

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

Submit a written public comment prior to the meeting: Public comments submitted to cityclerk@atwater.org by 1:00 p.m. on the day of the meeting will be distributed to the City Council 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) 357-6241.

NOTICE OF JOINT SPECIAL MEETING CITY COUNCIL AND PLANNING COMMISSION OF THE CITY OF ATWATER

NOTICE IS HEREBY GIVEN that a joint special meeting of the City Council and Planning Commission of the City of Atwater will be held on Monday, **April 28, 2025 at 6:00 PM**, or as soon thereafter as may be held. This meeting will be held in the Evelyn Chambers Room located at the Atwater Community Center, 760 E. Bellevue Road, Atwater, California.

AGENDA

SPECIAL MEETING CALL TO ORDER:

INVOCATION:

PLEDGE ALLEGIANCE TO THE FLAG:

ROLL CALL:

Ambriz , **Cale** , **Raymond** , **Rochester** , **Nelson**

Conour , **Kadach** , **Mokha** , **Sanchez-Garcia** , **Borgwardt**

PUBLIC COMMENT: Pursuant to Government Code Section 54954.3, residents wishing to address the City Council and Planning Commission regarding **only the items on the agenda may do so when the item is read for consideration**. You may state your name and address for the record; however, it is not required. Please limit comments to three (3) minutes or less. Under the provisions of the California Government Code, the City Council may not discuss or take action on any item that is not on the agenda.

GENERAL PLAN UPDATE:

City of Atwater General Plan Status Update and Possible Direction (Ben Ritchie, DeNovo Planning Group)

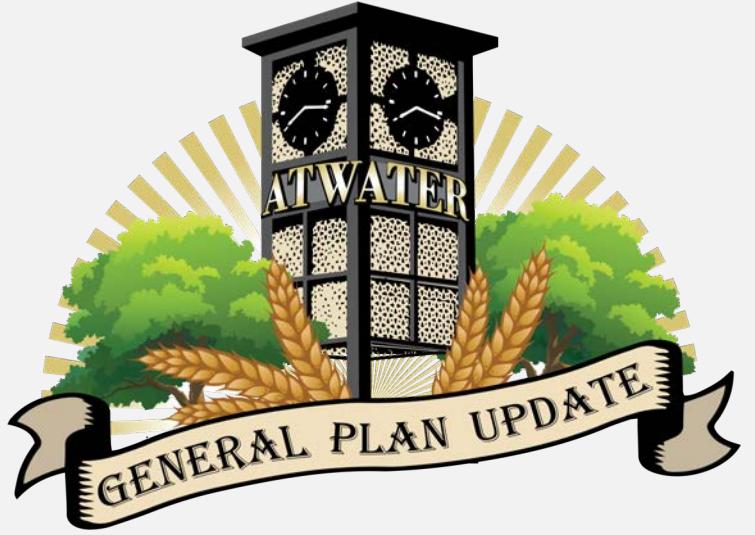
ADJOURNMENT:

Dated this 25th day of April 2025.



Mike Nelson, Mayor

pc: Mayor and City Council Members
Planning Commissioners
Atwater Signal/Merced Sun Star
Atwater Times
City of Atwater Website



Atwater General Plan Update Council Workshop

April 28, 2025

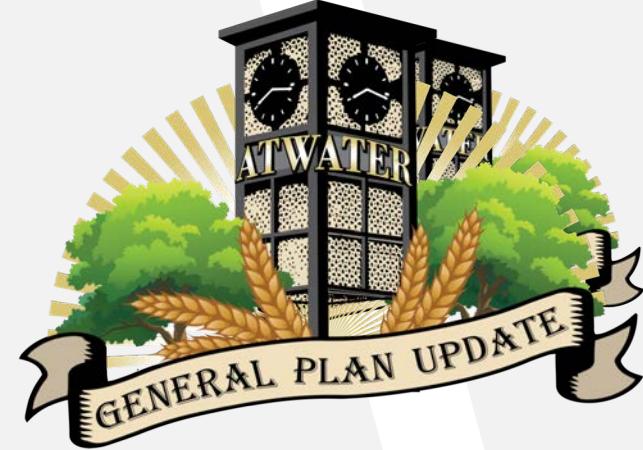
De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm



MEETING OVERVIEW & OBJECTIVES

- Update on project status and work completed to-date
- Review and Discuss Working Draft Land Use Map
 - Seeking general support from Council to proceed with Draft Map and subsequent analysis
- Next steps and path forward

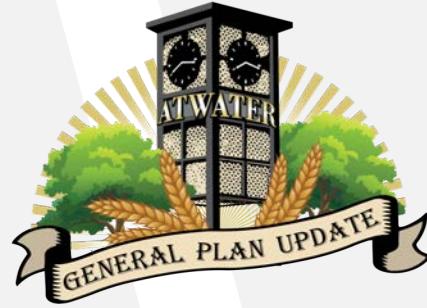


PURPOSE OF THE GENERAL PLAN



- Define a long-term vision for future growth and resource management within the City over the next 20 years
- Reflect the goals and values of the City
- Include opportunities for public outreach and community participation
- Balance growth, economic development, conservation, and quality of life

WHY IS THE GENERAL PLAN IMPORTANT?



- Strategically identifies budget and capital investment priorities based on realizing the General Plan's vision
- Serves as a management tool used by staff and decision-makers
- Provides guidance regarding priorities for City services including the Capital Improvement Program, Parks Planning, and Utilities Master Plans
- Streamlines development that is consistent with City's vision
- Compliance with State laws and grant eligibility

GENERAL PLAN CONTENT

GENERAL PLAN ELEMENTS



- Land Use
- Circulation
- Conservation
- Open Space
- Safety
- Noise
- Housing**
- Economic Development
- Parks and Recreation
- Environmental Justice
- Sustainability
- Growth Management
- Administration and Implementation

*** The Housing Element is being updated via a separate process.*

SUMMARY OF THE PROCESS

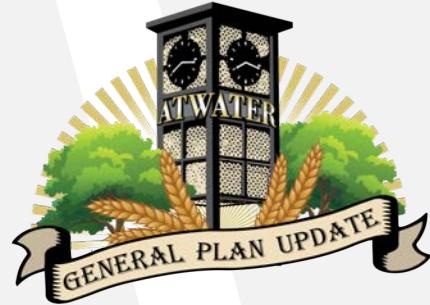


Public Participation

- Existing Conditions Report
- Identify Community Priorities
- Issues, Opportunities, and Land Use Alternatives
- General Plan Goals, Policies, and Programs
- Draft General Plan
- Environmental Impact Report
- Public Hearings - General Plan and EIR



PUBLIC PARTICIPATION TO-DATE



- General Plan Website: www.atwater.generalplan.org
 - Online surveys, newsletters, meeting info, document library, contact project team, etc.
- Visioning Workshops
 - 4 workshops were held between Jan-Mar 2024
 - Interactive activities and mapping exercises
 - Emphasis on land use, circulation, assets/challenges, community priorities
 - Online survey provided additional feedback opportunity
- Stakeholder Interviews
 - (County, Caltrans, LAFCO, school districts, local businesses, etc.)
- The ***Outreach Summary Report*** provides a detailed summary of feedback.

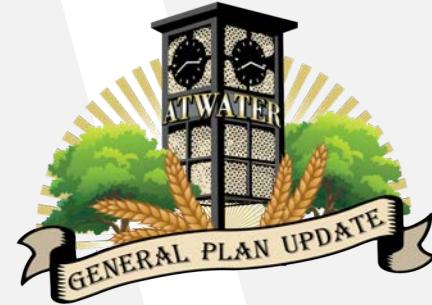


LAND USE MAP DISCUSSION



- The following slides focus on the Working Draft Land Use Map
- The project team is seeking feedback from the Council regarding the Draft Land Use Map, as we are at a critical stage in the project and process.
- We are not seeking formal action. Rather, we are seeking support and feedback to ensure we're on the right track.
- There will be additional opportunities to further refine and modify the Land Use Map before the General Plan Update is completed.

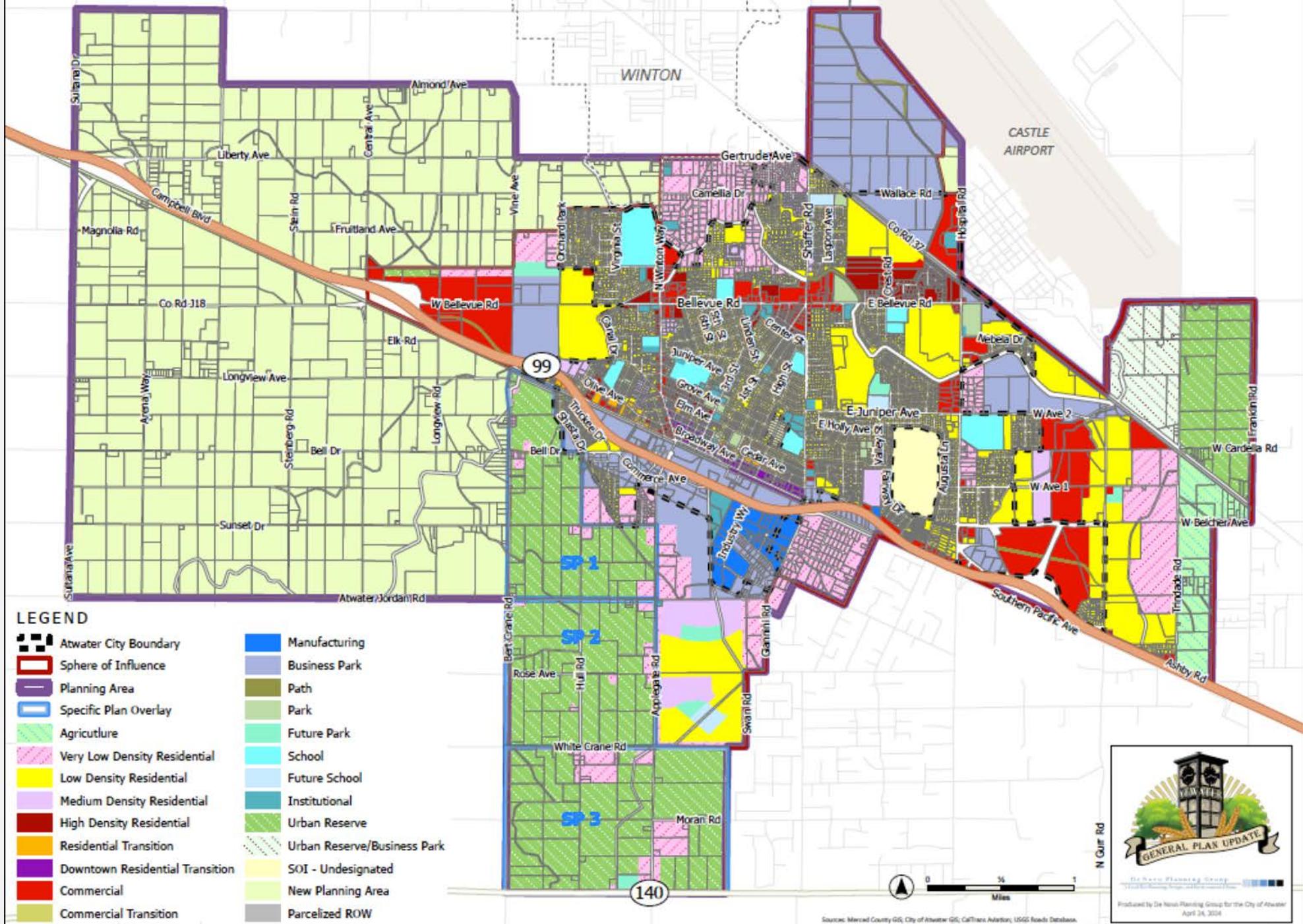
LAND USE MAP



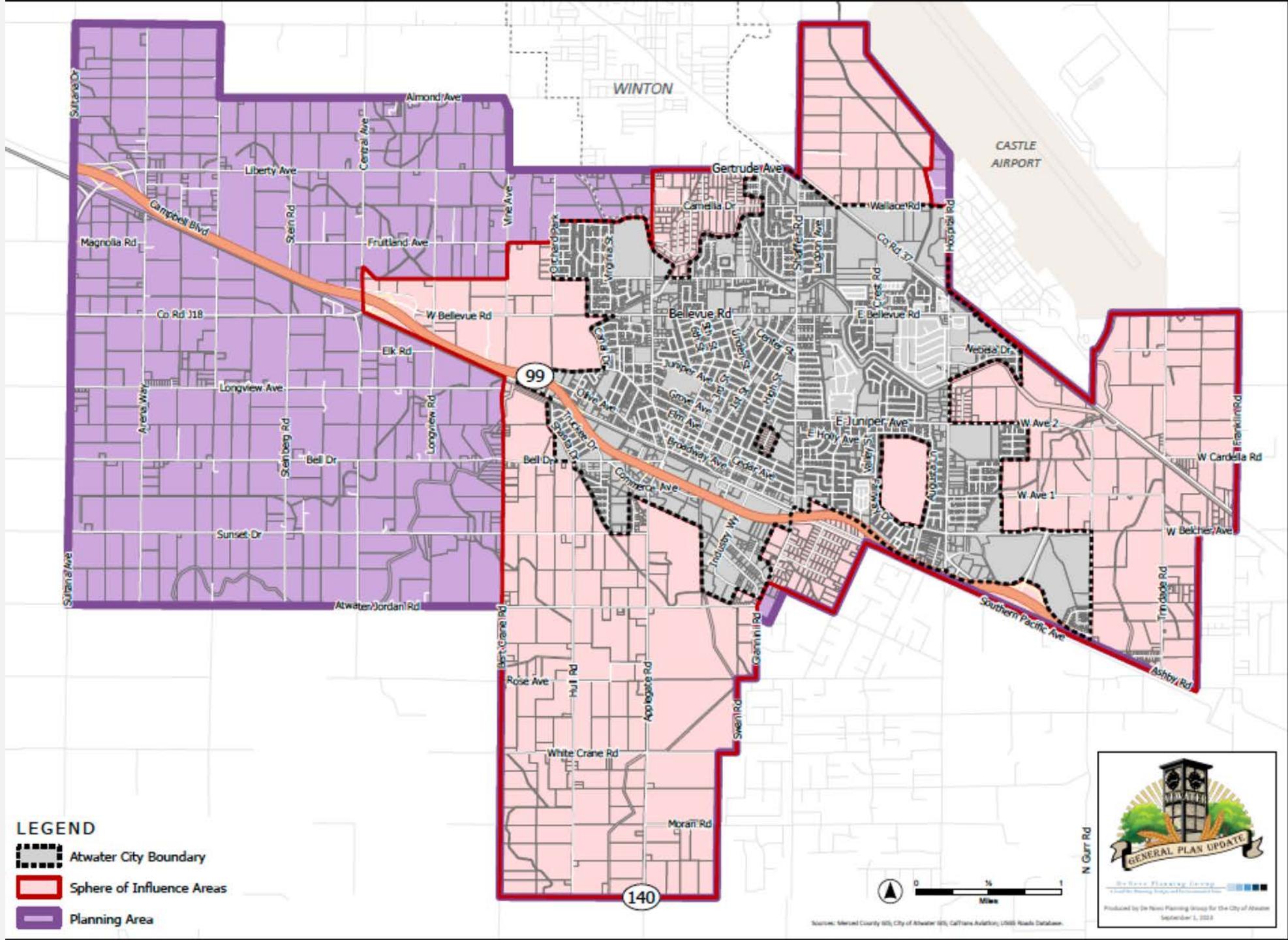
- The Land Use Map assigns a designation to every parcel within the City limits, the City's Sphere of Influence (SOI), and the larger General Plan Planning Area
- Determines what can be built, and where
- Similar to the Zoning Map, but at a more general level of detail
- The GP Update provides an opportunity to further refine the long term planning area, revisit SOI land uses, make adjustments within the City, and plan for future growth

- **City Limits:** The City Limits include all area within the City's corporate boundary, over which the City exercises land use authority and provides public services.
- **Sphere of Influence (SOI):** A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO).
- **Planning Area:** For the purposes of the General Plan, the Planning Area is defined as the city limits, SOI, and a larger area of interest that is included in the analysis and planning for the 20-year horizon of the General Plan.

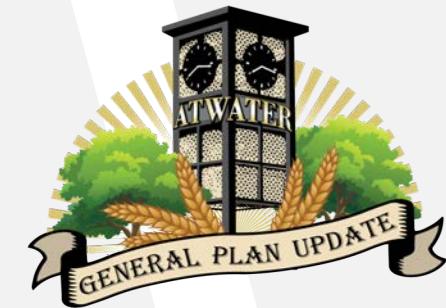
CURRENT LAND USE MAP



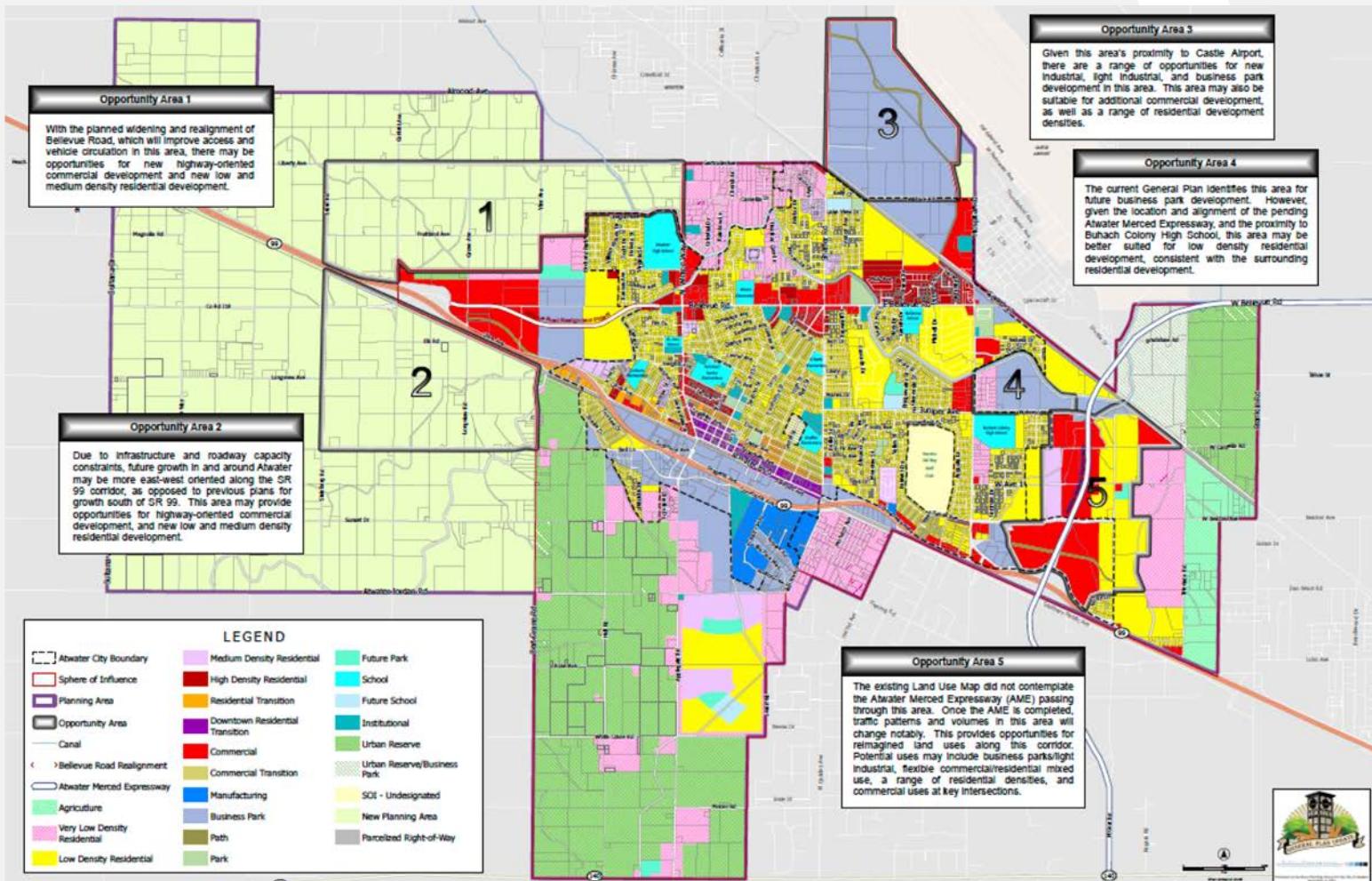
Planning Area Boundaries



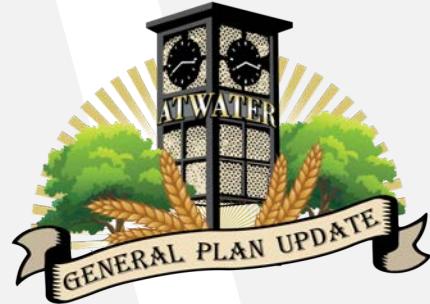
KEY CONSIDERATIONS FOR LAND USE REVISIONS



- Feedback received from community during the Visioning Workshops



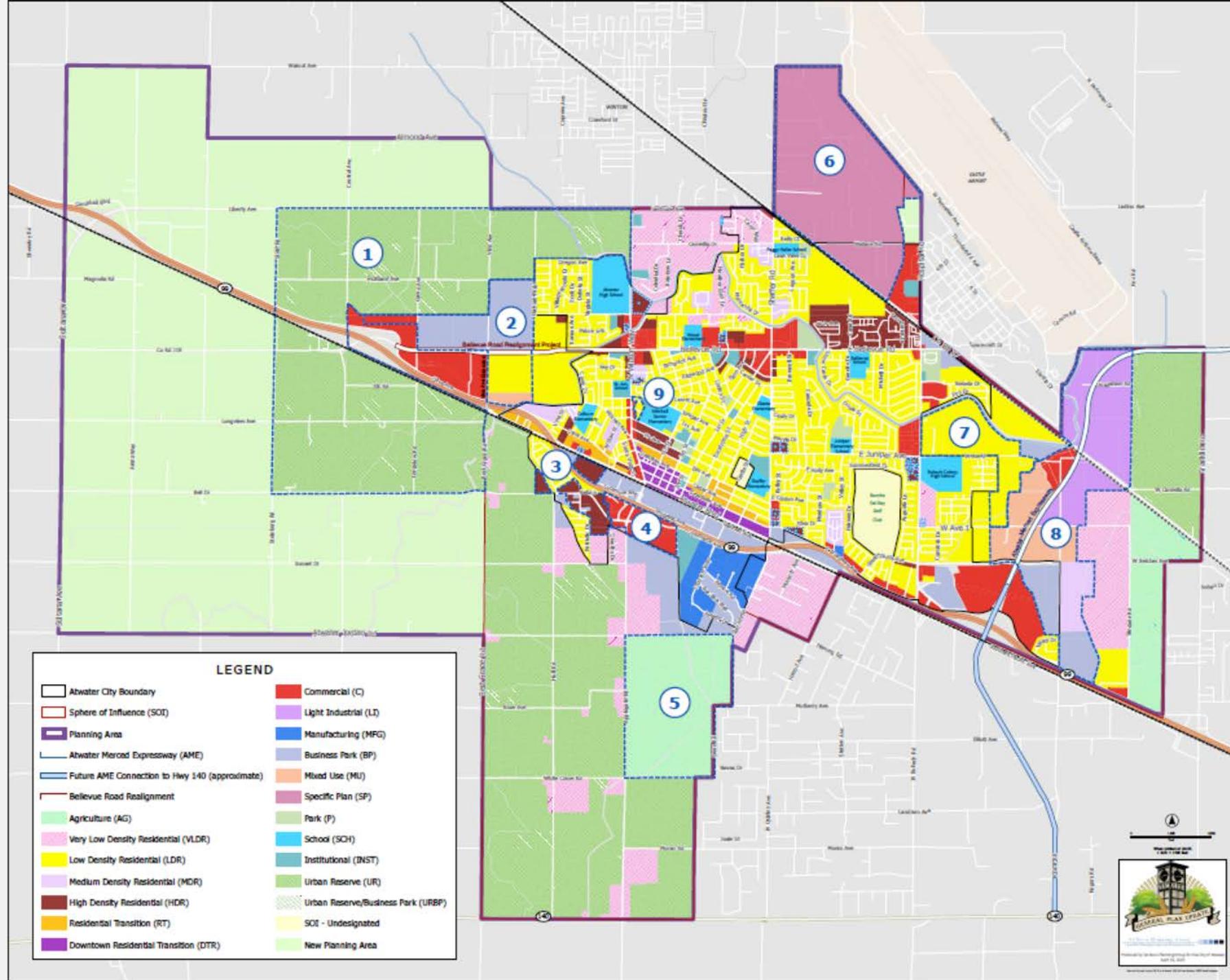
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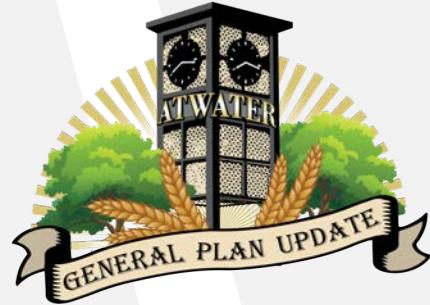
- Protection of established residential neighborhoods
- Increase economic development opportunities
- Capitalize on uses near Merced-Castle Airport
- Meet regional housing needs requirements and provide a range of housing choices
- Feasibility of infrastructure expansion
- East-West growth orientation along HWY 99 corridor
- Atwater-Merced Expressway (AME)
- Bellevue Rd Realignment

City of Atwater Proposed General Plan Map

Explanation of Proposed Changes

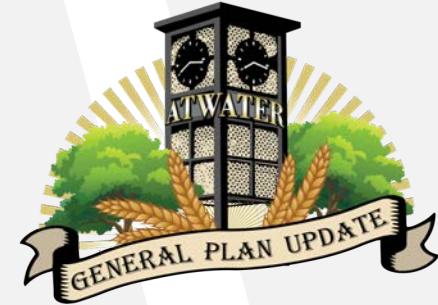


SUMMARY OF ACREAGE CHANGES INSIDE CITY LIMITS



| Land Use Designation | Existing | Proposed | Difference |
|---------------------------------|----------|----------|------------|
| Business Park | 356.39 | 230.09 | -126.30 |
| Commercial | 380.92 | 397.57 | 16.65 |
| Manufacturing | 103.87 | 103.87 | 0.00 |
| Downtown Residential Transition | 45.79 | 45.79 | 0.00 |
| Residential Transition | 59.47 | 63.56 | 4.09 |
| High Density Residential | 179.59 | 273.02 | 93.43 |
| Medium Density Residential | 85.74 | 85.74 | 0.00 |
| Low Density Residential | 1,589.30 | 1,541.33 | -47.98 |
| Very Low Density Residential | 113.48 | 115.15 | 1.68 |
| Specific Plan | 0.00 | 78.95 | 78.95 |

SUMMARY OF ACREAGE CHANGES IN SPHERE OF INFLUENCE



| Land Use Designation | Existing | Proposed | Difference |
|------------------------------|-----------------|-----------------|-------------------|
| Business Park | 905.76 | 366.20 | -539.57 |
| Commercial | 318.17 | 162.04 | -156.13 |
| Manufacturing | 19.42 | 19.42 | 0.00 |
| Light Industrial | 0.00 | 304.84 | 304.84 |
| High Density Residential | 2.64 | 2.64 | 0.00 |
| Medium Density Residential | 151.67 | 62.86 | -88.81 |
| Low Density Residential | 634.65 | 465.89 | -168.76 |
| Very Low Density Residential | 987.46 | 823.53 | -163.93 |
| Specific Plan | 0.00 | 566.58 | 566.58 |
| Agriculture | 233.76 | 647.96 | 414.20 |
| Urban Reserve | 2,271.19 | 2,270.84 | -0.35 |
| Urban Reserve Business Park | 220.49 | 0.00 | -220.49 |

NEXT STEPS AND PATH FORWARD



- Finish drafting GP elements
- Complete EIR
- Release GP and EIR for public review and conduct public workshops
- Return to PC and CC with public feedback to get direction
- Adoption hearings