



## CITY OF ATWATER

### PLANNING COMMISSION

### ACTION MINUTES

**June 18, 2025**

REGULAR SESSION: (Council Chambers)

*The Planning Commission of the City of Atwater met in Regular Session this date at 6:00 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California;*

INVOCATION:

**None**

PLEDGE OF ALLEGIANCE TO THE FLAG:

*The Pledge of Allegiance was led by Planning Commission Member Borgwardt*

ROLL CALL:

**Present:** *Planning Commission Members Borgwardt, Kadach, Mokha, and Conour*

**Absent:** *Planning Commission Member Sanchez-Garcia*

**Staff Present:** *City Manager Hoem, Community Development Director O'Connor Recording Secretary Rashad*

SUBSEQUENT NEED ITEMS:

**None**

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

**MOTION:** *Planning Commission Member Kadach moved to approve the agenda. The motion was seconded by Planning Commission Member Conour and the vote was: Ayes: Planning Commission Members Conour, Kadach, Mokha, and Borgwardt; Noes: None; Absent: Planning Commission Member Sanchez-Garcia. The motion passed.*

**APPROVAL OF MINUTES:**

a) May 21, 2025 – Regular Meeting

**MOTION:** *Planning Commission Member Mokha moved to approve the minutes. The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Conour, Mokha, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Member Sanchez-Garcia. The motion passed.*

**PETITIONS AND COMMUNICATIONS:**

***None***

**PUBLIC HEARINGS:**

Public Hearing to make an environmental finding that the project is exempt under California Environmental Quality Act (CEQA), because there are no changes to the project and the previous environmental impact report, and recommending the City Council adopt an Ordinance approving an Amendment to the Development Agreement by and between the City of Atwater and The Ferrari Ranch Owners, to clarify the responsible parties for the construction of water, sewer, and storm water infrastructure for the development located at APNs: 005-120-045 & 005-120-046.

***City Manager Hoem provided background on this item.***

***Community Development Director O'Connor presented this item.***

***Chair Borgwardt opened the public hearing.***

***No one came forward to speak.***

***Chair Borgwardt closed the public hearing.***

**MOTION:** *Planning Commission Member Conour moved to make a finding that the project is exempt under California Environmental Quality Act (CEQA), because there are no changes to the project and the previous environmental impact report, and adopt Resolution No. 0269-25 recommending the City Council adopt an Ordinance approving an Amendment to the Development Agreement by and between the City of Atwater and The Ferrari Ranch Owners, to clarify the*

*responsible parties for the construction of water, sewer, and storm water infrastructure for the development located at APNs: 005-120-045 & 005-120-046). The motion was seconded by Planning Commission Member Kadach and the vote was: Ayes: Planning Commission Members Mokha, Conour, Kadach, and Borgwardt; Noes: None; Absent: Planning Commission Member Sanchez-Garcia. The motion passed.*

REPORTS AND PRESENTATIONS FROM STAFF:

*City Manager Verbal Updates.*

*Community Development Director Verbal Updates.*

COMMENTS FROM THE PUBLIC:

*Chair Borgwardt opened the Public Comment.*

*Notice to the public was read.*

*No one came forward to speak.*

*Chair Borgwardt closed the public comment.*

COMMISSIONER MATTERS:

*Planning Commission Member Conour expressed his excitement for new business.*

*Planning Commission Member Mokha expressed his excitement for updates on the Building/Planning permits and processes as well as for the Ferrari Ranch update.*

*Chair Borgwardt inquired about an ordinance regarding carports and possibly having preapproved plans similar to the ADU pre-approved plans that were recently adopted.*

ADJOURNMENT:

*Chair Borgwardt adjourned the meeting at 6:25 PM.*

  
Don Borgwardt, Chair

By: Kayla Rashad  
Recording Secretary