



CITY OF ATWATER NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the City Council of the City of Atwater on Monday, May 8, 2017 at 6:00pm or as soon thereafter as may be heard in the City Council Chambers located at 750 Bellevue Road, Atwater, California, to consider recommending the following approvals to the City Council:

CERTIFICATION OF FINAL EIR (STATE CLEARINGHOUSE NO. 2014101045); GENERAL PLAN AMENDMENT (GPA) NO. 17-01; PRE-ZONING (PZ) NO. 17-01; ANNEXATION (ANX) NO. 17-01; REMOVAL OF LAND FROM THE MERCED COUNTY AGRICULTURAL PRESERVE; PLANNED DEVELOPMENT MASTER PLAN (PDMP) NO. 17-01; VESTING TENTATIVE MAP (VTM) NO. 17-01; DEVELOPMENT AGREEMENT (DA); AND CEQA FINDINGS, STATEMENT OF OVERRIDING CONSIDERATION AND MITIGATION MONITORING – REPORTING PROGRAM.

The approvals involve annexation of approximately 358.79 acres; amendment of General Plan land use designations and new zoning for the annexation area; a PDMP, VTM and DA for an approximately 159.5-acre portion (Ferrari Ranch); and removal of Ferrari Ranch from the Merced County Agricultural Preserve. The GPA and PZ would allow development with a capacity of up to 2,494,454 square feet of commercial/business park space, a medical complex accommodating a hospital (267,000 square feet with 196 beds) and medical offices (399,100 square feet), and a 20.4-acre playing fields sports facility. The PDMP envisions development of Ferrari Ranch with big box and other retail uses, medical facilities, hotel, movie theater, and sports complex. The VTM subdivides Ferrari Ranch into 21 large parcels. The Valley neighborhood off Gurr Road would be annexed without any change in use. The GPA would increase potential commercial/business development by 728,802 square feet compared with the current General Plan, and would reduce potential residential use by 195 dwelling units. Road, utility and other public facilities required to accommodate the project are identified in the EIR.

The annexation area is located north of State Route 99, west of Gurr Road, east of Station Avenue and south of Green Sands Avenue, next to the City's eastern and southern city limits. Ferrari Ranch is bisected by Atwater-Merced Expressway (AME), bordered by Gurr Road on the east, Canal Creek on the west, the AME-Route 99 interchange and the Valley neighborhood on the south and Green Sands Avenue on the north. **See following map.**

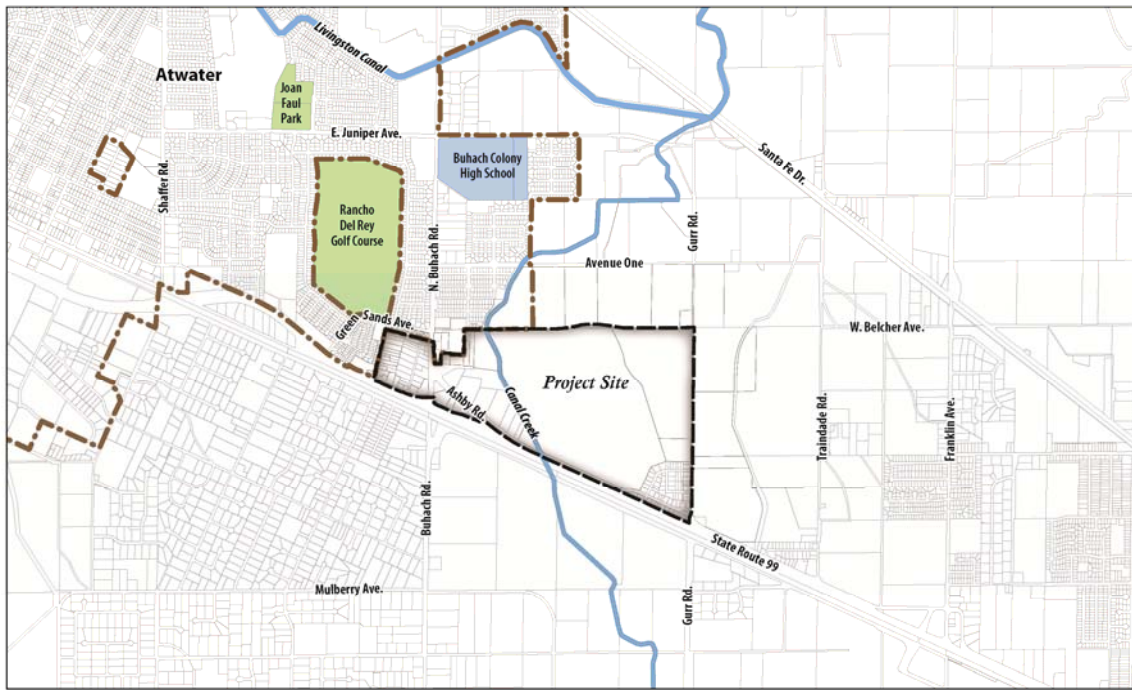
Applicant: John Ferrari

An Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA). The Draft EIR was circulated for public review from February 4 through March 21, 2016. The Final EIR contains responses to comments received from the public and interested agencies.

All project related documents including the EIR are available on the City's website at www.atwater.org/newsevents_ferrariproject.html

All interested persons should appear and be heard. This notice is being given pursuant to the provisions of the Government Code and local ordinance.

Justin D. Hendrix
Senior Planner



Source: Merced County GIS Data 2012



Exhibit A
Annexation Area Vicinity/Location

Ferrari Project