA 94539

**SUBJECT:** NOTICE OF APPROVAL FOR SITE PLAN REVIEW NO. 24-34-0100 FOR THE CONSTRUCTION OF A BUSINESS PARK, WHICH INCLUDES A MINI WAREHOUSE FACILITY, ASSOCIATED WITH A PREVIOUSLY APPROVED TENTATIVE PARCEL MAP. THE BUSINESS PARK CONSISTS OF TEN (10) SHELL BUILDINGS – 4 BUILDINGS ON PARCELS 1 AND 2, AND 2 BUILDINGS ON PARCEL 3; AND THE CONSTRUCTION OF A MINI WAREHOUSE ON PARCEL 4. THE PROPOSED PROJECT AREA IS LOCATED ON THE SOUTHEAST CORNER OF RAILROAD AVENUE AND HAZEL AVENUE (APN 003-160-054).

The City of Atwater ("City") Community Development Department has completed the review of the subject site plan application for the construction of a Business Park associated with a previously approved tentative parcel map, which Business Park consists of ten (10) shell buildings – 4 buildings on parcels 1 and 2, and 2 buildings on parcel 3; and the construction of a mini warehouse on parcel 4 – proposed to be located on the southeast corner of Railroad Avenue and Hazel Avenue (APN 003-160-054), dated November 12, 2026 (the "Project"). Pursuant to section 17.12.090 of the Atwater Municipal Code ("AMC"), this letter is to inform you that, with the conditions of approval as provided herein, Site Plan No. 24-34-0100 is conditionally approved.

EXPIRATION:

The conditional approval of Site Plan No. 24-34-0100 expires five years from the date of conditional approval if the conditional approval is not exercised within such timeframe. Consistent with AMC section 17.12.090(A), an approval is exercised when either (1) a building permit is issued and construction is commenced; (2) a certificate of occupancy is issued; (3) a business license is issued; or (4) the use is established. The expiration shall terminate all proceedings and activities associated with Site Plan No. 24-34-0100, and a

new Site Plan Review must thereafter be submitted to, and approved by, the City of Atwater Community Development Department.

CONDITIONS OF APPROVAL:

The following items are required to be addressed prior to the issuance of building permit(s).

**BUILDING AND FIRE:**

1. Apply for a permit application in person or online via CloudPermit (the City's digital permitting system).

2. Permit application and all plan submittals for the Project shall reflect the latest Building Codes and Appendices as adopted by the City in AMC Title 15, which are California Building Codes (Title 24) consisting of the Building Code volumes 1 and 2. Materials such as Designed Plans, Project Specifications, State and Federal Accessibility requirements, Structural Calculations, Energy Calculations, Soils Report, California Green Code Documents, and Special Inspection form (filled out by project designer), and any other applicable documents shall be included in plan submittals.

3. All Conditions of Approval for this Project shall be included with all building permit plan check sets submitted for review and approval.

4. All Conditions of Approval shall be included on, at all times, all grading and construction plans kept on the Project site. It is the responsibility of the Project developer to ensure that the Project contractor (and subcontractors, if any) is aware of and complies with all Conditions of Approval.

5. Prior approval from the Community Development Director must be received before any changes are made to site design, grading, building design, building colors or materials after a building permit is issued.

6. The deposit amount for all applicable building-related fees will be calculated by staff after receipt of a complete Building Permit Application and must be paid prior to City staff processing of the application and materials.

7. If paper submitted plans and calculations were submitted, then Building Permit cards and city approved plans and calculations shall always be kept on the construction site. No inspection shall be conducted without these documents.

8. The Project construction site shall have an address clearly posted at the front of the property to provide easy recognition for both building inspectors and emergency services.

9. No sitework is to start until all applicable fees are paid and Building Permit is issued. Failure to adhere to this requirement will result in a STOP WORK ORDER being issued.

10. All fire related designs shall comply with the 2022 Fire Code as adopted by the City of Atwater including Appendices C, D, I and J.

11. A Fire Sprinkler system designed by a licensed fire sprinkler design engineer shall be installed in any structure with a floor area over 5,000 square feet in compliance with Atwater Municipal Code 8.40.010.

12. Any static hydro flow testing shall be scheduled through the Fire Marshal's office prior to plan submittal.

13. All Fire Apparatus access roads shall be designed, constructed, and maintained to support the loads of fire apparatus weighing up to 7,500 lbs. All apparatus roads shall be constructed with all-weather surfaces such as asphalt, concrete, or other approved driving surfaces.

14. A Knox Box shall be installed at the entry gate, or as otherwise specified by the Fire Marshal. A click-to-enter system will be installed on the main entry gate for Fire and Law Enforcement access.

15. Address numbers shall be not less than 18" inches high and 2" inches wide, contrasting with the building color scheme and easily visible from the frontage road.

16. The main double detector check valve assembly for the Fire Department Connection (FDC) to the sprinkler system shall be painted Fire Red and clearly labeled as a double detector check valve assembly.

17. Any exterior door leading to an interior electrical panel, fire alarm equipment, or fire sprinkler standpipe shall be clearly labeled with all-weather signage consisting of fire-red lettering not less than 4" four inches high on a white background.

**ENGINEERING:**

18. It is the responsibility of the applicant or developer to check with other agencies for requirements that may pertain to their project, including but not limited to Merced Irrigation District, SJVAPCD, PG&E, County of Merced, etc.

19. Final maps and/or site development plans shall be in substantial conformance to the approved tentative parcel map and must be submitted to the City Engineering Division for review and approval. Final maps shall be prepared, wet signed and sealed by a civil engineer or land surveyor registered in the State of California and licensed to prepare final maps.

20. The final parcel map shall plot dedication of, and/or relinquishment of, all affected utility easements.

21. Subdivider shall record Covenants, Conditions and Restrictions (CC&Rs) at the time of recordation of the final parcel map creating the individual lots of this subdivision. CC&Rs for the Project shall contain appropriate provisions for joint maintenance among the owners of Parcels 1-4, or an owners' association of any infrastructure, roadways, parking facilities, utilities, landscaping, and irrigation as determined necessary by the City Engineer. CC&Rs shall provide a sharing agreement among the owners of Parcels 1-4, or an owners' association for access, parking, utilities, landscaping, and maintenance across all parcels where required. CC&Rs shall provide for a manager to be responsible for maintenance and repair of all common areas and improvements, with each lot owner responsible for its pro rata share of the maintenance costs; the manager may be the property owner(s), a third-party manager designated by the owner(s), or a special purpose entity such as an owners' association. The CC&Rs shall be subject to the review and approval of the City Attorney and Community Development Director prior to recordation of the final parcel map. The City shall be granted the rights and remedies, but not the obligation, to enforce the CC&Rs, including any maintenance responsibilities set forth therein.

22. In conjunction with the recordation of the final map, Subdivider shall provide all necessary easements for streets, alleys, sewer, water, utilities and drainage facilities, irrigation district facilities, fiber optics and other facilities as required by the City or serving utility. Utility easements shall be a minimum of a clear fifteen feet (15') for one utility and a clear twenty feet (20') for two or more utilities or as per

generally accepted engineering design guidelines as determined by the City Engineer. Easements shall not be split between property lines unless determined otherwise by the City Engineer. The easement widths identified are minimums and in certain circumstances, additional easement widths may be required as determined by the City Engineer.

23. Subdivider shall comply with Government Code Section 66436(a)(3) before approval of each final map and shall provide "no objection" letters from the public entity or utility to the satisfaction of the City Engineer.

24. Approval of the Tentative Map or Site Plan does not authorize grading. Grading requires approved improvement/grading plans and a grading permit.

25. The Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

26. The Project shall establish or annex into Lighting, Landscaping, and/or Drainage District(s) for the on-going maintenance of street lighting, public landscaping, and public drainage infrastructure.

27. All City streets that are being improved shall have 60-foot right-of-way, as stated in the City of Atwater Municipal Code, sections 16.12.030-16.12.050.

28. Developer shall construct frontage improvements and reconstruct the full width of Railroad Avenue.

29. Developer shall construct Hazel Avenue frontage improvement to the half width (centerline). If no development has occurred on the west side of Hazel Avenue at the time of construction, then an additional 12-foot-wide travel lane will be required on the west side of centerline to provide for traffic circulation.

30. Except as shown on the approved tentative map or as modified by the conditions contained herein, all street, thoroughfare or highway improvements shall be constructed as required in the Atwater Municipal Code and the Improvement Standards and Specifications. Any precise plan or cross section not referenced in the General Plan or the Improvement Standards and Specifications shall be constructed as directed by the City Engineer in the scope of the City Engineer's authority.

31. Developer shall construct sidewalks along all street frontages. Installation of sidewalks may be phased as each parcel develops.

32. All pavement structural sections shall be based on the soils R-Value as determined through testing by the Project Geotechnical Engineer and included in the Project geotechnical engineering investigation report. The maximum R-Value allowable for pavement structural section designs is 50. The geotechnical engineering investigation shall provide structural section design recommendations for a typical Traffic Index range of values. The design Traffic Index for each public roadway shall be determined by the City Traffic Engineer.

33. Developer is responsible for street name signs in accordance with City of Atwater Standard Drawing M-1 and the MUTCD.

34. Developer shall provide onsite detention/retention of storm water for the 100-yr, 24-hr design storm and in compliance with Post-Construction Standards Plan hydromodification requirements. If Developer shows by study that adequate capacity is available or will be developed in City storm drain infrastructure, then treated storm water discharge at a rate not to exceed the peak flow of the 2-year design storm for predevelopment conditions is allowable provided it is approved by the City Engineer.

35. City storm drain infrastructure in the Project vicinity discharges to the Atwater Drain, a facility identified within the Merced Irrigation District Improvement District No. 1 (MIDDID No. 1). If post-construction on-site storm water is discharged into City facilities, then the property owner will be required to enter into a "Storm Drainage Agreement with the MIDDID No. 1, paying an annual maintenance fee and any connection fees as established by the MIDDID No. 1 Board of Directors and as collected by MIDDID No. 1 through the Merced County Tax Rolls.

36. Hydrology and hydraulic calculations for determining the storm system design, with water surface profile and adequate field survey cross section data, shall be provided to the City Engineer, or verification shall be provided that such calculations are not needed. The City Engineer must provide approval for either determination.

37. Developer shall comply with Chapter 13.22 of the Atwater Municipal Code "Storm Water Management and Discharge Control" and with the City of Atwater Post Construction Standards Plan.

38. The developer shall process a Post-Construction Stormwater BMP Operation and Maintenance Plan for review and approval to the satisfaction of the City Engineer.

39. The Developer, and its successors and assigns, including subsequent owners of any parcel within the parcel map, shall execute any agreements identified in the Post-Construction Standards Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs to the satisfaction of the City Engineer and the Community Development Director.

40. The Developer shall design and construct the site to allow for the maneuverability of fire trucks, refuse vehicles, and any emergency service vehicles around the entirety of the site. Site furnishings and building appurtenances shall be installed or constructed in such a manner to maintain proper clearance for emergency vehicle circulation and turnaround where designated on the site plans.

41. All public improvements proposed by the developer or required through these conditions of approval shall be completed and accepted by the City in compliance with the time schedule set forth in the conditions of approval; if no time schedule is provided, then no later than recordation of the final parcel map. The developer may apply to the City for a Subdivision Improvement Agreement or Deferred Improvement Agreement in order to postpone completion of the public improvements. In any event, the City shall require the developer to guarantee the performance of the improvements and payment of labor and materials by furnishing security in a form acceptable to the City. Any such agreement shall include the required improvements to be constructed along the project boundaries, including, but not limited to, curb, gutter, sidewalk, street paving, street lighting, storm drain, water, sewer, and landscaping. These improvements shall be at the developer's expense and constructed when deemed necessary by the City.

42. Where required, the developer shall provide joint trenching for telephone, gas, electric, and cable TV service for every parcel (“Joint Trench Plans”). Joint Trench Plans shall be submitted for review together with the civil improvement plans.

43. All new and existing utility distribution facilities, including electrical power, telephone, fiber optics, and cable television lines, within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground. The subdivider is responsible for complying with the requirements of this condition and shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities underground. For consistency with other approved subdivisions in the area, existing overhead utilities on Railroad/SP Avenue shall be relocated as needed to accommodate frontage improvements, as approved by PG&E and the City Engineer, but need not be placed underground.

44. The subdivider shall construct, to the satisfaction of the Director of the Department of Public Works, a public street lighting system that complies with the following conditions:
    a. All fixtures shall use an LED light source approved by the City Engineer.
    b. All light standards, heads, and spacing shall be per City Standards or as approved by the City Engineer.
    c. Deposit with the City of Atwater, through the Department of Public Works, fees sufficient to:
        i. Pay the cost to process lighting district administration of this Project per the City's adopted Miscellaneous Fee Schedule at the time of submittal. After recording of the Final Map, the subdivision may be transferred without notice or hearing, to a City designated lighting district to operate and maintain the system.

45. Meters, hydrants, poles, and other similar appurtenances shall be located clear of sidewalks and driveways per City Standards or as determined by the City Engineer. Final locations and the number of such facilities shall be determined by the Engineering Department at the time improvement plans are reviewed and before Final Map recordation.

46. AII improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the City of Atwater Improvement Plans and Specifications, all applicable federal, state, and local ordinances, standards, and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.

47. An encroachment permit shall be required for any construction to be done in the public right of way, in easements, or on lands to be dedicated to the City of Atwater upon completion of the improvements. The encroachment permit shall be obtained prior to the start of said work. The permit fees shall be determined per the then-current adopted Miscellaneous Fee Schedule.

48. Where the finished grade of the property is in excess of six inches (6") higher or lower than the abutting property or adjacent lots, a retaining wall or other suitable solution acceptable to the City Engineer shall be required, and any fence or wall shall be measured from the top of grade on the higher side of the retaining wall or slope. Retaining walls shall be shown on grading plans, shall be structurally engineered if over four (4) feet in height, including surcharge, and require a building permit.

49. The developer shall coordinate all grading and improvements with adjacent property owners to the satisfaction of the City. Any grading or drainage onto adjacent properties shall require written approval of those property owners affected, with said approval provided to the City Engineer.

50. Developer shall construct 6-inch-high Portland Cement Concrete curbing between all paved areas and landscaped areas. In addition, curbing between the length of any parking space and a landscaped area shall include a 12-inch-wide "Courtesy Curb." Curb cuts shall be allowed where required and as approved by the City Engineer for compliance with storm water quality standards.

51. Any existing damage or damage incurred during construction to curb, gutter and/or sidewalk shall be repaired and/or replaced to the approval of the City Engineer.

52. For the proposed on-site improvements and off-site improvements, the developer shall cause Improvement Plans to be prepared. The plans shall be prepared by a Licensed Civil Engineer or under his/her direction. The plans shall be prepared on 24" X 36" plan sheets and to a reasonable scale. The plans shall be in a format to be approved by the City Engineer and shall show all of the proposed grading and on-site and off-site improvements for the proposed development. The title of the plan shall be shown at the top of Sheet No. 1. Sheets shall be numbered in consecutive order. An index showing the sheets contained within and as a part of the Site Improvement Plan shall be shown on Sheet 1.

53. Prior to final acceptance, the developer shall provide the City with copies of the "as-built" record drawings for on-site and off-site improvements on 5-mil translucent mylar film and in an AutoCAD compatible electronic file format. The mylar record drawings shall include all construction changes.

54. The developer shall install water services to the proposed development. Service shall be a looped water system as approved by the City Engineer. Individual water services shall be provided for potable and landscape purposes, of adequate size for the proposed development. Each service shall have its own meter. Meters shall be Sensus “Flex-Net” radio read meter.

55. The developer shall connect the water loop servicing the proposed Project site to the existing 12-inch water main in Railroad/SP Avenue and Hazel Avenue. The 12-inch water main in Railroad/SP Avenue shall be extended, by the Developer, east to connect to the existing 14-inch water main at the intersection of Railroad/SP Avenue and Shaffer Road.

56. The developer shall install individual, reduced pressure principal backflow devices on each potable water and irrigation service. All backflow devices shall be on the USC Foundation for Cross-Connection Control approved list. Individual services are to be provided for potable water and landscaping purposes. Service shall include a backflow prevention device enclosure, mounted on a concrete pad. The backflow prevention device shall include unions on both riser pipes for easier maintenance. Backflow prevention devices shall be shown on the Site Improvement Plan including brand names and types.

57. If required, fire hydrants shall be installed in accordance with City of Atwater specifications. Fire hydrants shall be placed on- site in accordance with the City of Atwater Fire Department requirements; on-site placement of fire hydrants shall be reviewed and approved by the Fire Chief. All fire hydrants shall have a minimum flow of 1,000 gallons per minute. Water lines and services shall be installed in accordance with City of Atwater City Standards and specifications. Fire protection lines shall be separate from domestic service lines and shall utilize detector check meter installations. Existing Fire Hydrants may be relocated at the Developer’s expense as per the direction of the City Engineer.

58. AII water trenches or excavations shall be excavated, backfilled, and compacted in accordance with applicable City Standards and conditions for paving.

59. For each parcel the developer shall construct refuse and recycling enclosures consistent with City Policies, City of Atwater Improvement Plans and Specifications, and the requirements of the current contracted refuse service provider. The enclosure shall include a concrete slab at the entrance to the refuse container. The enclosure shall be constructed of concrete block and include a concrete foundation and bottom, including a bumper block to protect the block wall from damage by the refuse container. The enclosures shall have locking gates constructed of approved solid materials. The enclosures shall be accessible to refuse trucks. Landscaping shall be provided that limits the visibility of the refuse enclosure. This can be accomplished with vining plants or other types of bushes. Improvement plans shall show the refuse truck vehicle movements and approaches to each enclosure, to be reviewed by the Public Works Department solid waste division prior to approval by the City Engineer.

60. Any water wells found during construction shall be destroyed and/or demolished in accordance with approved City Standards, requirements, and/or permits.

61. Any septic systems found during construction shall be destroyed in accordance with approved Merced County Environmental Health requirements.

62. Applicant/Developer shall abandon and remove from the Project site any existing irrigation lines and other structures found. Lines shall be plugged at the property line with concrete.

63. Applicant/Developer shall comply with all requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD).

64. Developer shall comply with the requirements of all public utility companies.

65. Landscape and irrigation plans shall be included with Applicant's submittal for building permit.

66. Developer shall submit three (3) sets of landscaping and irrigation plans to be reviewed and approved by the City of Atwater Public Works Department. Said plans shall be prepared by a landscape architect licensed in the State of California.

67. All setback areas shall be landscaped, and all landscaped areas shall be equipped with seven-day automatic irrigation systems with battery backup. All landscaping shall be maintained at all times and said maintenance shall be the responsibility of the Developer.

68. Lighting shall be provided within the development and installed and shielded in a manner so as not to impact vehicular traffic utilizing adjoining public streets or the adjacent properties.

69. Each Parcel shall be served by an individual sanitary sewer constructed to City of Atwater Standards.

70. Developer shall provide sewer calculations of projected sewer impacts to ensure capacity in on-site collection and conveyance system and City sewer system.

71. Developer shall pay a fair share of the cost for traffic signal installation at the intersection of Shaffer Road at SP Avenue, calculated at 38.16% of the total cost of installation, based on the Fair Share Analysis prepared by Advanced Mobility Group (AMG), prior to issuance of the certificate of occupancy.

72. Developer shall be required to finalize the railroad at-grade crossing improvements prior to issuance of certificate of occupancy of any building within the Project.

73. All drive aisles and points of vehicle access from City right-of-way shall meet a minimum width of 30 feet, per Engineering standards. The final plan shall show a solid waste truck turn template for the entire Project site.

**PLANNING:**

74. Consistent with the California Environmental Quality Act (CEQA), Developer shall comply with all mitigation measures contained within Section 5 of the Project IS/MND, the Mitigation Monitoring and Reporting Program (MMRP).

75. Per mitigations provided in the Project IS/MND, grading/ground disturbance shall be initiated no earlier than September 1 and no later than February 1, during burrowing owl non-breeding period

76. If construction is initiated during the nesting period of the burrowing owl (February 1 – August 30), Developer shall conduct a preconstruction survey to confirm that no burrowing owl has taken up residence in any parcels with ground burrowing mammals. If burrowing owl occupation is found, Developer shall consult with the California Department of Fish and Wildlife to determine the appropriate avoidance and minimization measures.

77. The mini-warehouse use that is part of the Project requires approval of a conditional use permit prior to building permit and occupancy.

78. Project shall provide at least one (1) parking lot tree at a minimum 15-gallon box in size, with a minimum 30-foot canopy at maturity, for every six (6) parking spaces.

79. If the mini warehouse will be storing RVs or trucks, the driveway shall be extended to a minimum of 35 feet.

80. Parking standards shall comply with the appropriate base zones included in the Project.

81. Project shall include bicycle parking in compliance with Atwater Municipal Code section 17.63.080.

82. Accessible parking shall comply with Atwater Municipal Code and the California Code of Regulations Title 24.

83. In accordance with Atwater Municipal Code, Section 17.39.60.C - Loading/Unloading Area: All uses receiving or shipping the goods shall maintain a loading/unloading area in addition to the required parking area.

84. Street improvements, including fencing, sidewalk, signs, pathways, and lighting shall be designed commensurate with their function, scale, and type of development to help create a sense of identity and overall character for this zone district.

85. Sidewalks, pedestrian paths, and bicycle trails shall be integrated into the Circulation Plan for the Project.

86. Lighting: Lighting shall be maintained to provide safety and security of on-site areas including parking, loading, pathways, and work areas. The design of light fixtures and their structural supports shall be architecturally compatible with main structures. Use of low-profile lights for on-site lighting is encouraged.

87. A complete sign program shall be submitted for the Business Park Project prior to issuance of a certificate of occupancy. The design, size, and location of all signs shall comply with Chapter 17.69 for each base zone.

88. All proposed signage will require a separate sign permit. Prior to occupancy, each individual tenant shall submit an overall signage plan and should be compatible with buildings and site design relative to color, materials, placement, function, size, and height within the business park.

89. Developer shall inform all subsequent owners/tenants that they are required to secure an Occupancy Permit with the City of Atwater to confirm that Conditions of Approval are met and that parking requirements are satisfied. This shall be required upon any occupancy or use change to any building or suite at any time.

90. All businesses anticipated to occupy the Business Park are required to obtain a Business License with the City of Atwater prior to occupancy.

91. Automobile wrecking, storage of second-hand automobile parts and disabled automobiles shall not be permitted anywhere on the Project site.

92. Potential tenants of the Business Park that have business associated with toxic or chemical hazards, pollution of the air, water or soil, shall be prohibited if the impact cannot be completely mitigated.

93. Prior to issuance of building permits, each parcel/building will be reviewed by Planning for substantial conformance with the Project site plan submitted. If the plans do not match, a new Site Plan Review will be required for the subject parcel.

94. If Developer cannot accommodate parking or loading or a conditional use is identified, additional entitlements, such as a variance or conditional use permit, will be required.

95. The Developer shall take precautions to mitigate any impacts from construction-related emissions or irritants to minimize effects to surrounding tenants/properties.

**CONDITIONS REGARDING EXTERNAL AGENCY REVIEW:**

96. In addition to the external agencies and utility-providers identified in the conditions above, Applicant shall contact and coordinate with Pacific Gas and Electric Company (PG&E) Service Planning department for any gas or electric modifications or relocations. It is the Developer's responsibility to communicate any changes to the Site Plan to City staff, to PG&E, as well as other relevant utility providers.

Prepared By: 

Stephani Davis, Associate Planner

# 5 MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM FOR RAILROAD BUSINESS PARK
(Tentative Parcel Map (TPM) No. 24-34-0300, Site Plan (SP) No. 24-34-0100, and Architectural Review (AR) No. 24-34-0200)
July 2025

This mitigation measure monitoring and reporting checklist was prepared pursuant to California Environmental Quality Act (CEQA) Guidelines *Section 15097* and *Section 21081.6* of the PRC (PRC). The timing of implementing each mitigation measure is identified in in the checklist, as well as identifies the entity responsible for verifying that the mitigation measures applied to a project are performed. Project applicants are responsible for providing evidence that mitigation measures are implemented. As lead agency, the City of Atwater is responsible for verifying that mitigation is performed/completed.

| Mitigation Measures | Method of Verification | Timing of Verification | Responsible for Verification | Verification of Completion | |
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| | | | | Date | Initials |
| **Biological Resources** | | | | | |
| BOI-1: Burrowing Owl Avoidance. The Project shall implement the following measures to avoid any potential impacts of nesting habitat of the Project in compliance with the federal Migratory Bird Treaty Act and relevant Fish and Game Codes:<br>• Avoidance. Initiate grading/ground disturbance from Sept 1 – February 1 during the non-breeding period.<br>• Preconstruction Surveys. If construction is initiated during the nesting period (Feb 1 – Aug 30), conduct a preconstruction survey to confirm that no burrowing owl has taken up residence in any parcels with ground burrowing mammals. If burrowing owl occupation is found, consult with the California Department of Fish and Wildlife to determine the appropriate avoidance and minimization measures. | Submittal of Documentation and/or Onsite Verification | During Project Construction | City of Atwater | | |
| BOI-2: San Joaquin kit fox Avoidance. To avoid and minimize potential impacts to the federally listed endangered San Joaquin kit fox (Vulpes | Submittal of Documentation | During Project Construction | City of Atwater | | |

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| macrotis mutica) during construction activities, the following measures shall be implemented. These measures are based on the U.S. Fish and Wildlife Service's (USFWS) 2011 Standard Recommendations and are intended to reduce the risk of take or injury in the unlikely event a kit fox occurs on or near the Project site.<br>• **Pre-Construction Surveys.** A USFWS-qualified biologist shall conduct kit fox surveys no more than 30 days prior to the start of ground-disturbing activities. The survey shall include a search for potential dens, tracks, scat, and other signs of kit fox presence within the Project footprint and a 200-foot buffer. If no dens or signs are observed, a memo documenting methods and results shall be submitted to the lead agency and kept on file. If any potential dens are found:<br>o The biologist shall determine whether the den is natal, active, or inactive.<br>o The USFWS shall be contacted immediately if a natal or active den is found.<br>o The Project shall not proceed within 50 feet of a non-natal den or 150 feet of a natal/pupping den without USFWS and CDFW approval and appropriate buffers or relocation methods in place.<br>• **Worker Environmental Awareness Training.** Prior to the start of any ground-disturbing activities, a qualified biologist shall conduct a worker training session for all construction personnel. The training shall include: 1) Identification of the San Joaquin kit fox and its habitat, 2) Legal status and protections under the Endangered Species Act, 3) Potential presence near the site (including the known occurrence 1.4 miles north), and 4) Avoidance and minimization measures to be followed during | and/or Onsite Verification | | | | |

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| construction. A fact sheet summarizing this information shall be distributed to all personnel and kept on site.<br>• Avoidance and Minimization Measures During Construction. The following measures should be included within the worker education program and in any Project specification and contract.<br>1. Project-related vehicles should observe a daytime speed limit of 20 mph throughout the site in all Project areas, except on county roads and State and Federal highways; this is particularly important at night when kit foxes are most active. No nighttime construction should occur, given the species is primarily nocturnal.<br>2. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a Project, all excavated, steep-walled holes or trenches more than 2 feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen fill or wooden planks shall be installed. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the Service and the California Department of Fish and Game (CDFG) shall be contacted as noted under measure 13 referenced below.<br>3. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods should be thoroughly inspected for kit foxes before | | | | | |

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| the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe should not be moved until the Service has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity until the fox has escaped.<br>4. All food-related trash items such as wrappers, cans, bottles, and food scraps should be disposed of in securely closed containers and removed at least once a week from a construction or Project site.<br>5. No firearms shall be allowed on the Project site.<br>6. No pets, such as dogs or cats, should be permitted on the Project site to prevent harassment, mortality of kit foxes, or destruction of dens.<br>7. The use of rodenticides and herbicides in Project areas should be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds should observe labels and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional Project-related restrictions deemed necessary by the Service. If rodent control must be conducted, zinc phosphide should be used because of a proven lower risk to kit fox.<br>8. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit | | | | | |

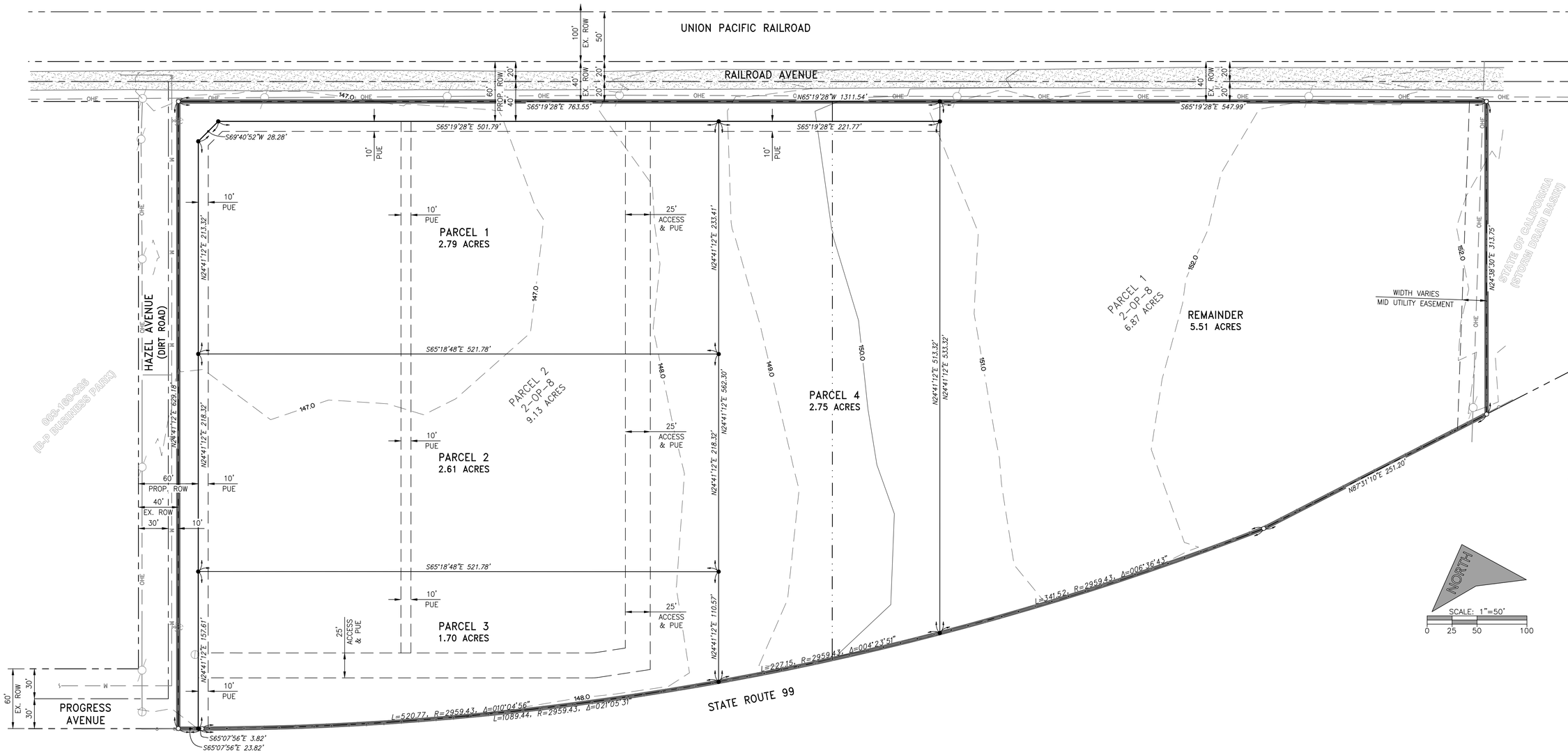
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| fox. The representative will be identified during the employee education program, and their name and telephone number shall be provided to the Service.<br>9. Any contractor or employee responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFG immediately in the case of a dead, injured, or entrapped kit fox.<br>10. The Sacramento Fish and Wildlife Office and CDFG shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during Project-related activities. Notification must include the date, time, and location of the incident or the finding of a dead or injured animal and any other pertinent information.<br>11. New sightings of kit fox shall be reported to the California Natural Diversity Database (CNDDB). A copy of the reporting form and a topographic map marked with the location of where the kit fox was observed should also be provided to the Service at the address below.<br>• Site Restoration. Upon completion of the Project, all areas subject to temporary ground disturbances, including storage and staging areas, temporary roads, etc., should be re-contoured if necessary and revegetated, if possible, to promote restoration of the area to pre-Project conditions. | | | | | |
| BOI-3: Nesting Bird Surveys and Buffers. If Project activities must occur during the nesting season (February 1 to September 15), pre-activity nesting bird surveys shall be conducted within seven (7) days prior to | Submittal of Documentation and/or Onsite Verification | During Project Construction | City of Atwater | | |

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| the start of construction on the construction site and a 500-foot buffer for raptors (other than Swainson's hawk).<br>1. If no active nests are found, no further action is required. However, existing nests may become active, and new nests may be built at any time prior to and throughout the nesting season, including when construction activities are in progress.<br>2. If active nests are found during the survey or at any time during construction of the Project, an avoidance buffer ranging from 50 feet to 500 feet may be required, with the avoidance buffer from any specific nest being determined by a qualified biologist. The avoidance buffer will remain in place until the biologist has determined that the young are no longer reliant on the adults or the nest. Work may occur within the avoidance buffer under the approval and guidance of the biologist, but full-time monitoring may be required. The biologist shall have the ability to stop construction if nesting adults show any sign of distress. | | | | | |
| **Cultural Resources** | | | | | |
| CUL-1: Discovery of Historical and Tribal Cultural Resources. If any historical or tribal cultural resources, as defined in CEQA Guidelines Section 15064.5 and Public Resources Code section 21074, are discovered during ground-disturbing activities, all work within 50 feet of the discovery shall cease immediately. A qualified historian or historical archaeologist or, as appropriate, a tribal cultural resources expert shall be retained to evaluate the resource and determine whether it is historically significant or is a tribal cultural resource. The City of Atwater shall be notified of the discovery, and the qualified professional shall consult with the City to determine the appropriate course of action.<br>If the resources meet the definitions under Section 15064.5 of the CEQA Guidelines, or of Public Resources code section 21074, then protection | Submittal of Documentation and/or Onsite Verification | During Project Construction | City of Atwater | | |

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| measures to avoid, preserve in place, or document and recover the resource shall be recommended to the City by a qualified historical or tribal cultural resources specialist. Protection measures may include avoidance/preservation in place such as project redesign, culturally sensitive planning, conservation easements/land acquisition, or documentation/recovery such as tribal monitoring, data recovery with tribal participation, reburial, curation, or educational outreach, etc. The protection measures shall be submitted to the City for review and approval prior to resuming any work in the vicinity of the discovery. Historical resources recovered as a result of mitigation shall be provided to an institution or a qualified curation facility approved by the City. The City shall ensure that all recommendations are implemented prior to the resumption of ground-disturbing activities in the affected area. | | | | | |
| CUL-2: *Discovery of Archeological Resources. If archaeological resources are discovered during ground-disturbing activities, all work within 50 feet of the discovery shall be halted, and a qualified archaeologist shall be retained to evaluate the find. If the archaeologist determines that the discovery may be a significant archaeological resource under CEQA Guidelines Section 15064.5, a treatment plan shall be prepared and implemented in consultation with the City of Atwater. The treatment plan shall be a comprehensive document outlining specific actions to address the discovered resources. It will typically include but not be limited to the following components: resource evaluation and significance with detailed descriptions of resources and assessment of their significance, proposed treatment approach with avoidance, preservation, and data recovery measures, consultation and coordination procedures, in addition to schedule, budget, and qualifications. All work in the vicinity of the find shall remain halted until the treatment plan has been approved and implemented.* | | | | | |

| Geology and Soils | | | | | |
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| **GEO-1:** Discovery of Paleontological Resources. If any paleontological resources are encountered during ground-disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or another appropriate facility regarding any discoveries of paleontological resources.<br><br>If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations, and fossil recovery may be required to mitigate adverse impacts from Project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects or such effects must be mitigated. Construction in that area shall not resume until the resource-appropriate measures are recommended or the materials are determined to be less than significant. Resource-appropriate measures may include but not be limited to salvage and data recovery such as scientific excavation, field documentation, preparation and conservation, analysis and identification, or reporting, paleontological monitoring, screening of excavated soils, data archiving and curation plan, and public outreach/education. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the City of Atwater, Planning Division. | Submittal of Documentation and/or Onsite Verification | During Project Construction | City of Atwater | | |

| Tribal Cultural Resources | | | | | |
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| See Cultural Resources | | | | | |




REED
PLANNING AND DESIGN
PO BOX 721 - ATWATER, CA 95301
PH. 209-628-0729 - AREED@RPDFIRM.COM

REVISIONS

PROJECT
RAILROAD BUSINESS PARK
APN: 003-160-003
ATWATER, CALIFORNIA

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ATWATER, COUNTY OF MERCED, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
ALL THAT PORTION OF LOTS 1 AND 2, ACCORDING TO MAP ENTITLED, "MAP OF THE BUHACH COLONY, MERCED COUNTY CAL.", RECORDED MARCH 15, 1888, IN BOOK 2 OF MAPS, PAGE 8, MERCED COUNTY RECORDS, LYING NORTHERLY OF THE NORTHERLY LINE OF THE STATE HIGHWAY AS SAID HIGHWAY IS DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 27, 1956 IN BOOK 1295 OF OFFICIAL RECORDS, PAGE 335, MERCED COUNTY RECORDS.
PARCEL 2:
TOGETHER WITH A 20 FOOT STRIP OVER THE SOUTHERLY 20 FEET OF RAILROAD AVENUE AND THE EASTERLY 20 FEET OF HAZEL AS ABANDONED AND DISCLOSED ON RECORD OF SURVEY RECORDED JULY 26, 1943 IN VOLUME 2 OF SURVEYS, AT PAGE 53.

## NOTES

1. PRIVATE AND PUBLIC UTILITY EASEMENTS AND/OR DECLARATIONS HAVE BEEN OMITTED AND WILL BE CREATED BASED ON THE FINAL UTILITY DESIGN. EASEMENTS AND/OR DECLARATIONS WILL BE SUBMITTED TO CITY ENGINEER FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING AND/OR ENCROACHMENT PERMITS.
2. ALL OVERHEAD POWER, CABLE, TELEPHONE UTILITIES ALONG RAILROAD AVENUE SHALL REMAIN OVERHEAD AND UTILITY POLES WILL BE RELOCATED TO AN ALIGNMENT ACCEPTABLE TO THE UTILITY OWNERS AND CITY OF ATWATER.
3. PROPOSED LANDSCAPING SHALL COMPLY WITH CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), AND THE CITY OF ATWATER MUNICIPAL CODE REQUIREMENTS.
4. TREE PLANTING SHALL COMPLY WITH THE CALIFORNIA CALGREEN CODE AND CITY OF ATWATER MUNICIPAL CODE CHAPTER 12.32.
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6. PROPOSED WATER, SEWER, AND STORM DRAIN UTILITIES ARE SHOWN ON SITE PLAN.

## LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING PARCEL LINE
- PROPOSED RIGHT OF WAY
- PROPOSED PARCEL LINE
- PROPOSED EASEMENT
- 150.0 EXISTING MAJOR CONTOUR (5')
- 149.0 EXISTING MINOR CONTOUR (1')
- W EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- OHE EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING ASPHALT PAVEMENT

## OWNER INFORMATION

| | |
|---|---|
| OWNER: | SAI RAM PROPERTIES, INC. |
| OWNER ADDRESS: | 338 HARVARD COMMON<br>FREMONT, CA 94539 |
| OWNER PHONE NUMBER: | 510-335-2766 |

## APPLICANT INFORMATION

| | |
|---|---|
| APPLICANT: | SAI RAM PROPERTIES, INC |
| APPLICANT ADDRESS: | 338 HARVARD COMMON<br>FREMONT, CA 94539 |
| APPLICANT PHONE NUMBER: | 510-335-2766 |

## EXISTING PROPERTY INFORMATION

| | |
|---|---|
| ASSESSOR PARCEL NUMBER: | 003-160-003 |
| PARCEL SIZE: | 16.0 ACRES |
| ZONING USE: | B-P BUSINESS PARK |
| LAND USE: | BUSINESS PARK |
| EXISTING USE: | VACANT |
| EXISTING STRUCTURES: | NONE |
| FLOOD ZONE: | ZONE X (OUTSIDE THE 0.2% ANNUAL |
| CHANCE OF FLOOD HAZARD) | MAP 06047C0405G, DATED 12/02/2008 |

SURROUNDING LAND USES:

| | |
|---|---|
| NORTH: | RAILROAD/ATWATER BLVD/DEVELOPED COMMERCIAL |
| SOUTH: | STATE ROUTE 99/INDUSTRIAL |
| EAST: | STATE ROUTE 99/STORM DRAIN BASIN |
| WEST: | VACANT INDUSTRIAL |

## PROPOSED DEVELOPMENT INFORMATION

| | |
|---|---|
| PROPOSED USE: | BUSINESS PARK DEVELOPMENT AND MINI-STORAGE FACILITY |
| PROPOSED ZONING: | NO CHANGE |
| PROPOSED LAND USE: | NO CHANGE |

PARCEL INFORMATION

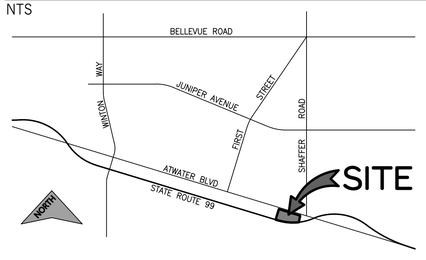
| | AREA |
|---|---|
| PARCEL 1 | 2.79 ACRES |
| PARCEL 2 | 2.61 ACRES |
| PARCEL 3 | 1.70 ACRES |
| PARCEL 4 | 2.75 ACRES |
| REMAINDER | 5.51 ACRES |
| DEDICATION | 0.64 ACRES |
| TOTAL: | 16.0 ACRES |

PROPOSED UTILITIES

| | |
|---|---|
| WATER: | CITY OF ATWATER |
| SEWER: | CITY OF ATWATER |
| STORM DRAIN: | CITY OF ATWATER |
| ELECTRIC: | MERCED IRRIGATION DISTRICT |
| GAS: | PACIFIC GAS & ELECTRIC |
| TELEPHONE: | AT&T |
| CABLE: | COMCAST |

## VICINITY MAP

NTS




SHEET TITLE
CONCEPTUAL SITE PLAN

JOB: KETAN-001
DRWN: ADAM REED
DATE: 11.01.2024

SHEET 1 OF 3
01

ARCH full bleed D (36.00 x 24.00 Inches) — 12/9/2024 1:47 PM

## PROPOSED DEVELOPMENT INFORMATION

PROPOSED USE: BUSINESS PARK DEVELOPMENT AND MINI-STORAGE FACILITY
PROPOSED ZONING: NO CHANGE
PROPOSED LAND USE: NO CHANGE

PARCEL INFORMATION

| | AREA | STRUCTURES | | PARKING | |
|---|---|---|---|---|---|
| PARCEL 1 | 2.79 ACRES | BLDG 1– | 10,000 SF | STANDARD– | 87 |
| %COVERAGE | 32.9% | BLDG 2– | 10,000 SF | COMPACT– | 8 |
| %LANDSCAPE | 16.5% | BLDG 3– | 10,000 SF | ACCESSIBLE– | 4 |
| | | BLDG 4– | 10,000 SF | | |
| PARCEL 2 | 2.61 ACRES | BLDG 5– | 10,000 SF | STANDARD– | 91 |
| %COVERAGE | 35.1% | BLDG 6– | 10,000 SF | COMPACT– | 7 |
| %LANDSCAPE | 11.1% | BLDG 7– | 10,000 SF | ACCESSIBLE– | 4 |
| | | BLDG 8– | 10,000 SF | | |
| PARCEL 3 | 1.70 ACRES | BLDG 9– | 10,000 SF | STANDARD– | 53 |
| %COVERAGE | 27.0% | BLDG 10– | 10,000 SF | COMPACT– | 3 |
| %LANDSCAPE | 23.8% | | | ACCESSIBLE– | 2 |
| PARCEL 4 | 2.75 ACRES | BLDG 11– | 7,800 SF | | |
| %COVERAGE | 26.8% | BLDG 12– | 15,600 SF | STANDARD– | 3 |
| %LANDSCAPE | 10.6% | BLDG 13– | 7,800 SF | ACCESSIBLE– | 1 |
| | | BLDG 14– | 800 SF | TOTAL: | 262 |
| REMAINDER | 5.51 ACRES | TOTAL: | 132,000 SF | | |
| DEDICATION | 0.64 ACRES | | | | |
| TOTAL: | 16.0 ACRES | | | | |

*% LANDSCAPE DOES NOT INCLUDE STORM DRAIN BASIN AREA

PARKING ANALYSIS
BUILDING USE (EACH):
PARCELS 1, 2, 3
COMMERCIAL: 2,500 SF (25%)
LIGHT MANUFACTURING: 5,000 SF (50%)
WAREHOUSE: 2,500 SF (25%)
TOTAL– 10,000 SF (100%)
PARCEL 4
COMMERCIAL: 800 SF (2.5%)
STORAGE: 31,200 SF (97.5%)
TOTAL– 32,000 SF (100%)

PARKING DEMAND
ALL BUILDINGS PARCELS 1, 2, 3
COMMERCIAL: 25,000 SF /250=100
LIGHT MANUFACTURING: 50,000 SF /400=125
WAREHOUSE: 25,000 SF /800=31.3
TOTAL SPACES REQUIRED–256.3
TOTAL SPACES PROVIDED–257.0

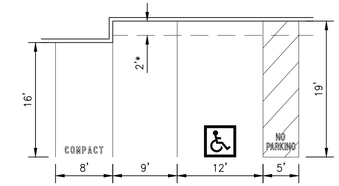
COMMERCIAL: 800 SF /250=3.2
STORAGE: 31,200 SF /0=0
TOTAL SPACES REQUIRED–3.2
TOTAL SPACES PROVIDED–6.0

PRE–DEVELOPMENT IMPERVIOUS AREA – 1,250 SF
PERMEABLE AREA – 427,875 SF
POST–DEVELOPMENT IMPERVIOUS AREA – 339,909 SF
PERMEABLE AREA – 89,216 SF

DEVELOPMENT STANDARDS
LOT SIZE: 10,000 SF MIN.
LOT FRONTAGE: 100 FEET MIN.
SETBACKS:
EXTERIOR–20'
INTERIOR– 0'

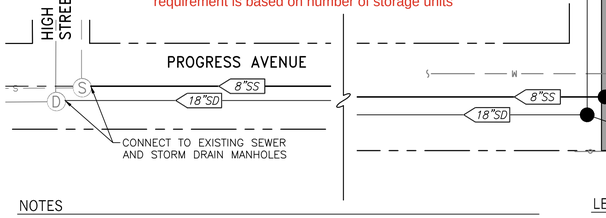
## PARKING SPACE DIMENSIONS

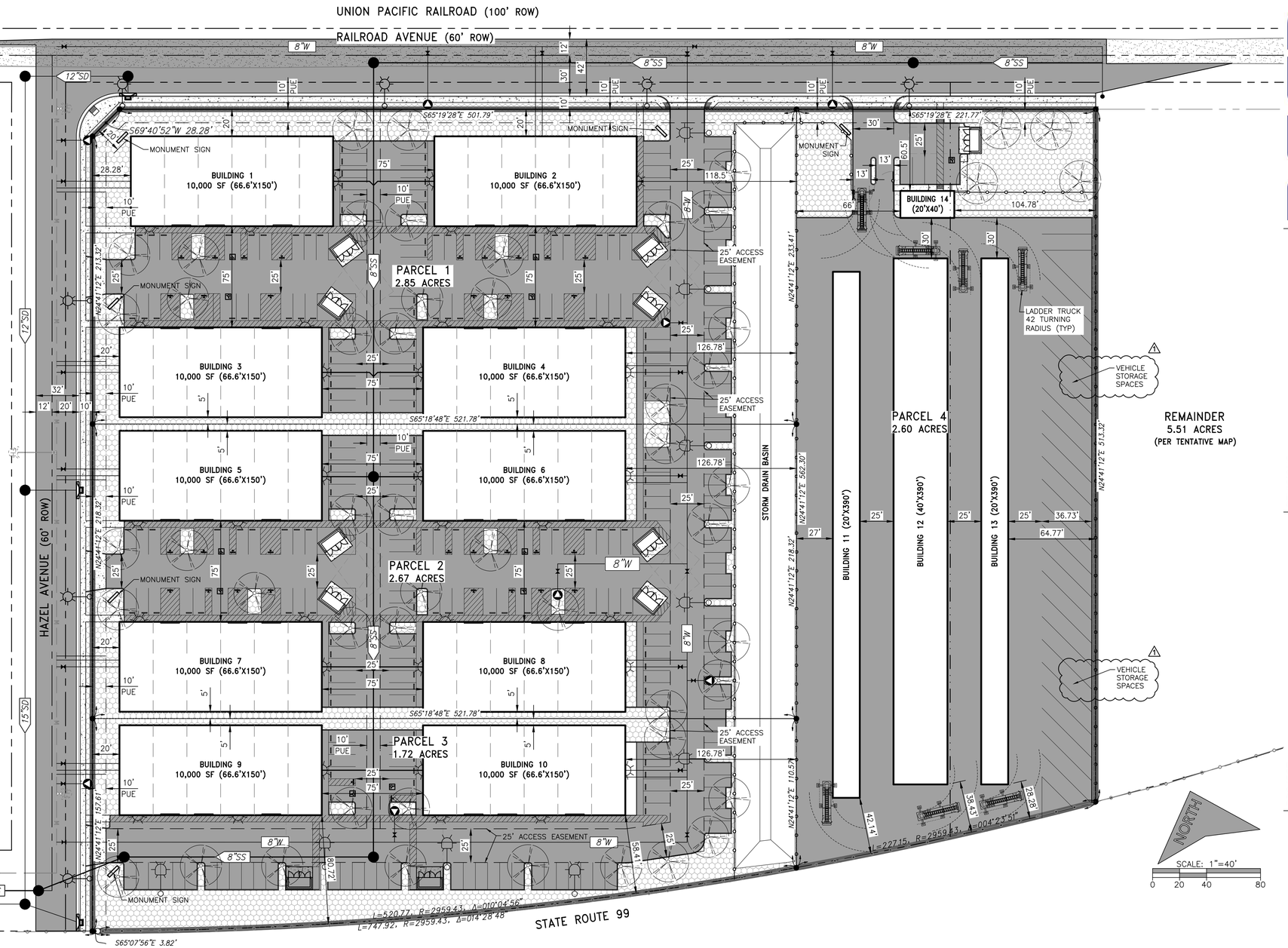
SCALE: 1"=10'




*STANDARD PARKING SPACE DEPTH (19') MAY BE REDUCED TO 18' WHEN SPACES ARE ADJACENT TO LANDSCAPING AND ALLOW FOR A MINIMUM 3 FOOT VEHICLE OVERHANG.

City Staff Comment:
One monument sign permitted per lot/parcel
Parcel 4 - shall reflect mini-warehouse use only. Parking requirement is based on number of storage units




## NOTES

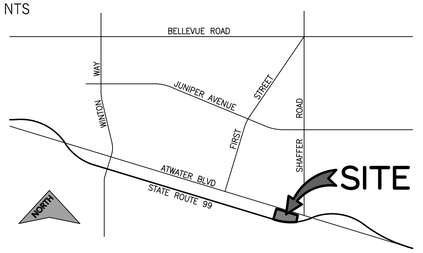
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7. NO CURB CUTS EXIST ALONG PUBLIC RIGHT OF WAYS WITHIN 300 FEET OF THE PROPOSED PROJECT.
8. NO BUILDINGS EXIST WITHIN 25 FEET OF THE PROPOSED PROJECT.
9. TRASH ENCLOSURES SHALL BE CONSTRUCTED PER CITY STANDARD.
10. SIGN LOCATIONS ARE SHOWN ON SITE PLAN, FINAL DESIGN AND PLACEMENT SHALL BE BY SEPARATE APPLICATION.

## LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
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- EXISTING PARCEL LINE
- PROPOSED RIGHT OF WAY
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- EXISTING FIRE HYDRANT
- OHE EXISTING OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- 8"W PROPOSED WATER LINE
- 8"SS PROPOSED SEWER LINE
- 12"SD PROPOSED STORM DRAIN LINE
- PROPOSED TREE
- OR PROPOSED SITE LITE OR WALL PACK
- PROPOSED ELECTROLIER

## VICINITY MAP

NTS





REED PLANNING AND DESIGN
PO BOX 721 - ATWATER, CA 95301
PH. 209-628-0729 - AREED@RPDFIRM.COM


REVISIONS
1 NOTE DIAGONAL LINES ON EAST SIDE OF PROJECT, PER INCOMPLETE LETTER 1/6/25 01/06/2025

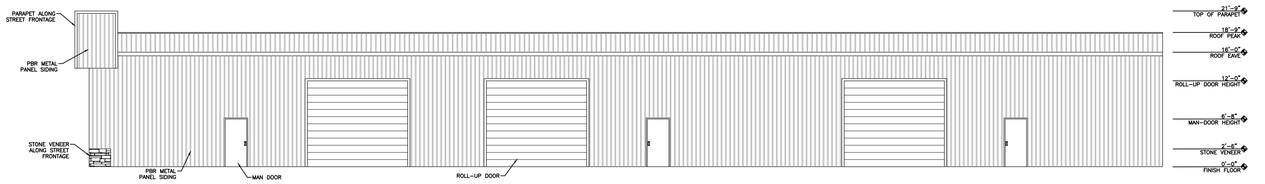
PROJECT
RAILROAD BUSINESS PARK
APN: 003-160-003
ATWATER, CALIFORNIA

SHEET TITLE
SITE PLAN

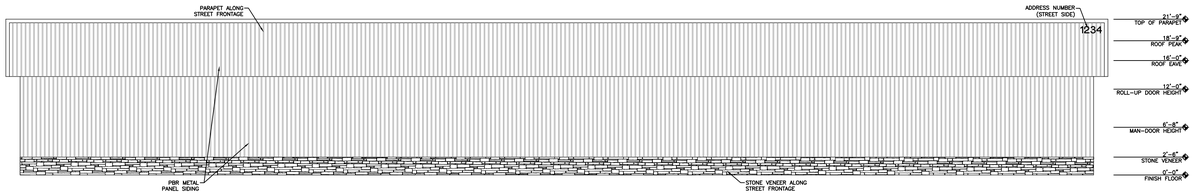
JOB: KETAN-001
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SHEET 2 OF 3
02

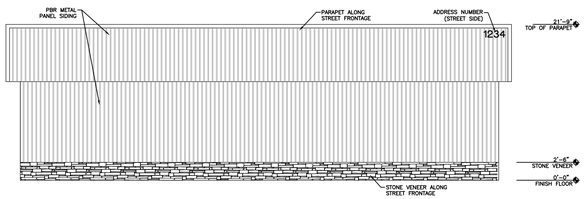
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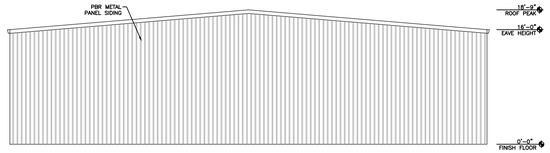

BUILDING ELEVATION - A
SCALE: 1"=10'



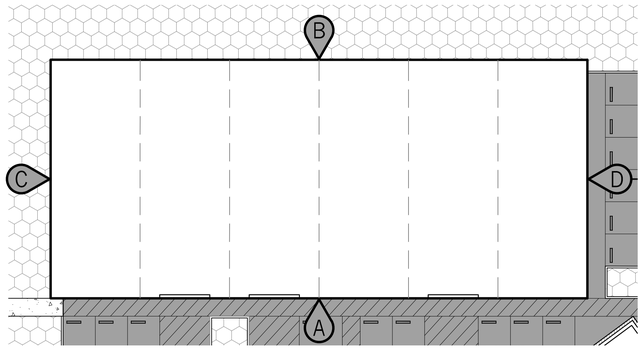

BUILDING ELEVATION - B
SCALE: 1"=10'




BUILDING ELEVATION - C
SCALE: 1"=10'



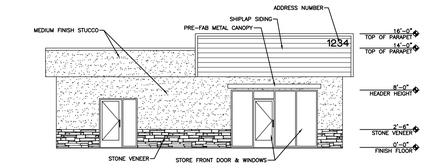

BUILDING ELEVATION - D
SCALE: 1"=10'



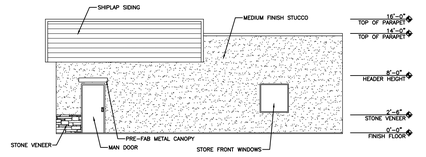

BUILDING ELEVATION - KEY
SCALE: 1"=20'

## BUILDING ELEVATIONS

BLDG 1 · BLDG 2 · BLDG 3· BLDG 4
BLDG 5 · BLDG 6 · BLDG 7· BLDG 8
BLDG 9 · BLDG 10




BUILDING ELEVATION - A
SCALE: 1"=10'

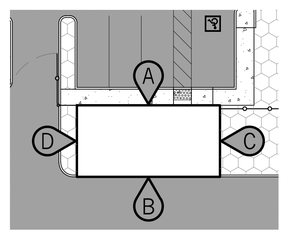



BUILDING ELEVATION - B
SCALE: 1"=10'




BUILDING ELEVATION - C
SCALE: 1"=10'

BUILDING ELEVATION - D
SCALE: 1"=10'




## BUILDING ELEVATIONS

BLDG 14

REED
PLANNING AND DESIGN
PO BOX 721 - ATWATER, CA 95301
PH. 209-628-0729 - AREED@RPDFIRM.COM

REVISIONS

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APN: 003-160-003
ATWATER, CALIFORNIA

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SHEET 3 OF 3
03

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