

**CITY OF CERES
PLANNING COMMISSION
MINUTES**

June 5, 2017

MEETING CALLED TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Vice-Chairperson Molina.

ROLL CALL:

PRESENT: Commissioners: Condit, Kachel, Smith, Vice-Chairperson Molina

ABSENT: Chairperson Del Nero

ALSO PRESENT: Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daryl Jordan, Dyett & Bhatia Planner Ella Wise, Dyett & Bhatia Planner Katharine Pan, Associate Planner James Michaels, City Attorney Nubia Goldstein, Planning Consultant Marjorie Blom, Administrative Secretary/Deputy City Clerk Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

- Leonard Shepherd – 2841 Fowler Road, Space 71, Ceres, CA

Mr. Shepherd commented about a trend he's noticed up and down the valley, which Ceres has a chance of changing; everybody wants to be the Bay Area. Also, everything looks the same; strip malls, etc. We're losing the identity that we had. We're going to be 100 years old next year; what have we got to show for those hundred years and what makes us so unique. He advocated limiting growth to the point where we're not losing our identity. He questions how Ceres can handle 80,000 people by the year 2050 and explained that's why he's thinking very seriously about possibly moving to Jamestown or Soulsbyville; some place that's not trying to mimic the Bay Area.

- Dave Pratt – Ceres Citizen

Mr. Pratt challenged each one, whether they ride a bike or walk, to go by Hatch and Whitmore along the canal and see what's going on. He expressed his concern with the garbage that's been strewn along there as well as the dozen or so shopping carts he encountered this past weekend while on his bike ride. He also noted the swamp area off

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of Fowler Road, between the canal and the fire station, which is a breeding ground for mosquitoes. The weeds are high and the gate is broken off again.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of June 5, 2017 was posted on May 30, 2017.
2. Approval of Minutes
 - a. May 1, 2017 (all present)

ACTION: It was moved by Commissioner Smith; seconded by Commissioner Condit to approve the Consent Calendar. Motion passed by the following vote:

AYES: Commissioners Condit, Kachel, Smith, Vice-Chairperson Molina
NOES: None
ABSENT: Chairperson Del Nero

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. Scoping Meeting and Notice of Preparation of a Draft Environmental Impact Report for the Ceres General Plan Update.

Director of Community Development, Tom Westbrook explained that Ella Wise, Planner with Dyatt & Bhatia Urban and Regional Planners will present a brief PowerPoint presentation regarding the scoping meeting and purpose. The scoping meeting is part of any Environmental Impact Report. At the conclusion of the presentation he will make some brief remarks and then we'll open up the public hearing and take oral comments regarding the Notice of Preparation. Even though this is the scoping meeting, it's not the final opportunity for someone to submit comments. That period opened on May 24, 2017 and will run all the way to June 23, 2017.

Ella Wise gave a PowerPoint presentation, explaining the purpose of the meeting, which is to provide a summary of the General Plan Update that the Environmental Impact Report (EIR) will cover; provide an overview of the California Environmental Quality Act (CEQA) process; and receive comments on the scope of the EIR.

Mr. Westbrook noted that he received two letters by way of email; one from Stella Coakley and the other from Patricia Cousins. They were identifying the change that was made regarding the light-industrial that was changed at the Planning Commission and the City Council meetings; there were two properties at the corner of Roeding and McGee. They were suggesting and bringing attention to that, with the proximity of the school nearby, that would be studied in greater detail. They have submitted written comments and we'll make sure those are added to the record.

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Vice-Chairperson Molina inquired about all the comments and concerns that are brought up in this process; is every single one addressed and will have a specific answer at the end of the entire process.

Mr. Westbrook explained that the purpose of the scoping meeting is to try to identify where there may be issues that need to have specific study. When we get to the draft and the release of the Environmental Impact Report, those written comments that we received during that process will all be answered, and they're answered during the Final Environmental Impact Report.

Vice-Chairperson Molina clarified that our citizens will have a sense of relief that their concerns were looked at.

Mr. Westbrook stated that is correct and explained that generally what happens in the Environmental Impact Report is that it will note whether a comment is from TID, the School District or the State of California, and list that and they'll note where a response to those comments are. We'll fully address those through the EIR and the Final EIR process.

Vice-Chairperson Molina asked about the comment cards that we have here; they're addressed and ready for anyone in the audience to take and fill out.

Mr. Westbrook added they can be dropped off at City Hall or they can turn them in to us before they leave this evening if they're not comfortable standing up and giving verbal comment.

Vice-Chairperson Molina remarked that we're providing all the opportunities they need to feel that they're part of the process.

The Public Hearing was opened at 6:28 p.m.

- Leonard Shepherd, 2841 Fowler Road, Space 71, Ceres, CA

Mr. Shepherd stated that his biggest concern is agriculture. When building houses in and around where farming is done, there'll be noise, dust, smells and flies.

His second concern is with Ceres history. He asked what this EIR and General Plan are doing to preserve the history of Ceres; to preserve the agricultural history of Ceres.

- Ray Dias, 1906 Faith Home Road, Ceres, CA

Mr. Dias thanked the Planning Commission and City Staff for hearing him this evening. Mr. Dias remarked that developing a comprehensive EIR is a big task and he doesn't envy the consultants that are undertaking this. He noted that he would like to focus on a couple points.

Mr. Dias commented that he was a bit surprised at a number of L.U.S.T.'s that are documented on page 10 of the Notice of Preparation document. He did speak with the consultants before the meeting. He would encourage one point; this be reviewed as part of the EIR to verify the remediated L.U.S.T.'s are truly remediated and we don't have a

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problem that's lingering unbeknownst to the citizens of Ceres.

Secondly, he would like to make a comment also regarding the planned change to the location on Roeding Road that Mr. Westbrook brought up earlier that he believes is planned for a trucking terminal. He believes that's the planned use of that. He would like to, as a second point, as part of the EIR, to make sure there is specific criteria, to avoid any L.U.S.T. from being developed from their operation that might develop there. Along with that, there would be other factors that would also need to be mitigated for any activity in that area. If you've driven down Roeding Road, you know it's not a road that really is receptive to heavy vehicle traffic. On top of that, there'll be other concerns such as the noise, dust and other things that might be developed from those concerns. Now, he's not to say those concerns should not be developed there, he's saying, let's please, as part of the EIR, make sure there are the appropriate controls to make sure we have a good neighbor operation there when it does develop.

Mr. Westbrook explained for the benefit of the audience members who may not be familiar and the Commission as well, L.U.S.T. stands for "leaky underground storage tank." Generally, that's a database that's held by the State of California. A lot of times, these are old gas stations that have closed down or sites that may still be in operation that have some level of review from the State regarding leaky underground storage tanks.

- William Rossi, 3818 Roberts Road, Ceres, CA

Mr. Rossi stated that from what he has seen of the General Plan and the layout, it looks pretty good to him. The only thing that he would like to see is on the south side, where the sphere of influence ends at Redwood Road; he'd like to see that sphere of influence moved down to Esmar Road from Redwood, to the frontage road. That would encompass a lot of that frontage road that's designated in your General Plan as Commercial. And there is a large portion of that right at the tip there, 9-1/2 acres that's already zoned PD with the County. There are two large warehouses there. He thinks that for in the future, to utilize what we have left of the frontage road, between basically Keyes and Modesto, that would help things; maybe make it a little easier to see those areas to develop since they are already designated in your plan as some types of Commercial. So, if it's possible to just make a turn at Esmar, south of Redwood, and go down to the frontage road, he thinks that would be a big improvement for the future and for the City of Ceres.

The Public Hearing was closed at 6:38 p.m.

Mr. Westbrook stated that this is a scoping meeting, so it's obviously an opportunity for the public to make comments. If the Planning Commission has some comments, certainly we could take those, but it's not required.

Commissioner Smith clarified that the Commissioners will be able to make comments as a regular citizen through June 23, 2017.

Mr. Westbrook confirmed that's correct.

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Director of Community Development Tom Westbrook announced:

- LAFCO 101 Workshop is coming up on June 28th. LAFCO has invited all of the Planning Directors and Planning Commissioners in the County to attend and anyone in the public who may wish to attend. He asked if any of the Commissioners would like to attend, please let Mrs. Montgomery know and she will take care of the registration.
- Tuesday evening, June 6th at 6:30 p.m. begins the Concerts In-the Park series. There will be a Farmers' Market, which will begin at 5:30 p.m. They will be running for the next seven weeks on Tuesday nights, with the exception of July 5th, which is a Wednesday. They will move it to the 5th, as July 4th is on a Tuesday.
- Thursday evening, June 8th at 5:30 p.m., Ceres Chamber of Commerce will be having a Mixer at the Floral Cottage, which is on Mitchell Road.
- Also on Thursday evening, June 8th at 6:00 p.m., there will be a Firefighter's Swearing-In and Promotion Ceremony here in the Small Assembly Room at the Community Center.

ADJOURNMENT:

The Commission adjourned at 6:41 p.m. to the next regularly scheduled meeting of Monday, June 19, 2017.

APPROVED:

Hugo Molina, Vice-Chairperson

ATTEST:

Tom Westbrook, Secretary

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