



**COMMUNITY DEVELOPMENT
AND RESOURCES
COMMISSION
OF THE
CITY OF ATWATER**

RESOLUTION NO. 029-17

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AND
RESOURCES COMMISSION OF THE CITY OF ATWATER
RECOMMENDING ADOPTION OF ORDINANCE CS 980
TO PREZONE 358.79 ACRES (Z 17-01).**

WHEREAS, the 358.79-acre subject property is located north of State Route 99, west of Gurr Road, south of Green Sands Avenue and east of Station Avenue, and is bisected by the Atwater-Merced Expressway and Canal Creek. The subject property is located adjacent to the eastern and southern City of Atwater city limits and within the Atwater Sphere of Influence. It is comprised of the Assessor's parcel numbers included in [Attachment A](#); and,

WHEREAS, the "Prezone Area" consists of the following Subareas as proposed by the applicant: Subarea 1 - Station Manchester (28.70 acres), Subarea 2 - Canal Creek/Buhach (59.46 acres), Subarea 3 - Ferrari Ranch (159.50 acres), Subarea 4 - 6.3-Acre Parcel (6.30 acres), Subarea 5 - Valley (24.33 acres); and,

WHEREAS, pursuant to the California Environmental Quality Act, the Community Development and Resources Commission adopted Resolution No. 027-17 on _____ which recommended that the City Council certify the Ferrari Project Final Program Environmental Impact Report (EIR) State Clearinghouse No. 20141011045, incorporated herein by reference, as adequately prepared in compliance with CEQA; and,

WHEREAS, through adoption of Resolution No. 028-17 on _____ the Community Development and Resources Commission recommended approval of a General Plan Amendment, amending the land use designations for Subareas 1 through 4 and the Atwater-Merced Expressway right-of-way area as follows: Subarea 1 from Low Density Residential and Commercial to Low Density Residential, Medium Density Residential and Commercial; Subarea 2 from Business Park, Low Density Residential, Commercial and Path to Business Park; Subarea 3 from Low Density Residential, Commercial and Path to Business

Park; Subarea 4 from Low Density Residential to Business Park; and the Atwater-Merced Expressway ROW from Commercial and Path to Business Park; and,

WHEREAS, the applicant requested rezoning the Prezone Area as follows: Subarea 1 as Low Density Residential (R-1), Medium Density Residential (R-2), and Commercial (CG); Subarea 2 as Business Park (BP); Subarea 3 as Planned Development (PD) with a Business Park (BP) Overlay; Subarea 4 as Planned Development (PD) with a Business Park (BP) Overlay; and Subarea 5 as Low Density Residential (R-1), as described in [Attachment B](#), Draft Rezoning Ordinance; and

WHEREAS, the Community Development and Resources Commission finds that the rezoning is consistent with the amended General Plan land use designations for the Prezone Area; and,

WHEREAS, the applicant has requested that the City initiate LAFCO proceedings to annex the Prezone Area and rezoning the Prezone Area is a prerequisite to annexation approval by LAFCO; and,

WHEREAS, the rezoning establishes the City zoning that would become effective upon LAFCO's project site annexation approval pursuant to California Government Code Section 56375; and,

WHEREAS, this public hearing was duly noticed in accordance with California Government Code Section 65091 by advertisement in the _____ on _____ and by mail to owners of property within 300 feet of the Prezone Area boundaries on _____, for the purpose of providing an opportunity for public testimony; and,

NOW, THEREFORE, BE IT RESOLVED that the Community Development and Resources Commission of the City of Atwater hereby finds and determines as follows:

1. The Community Development and Resources Commission recommends that the City Council find the proposed rezoning consistent with the General Plan Amendment for the Prezone Area.

2. The Community Development and Resources Commission recommends that the City Council amend the City of Atwater's Zoning District Map to designate the Prezone Area as follows: Subarea 1 as Low Density Residential (R-1), Medium Density Residential (R-2), and Commercial (CG); Subarea 2 as Business Park (BP); Subarea 3 as Planned Development (PD) with a Business Park (BP) Overlay; Subarea 4 as Planned Development (PD) with a Business Park (BP) Overlay; and Subarea 5 as Low Density Residential (R-1), as shown on the map exhibit attached hereto as part of [Attachment B](#), and

incorporated herein by reference, contingent upon LAFCO approval to annex the Prezone Area.

The foregoing resolution was introduced at a regular meeting of the Community Development and Resources Commission of the City of Atwater held on the ___day of___ _____, by City Commissioner _____, who moved its adoption, which motion was duly seconded by City Commissioner _____, and Resolution No. 029-17 was adopted by the following vote:

AYES: XXXX
NOES: XXXX
ABSENT: XXXX

APPROVED:

ATTEST:

Attachments:

Attachment A Assessor's Parcel Numbers
Attachment B Ordinance CS 980 (including proposed Zoning Map)

**PREZONING RESOLUTION
ATTACHMENT A**

ASSESSOR'S PARCEL NUMBERS

Assessor's Parcel Numbers

No.	APN	Owner
1	004-130-005	Mason, Robert Ray
2	004-130-031	Tritthart, Steven J; Truitthart, Frieda M
3	005-120-017	Knight, Dennis.Knight; Geniece F (ttes)
4	004-120-016	Pamason Trust
5	004-120-018	Bacom, Jesse T
6	004-130-015	Wrighton, Queenie -2013 Trust
7	004-130-016	Brown, Thomas D (te)/ Brown, Deborah
8	004-130-017	Bacom, Gary A
9	004-120-020	Pamason Trust
10	004-120-012	Paley, Peter/Paley, Catherine
11	004-120-013	Waites, Carol A
12	004-120-009	Paley, Peter/Paley, Catherine
13	004-120-010	Valencia, Bulmaro
14	004-120-008	Lee, B & K Trust
15	004-120-007	Lee, Blong V(te)/Lee, Kia L
16	004-120-006	Lee, Blong V(te)/Lee, Kia L
17	004-120-005	Salvador, Daniel
18	004-120-004	Zalai, George L
19	004-120-003	Singh, Gill S
20	004-120-002	First Capital Real Estate Investors
21	004-120-001	Browning, Joanna Marie (te)
22	004-120-011	Paley, Peter/Paley, Catherine
23	004-120-019	Waites, Carol A
24	004-130-001	Garcia, Ramiro
25	004-130-006	Haley, Willie Arthur/ Haley, Eva Lola
26	004-130-007	Ruzbarsky, Myong S

27	004-130-008	Campbell, David J/ Suanne L (te)
28	004-130-009	Owens, Denise A
29	004-130-010	Aguilar, Jaime Avina
30	004-130-011	Lugo, Conrad J/ Lugo, Josphine
31	004-130-012	Vargas, Nicolas/ Vargas, Angela
32	004-130-014	Lopez, Pedro Jr
33	004-130-018	Mcgarry, Russell C
34	004-130-019	Rose, Paul/ Rose, Mariko
35	004-130-022	Molina, Salvador
36	004-130-023	Figas, Robert L/ Kathryn J (te)
37	004-130-024	Medina, Luz Eleana
38	004-130-025	Medina, Jeronimo Jr
39	004-130-026	Medina, Maria
40	004-130-027	Hannah, Robert L (te)/ Hannah Betty J (te)
41	004-130-028	Parley, Patrick Joseph (te)
42	004-130-030	Parley, Michael J (te)/ Parley, Ruth N (te)
43	004-130-033	Sandoval, Lizbeth
44	004-130-032	Sandoval, Lizbeth
45	004-130-013	Parley, Michael J (te)/ Parley, Ruth N (te)
46	004-130-002	Flores-Magalenes, Alberto/ Sigala-Guzman/ Jaquelin
47	005-110-038	Atwater Land Development Co. Inc.
48	005-110-021	Balestra, James O & Suzi J, Ttees
49	005-110-020	Kruppa Family Land Holdings LLC
50	005-110-019	Pedras, Joe T.
51	005-110-030	Angelo, Michael
52	005-110-031	Cavazos, Olga & Ross, Cory
53	005-130-007	Engel, Richard T & Arlene T, Ttees
54	005-150-001	Engel, Richard T & Arlene T, Ttees
55	005-150-003	Moss, Keith
56	005-210-001	Moss, Keith
57	005-210-007	Galhano, Florinda L, Te
58	005-120-020	Segura, Oscar F./Ortiz-Solis, Hilda/Loredo, Jose G.
59	005-120-024	Foster, Joseph T. & Camilla S., Ttees

60	005-120-006	Foster, Joseph T. & Camilla S., Ttees
61	005-120-036	Haskett, John K. Te
62	005-120-038	Haskett, John K. Te
63	005-120-035	Haskett, John K. Te
64	005-120-034	KNIGHT DENNIS & GENIECE F
65	005-120-032	GURAI RAJWINDER K
66		
67	005-120-028	ARMSTRONG THOMAS A JR
68		
69		
70	005-120-013	PACIFIC BELL
71	005-120-046	
72	005-120-045	
73		
74	005-120-049	
75	005-120-048	
76	005-120-047	
77	005-120-041	WILLIAMS NOAH & LORNA
78		
79	005-120-052	
80	005-120-053	AMARANT HELEN J
81	005-190-007	
82	005-190-006	
83	005-190-005	
84	005-190-004	
85	005-190-020	
86	005-190-019	
87	005-183-014	
88	005-183-012	
89	005-183-011	
90	005-183-010	
91	005-190-002	

92	005-183-009	
93	005-190-001	
94	005-183-001	
95	005-184-007	
96	005-184-011	
97	005-183-008	
98	005-183-002	
99	005-184-006	
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101	005-184-005	
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108	005-184-004	
109	005-184-013	
110	005-183-006	
111	005-183-016	
112	005-183-017	
113	005-184-003	
114	005-184-014	
115	005-184-017	
116	005-184-016	
117	005-184-001	
118	005-181-022	
119	005-181-019	
120	005-181-018	

121	005-181-011	
122	005-181-017	
123	005-181-016	
124	005-181-015	
125	005-181-014	
126	005-190-009	
127	005-190-008	
128	005-190-010	
129	005-190-011	
130	005-183-015	
131	005-183-013	
132	005-181-001	
133	005-181-002	
134	005-181-003	
135	005-181-004	
136	005-181-005	
137	005-181-006	
138	005-181-007	
139	005-181-008	
140	005-181-013	

**PREZONING RESOLUTION
ATTACHMENT B**

PREZONING ORDINANCE

DRAFT ORDINANCE NO. CS 980

AN ORDINANCE OF THE CITY OF ATWATER TO AMEND THE OFFICIAL ZONING MAP

IT IS HEREBY ORDAINED by the City Council of the City of Atwater as follows:

Section 1. The Zoning Map of the City is hereby amended, upon annexation approval by the Merced County Local Agency Formation Commission (LAFCO) as shown in the [attached Prezoning Map](#), to zone the project site as follows:

Subarea 1 as Low Density Residential (R-1), Medium Density Residential (R-2), and Commercial (CG); Subarea 2 as Business Park (BP); Subarea 3 as Planned Development (PD) with a Business Park (BP) Overlay; Subarea 4 as Planned Development (PD) with a Business Park (BP) Overlay; and Subarea 5 as Low Density Residential (R-1); and,

Section 2. This Ordinance shall go into effect and be in full force upon LAFCO approval of the annexation of the project site.

Introduced by Council Member _____ seconded by Council Member _____ on the ___ day of _____, 2017.

Passed on the ___ day of _____, 2017, by the following vote:

AYES:

NOES:

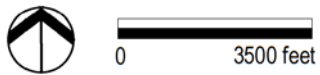
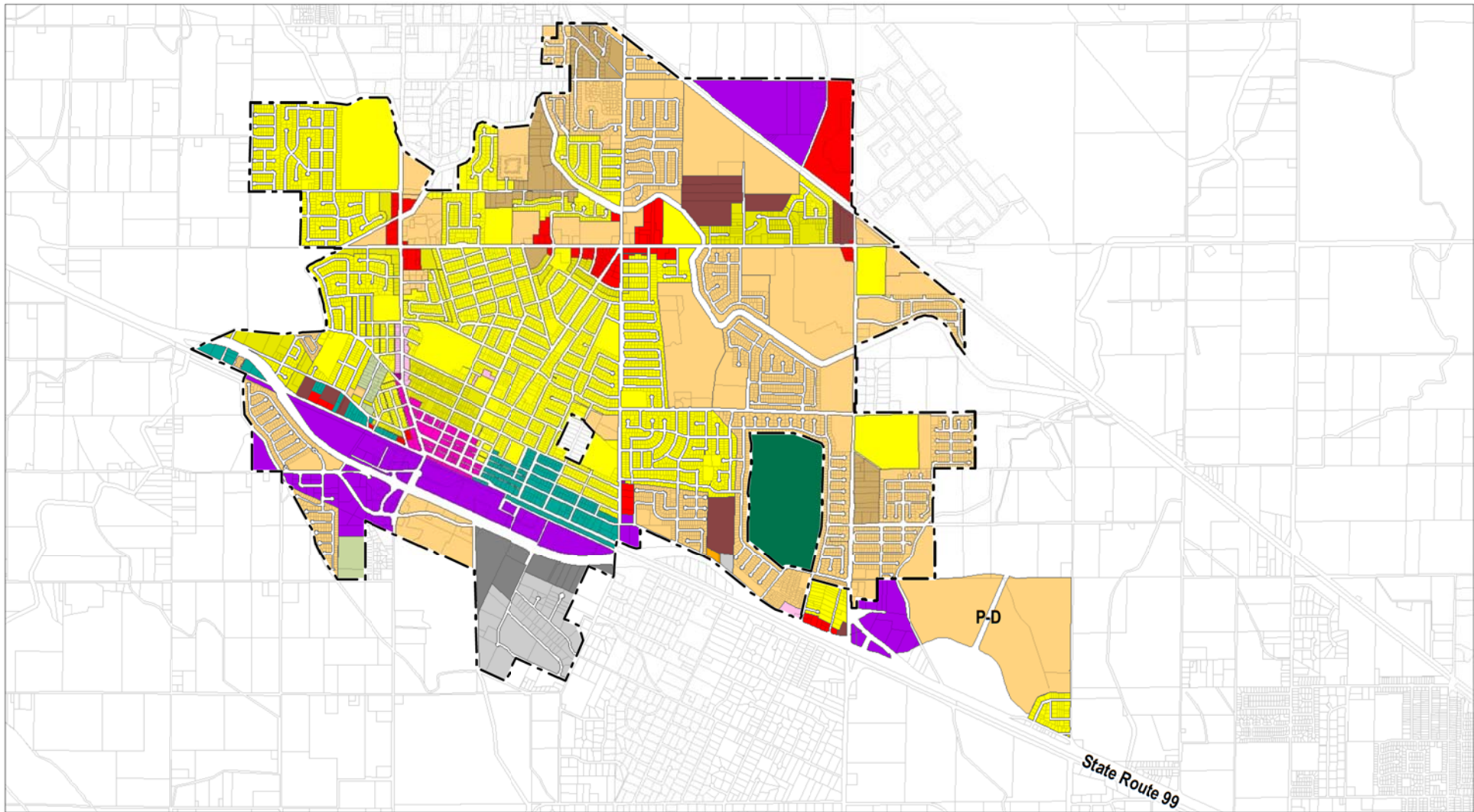
ABSENT:

APPROVED:

Mayor-City of Atwater

ATTEST:

City Clerk-City of Atwater



City Limits

- | | | |
|--------------------------------|----------------------------------|-------------------------------|
| Business Park (B-P) | Light Industrial (M-1) | Planned Development (P-D) |
| Central Commercial (C-C) | Low Density Residential (R-1) | Residential Estate (R-E) |
| General Commercial (C-C) | Medium Density Residential (R-2) | Residential Transition (R-T) |
| Golf Course | Mobile Home Park District (R-M) | Thoroughfare Commercial (C-T) |
| Heavy Industrial (M-2) | Neighborhood Commercial (C-N) | |
| High Density Residential (R-3) | Office Commercial (C-O) | |

Source: City of Atwater 2016, Merced County GIS 2012



Zoning Map

Ferrari Project

