



## COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION

---

### ACTION MINUTES

**April 5, 2017**

CALL TO ORDER:

*The Community Development and Resources Commission of Atwater met in Special Session this date at 6:00 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California; Chair Brice presiding.*

PLEDGE OF ALLEGIANCE:

*The pledge of allegiance was led by Chair Brice.*

ROLL CALL:

**Present:** Commissioners Dash, Daugherty, McWatters, Murphy III, Reed, Chair Brice

**Absent:** None

**Staff Present:** Community Development Director McBride, Senior Planner Hendrix, City Attorney Terpstra, Recording Secretary Waterman

**Staff Absent:** Police Chief Joseph, Interim Public Works Director Faretta

**Guests:** Dave Dolter and Ed Shaffer representing Ferrari Ranch Project, Ron Sisseem representing EMC Planning

PUBLIC COMMENT:

*Notice to the public was read.*

*No one came forward to speak at this time.*

PUBLIC HEARINGS:

Ferrari Project

*Dave Dolter and Ron Sisseem provided the Commission and public an update regarding the project and addressed questions.*

*Chair Brice opened the Public Hearing.*

*JEANIE KNIGHT, asked who would pay for infrastructure, and when this will start.*

*BRIANE RAMOS, representing Merced County Farm Bureau, wanted to clarify a comment made in a previous meeting which stated Merced County Farm Bureau supports the Ferrari Project. She stated the comment was not true, that they are currently reviewing the proposal.*

*HARRY STRAWBRIDGE, asked what the tax impacts will be when this area is annexed and what services would be available.*

*JOE SCOTO, President Merced County Farm Bureau, clarified the rumor of support, stating the Farm Bureau is a neutral organization. He also asked about two (2) comment letters written which have received no response. He wanted to know if there was any prime Ag property within the project.*

*GARY SILVA, questioned what the project would mean for the homeowners in the Cottages. He asked if properties would conform to existing residential homes or high density homes.*

*HELEN AMARANT, property owner, spoke against the project stating traffic would be horrible. She also stated that it is more important to improve and upgrade our current city footprint.*

*JOE FOSTER, spoke in favor of the project.*

*MARIA PULIDO, asked if the property would be considered county or city.*

*JOSE JALLICO, asked if residents would be relocated, and asked how the project would benefit property values.*

*No one else came forward to speak, and Chair Brice closed the Public Hearing.*

Resolution 027-17 recommending that the City Council certify the Ferrari Project Program EIR.

**MOTION:** *Commissioner Daugherty moved to adopt Resolution 027-17 recommending that the City Council certify the Ferrari Project Program EIR. The motion was seconded by Commissioner Dash and the vote was: Ayes: Dash, Daugherty, McWatters, Murphy III, Brice; Noes: Reed; Absent: None; Abstain: Warchol. The motion passed.*

Resolution 028-17 recommending that the City Council amend the General Plan (GPA 17-01).

***MOTION:*** Commissioner Daugherty moved to Adopt Resolution 028-17 recommending that the City Council amend the General Plan (GPA 17-01). The motion was seconded by Commissioner McWatters and the vote was: Ayes: Dash, Daugherty, Warchol, McWatters, Murphy III, Brice; Noes: Reed; Absent: None. The motion passed.

Resolution 029-17 recommending that the City Council adopt Ordinance CS 980 for Pre-Zoning (Z 17-01).

***MOTION:*** Commissioner Dash moved to adopt Resolution 029-17 recommending that the City Council adopt Ordinance CS 980 for Pre-Zoning (Z 17-01). The motion was seconded by Commissioner McWatters and the vote was: Ayes: Dash, Daugherty, Warchol, McWatters, Murphy III, Brice; Noes: Reed; Absent: None. The motion passed.

Resolution 030-17 recommending that the City Council approve annexation and begin annexation proceedings with Merced County Local Agency Formation Commission (LAFCO) (ANX 17-01).

***MOTION:*** Commissioner Dash moved to adopt Resolution 030-17 recommending that the City Council approve annexation and begin annexation proceedings with Merced County Local Agency Formation Commission (LAFCO) (ANX 17-01). The motion was seconded by Commissioner McWatters and the vote was: Ayes: Dash, Daugherty, Warchol, McWatters, Murphy III, Brice; Noes: Reed; Absent: None. The motion passed.

Resolution 031-17 recommending that the City Council approve removal of land within the boundary of Ferrari Ranch from the Merced County Agricultural Preserve.

***MOTION:*** Commissioner Daugherty moved to adopt Resolution 031-17 recommending that the City Council approve removal of land within the boundary of Ferrari Ranch from the Merced County Agricultural Preserve. The motion was seconded by Commissioner Dash and the vote was: Ayes: Dash, Daugherty, McWatters, Murphy III, Reed, Brice; Noes: Warchol; Absent: None. The motion passed.

Resolution 032-17 recommending that the City Council approve the Ferrari Ranch Planned Development Master Plan (PD 17-01).

***MOTION:*** Commissioner Dash moved to adopt Resolution 032-17 recommending that the City Council approve the Ferrari Ranch Planned Development Master Plan (PD 17-01). The motion was seconded by Commissioner Murphy III and the vote was: Ayes: Dash, Daugherty, Warchol, McWatters, Murphy III, Brice; Noes: Reed; Absent: None. The motion passed.

Resolution 033-17 recommending that the City Council approve the Ferrari Ranch Vesting Tentative Map (VTM 17-01).

**MOTION:** Commissioner Daugherty moved to adopt Resolution 033-17 recommending that the City Council approve the Ferrari Ranch Vesting Tentative Map (VTM 17-01). The motion was seconded by Chair Brice and the vote was: Ayes: Dash, Daugherty, Warchol, McWatters, Murphy III, Brice; Noes: Reed; Absent: None. The motion passed.

Resolution 034-17 recommending that the City Council adopt Ordinance CS 981 for the Ferrari Ranch Development Agreement.

**MOTION:** Commissioner Dash moved to adopt Resolution 034-17 recommending that the City Council adopt Ordinance CS 981 for the Ferrari Ranch Development Agreement. The motion was seconded by Commissioner McWatters and the vote was: Ayes: Dash, Daugherty, McWatters, Murphy III, Brice; Noes: Reed, Warchol; Absent: None. The motion passed.

Resolution 035-17 recommending adoption of CEQA Findings, a Statement of Overriding considerations, and a Mitigation Monitoring and Reporting Program.

**MOTION:** Commissioner Dash moved to Adopt Resolution 035-17 recommending adoption of CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The motion was seconded by Commissioner Murphy III and the vote was: Ayes: Dash, Daugherty, Warchol, McWatters, Murphy III, Brice; Noes: Reed; Absent: None. The motion passed.

COMMISSIONER MATTERS:

Comments from Community Development and Resources Commissioners - *None*

ADJOURNMENT:

*The meeting adjourned at 7:55 PM.*



---

Gary Brice, Chairperson



---

Lori Waterman, CMC  
Recording Secretary