



**MINUTES**  
**REGULAR MEETING OF THE CITY COUNCIL**

**CITY OF CERES, CALIFORNIA**  
**City Council Chambers, 2701 Fourth Street**

**Monday, March 27, 2017 – 6:00 p.m.**

Mailing Address: Ceres City Hall, 2720 Second Street, Ceres, CA 95307-3292  
Phone: (209) 538-5700 Fax: (209) 538-5780

Members of the public are advised that all cellular telephones and any other communication devices are to be turned off upon entering the City Council Chambers.

**CALL TO ORDER**

Mayor Vierra called the March 27, 2017 Regular City Council Meeting to order.

**ROLL CALL - Present:**

Mayor: Vierra  
Vice Mayor: Kline  
Council Members: Durossette, Lane, Ryno  
  
Absent: None

**INVOCATION**

Invocation was given by Mark Whitehead, Chaplain.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Mayor Vierra.

**PRESENTATIONS**

A. Presentation by City Manager Toby Wells

Manuel Alvarez, Executive Director Commission on Peace Officer Standards and Training (POST) presented a certificate to Chief Brent Smith for his completion of the POST Executive Program.

**B. Community Center Artist Appreciation**

Traci Farris, Recreation Manager and Cambria Pollinger, Recreation Supervisor presented Certificates of Appreciation to the following persons: The Berryhill Family, The Ceres Persephone Guild, The Davis Guest Home Residents, Central Valley High School Art Students, Leticia Dias, Kay Beaver Elementary School, Whitmore Charter Elementary School, La Rosa Elementary School, Walter White Elementary School, Don Cool, Larry Lew, Joe Hollstein, Drinda Tockey, Leticia Dias, Jeff Benziger, Dylan Robbins, Bill Berryhill & Family, Tyler Abshier, Angela Mendoza, Ceres Garden Club, and Virginia Parks Elementary.

**CITIZEN COMMUNICATIONS** to the Council on matters not included on the agenda (five minutes).

Rebecca Harrington, chair of the South Modesto Municipal Advisory Council, commented regarding a letter her mother, Emily Ortega received from the City stating the property they resided in owed \$1,842.72 in back fees for sewer connection fees. She stated that they had no prior indication that there was a problem, before being informed of the exorbitant fee. She resides with her grandmother and Ms. Harrington's son also lives on the property in a second unit. The fees are for the second unit on the property. She stated that there are other residents in the area that received similar bills. She believes residents should pay the extra fee going forward, but not the retroactive bill as they were unaware of the City's mistake. She further stated that her family purchased the home in 1948 and in 1970, \$25,000 was paid to put in a sewer line. Three generations have lived in that household. They have and continue to pay their bill on a timely basis. She stated when she contacted the City, she was told by staff that they would give her 15 months to pay the back fees with an additional finance charge. She has contacted Fox News and other news outlets. Mayor Vierra stated that he completely understand Ms. Harrington's frustration and situation. This subject was addressed six years ago when water meters were installed and the City has set a precedent with those residents. City Manager Toby Wells stated that the issue was discovered when satellite photos were reviewed and about 40 residences are affected. They were notified that the City is offering payment plans for the bills. Also, State law allows cities to collect under-billed service for a maximum of three years, some properties with second units have not had to pay the additional fee for about 10 years.

Mayor Vierra stated that the City is willing to work with the residents, but can't help that when the County developed they didn't notify the City. It was developed in the County and when City took over those services the City was not notified of the second units. Mayor Vierra directed staff to return with an item to extend the payment plan for those with a second unit that owe back fees.

Leonard Shepherd commented that he is happy to see all the people in attendance at tonight's meeting. He encouraged this kind of attendance and participation at every Council meeting.

Don Donaldson spoke regarding his water bill and a fine he received for various code violations that was reduced to \$100.

Dave Johnson commented that a number of people have approached him regarding Ceres Police Officers being out of contract since July. He stated that citizens are upset about the Police Department's staffing levels.

#### APPOINTMENTS TO BOARDS/COMMISSIONS

None.

#### CONFLICT OF INTEREST DECLARATION

No conflicts were declared.

#### CONSENT CALENDAR

All matters listed on the consent calendar are considered routine in nature and will be enacted by a single motion unless otherwise requested by an individual Council Member or public for special consideration. Otherwise the recommendation of staff will be accepted and acted upon by roll call vote.

1. Clerks Report of Posting. The agenda of the regular March 27, 2017, City Council meeting was posted on March 22, 2017. (Nayares-Perez)
2. Waive Readings. All Readings of Ordinances and resolutions are waived. (Nayares-Perez)
3. Approval of Minutes (Nayares-Perez)
  - a. Minutes of the March 13, 2017 Regular City Council meeting.
4. Register of Audited Demands for Period covering March 9, 2017 through March 17, 2017. (Dean)
5. General Correspondence – Information Only
  - a. Public Works monthly report for February 2017. (Damas)
  - b. February 2017 Construction Activity and Revenue Generation. (Westbrook)
  - c. Recreation monthly report for February 2017. (Farris)
6. **Resolution No. 2017-024**, awarding the Construction Contract for the Crows Landing Water Main Project. (Jordan)
7. **Resolution No. 2017-025**, approving Contract Change Order No. 1 for the Service Rd. Sewer Extension Project. (Jordan)
8. **Resolution No. 2017-026**, approving a Lot Line Adjustment for Darrell Ledbetter for the properties located at 2800 Blaker Road (APN: 053-058-003) and 2808 Blaker Road (APN: 053-058-055). (Westbrook)
9. **Resolution No. 2017-027**, authorizing the City Manager to execute a Professional Services agreement with HF&H Consultants, LLC to complete a Water Rate and Connection Fee Update and authorize the Finance Director to execute a Budget Amendment. (Damas)

10. **Resolution No. 2017-028**, authorizing the City Manager to enter into a contract with Duncan Solutions through its corporate entity "Professional Account Management, LLC" (PAM), for the processing of parking citations. (Smith)  
*(Removed from Consent)*
11. **Resolution No. 2017-029**, authorizing the retirement of Canine Duke from the Ceres Police Department and sale of Canine Duke to Officer Jesse Gutierrez (Smith)  
*(Removed from Consent)*
12. **Resolution No. 2017-030**, authorizing the disposal of the Viewu Body Worn Camera system to Ontel Security for the purchase price of \$1.00 US currency. (Smith)
13. **Resolution No. 2017-031**, authorizing Submittal of Application(s) for all CalRecycle Grants. (Jordan)  
*(Removed from Consent)*
14. Acceptance of the 2015-2016 Basic Financial Statements and Audit Report. (Dean)
15. Acceptance of the 2015-2016 Measure H Financial Report (Dean)
16. **Resolution No. 2017-032**, opposing AB 199 (Chu) regarding prevailing wages on residential construction projects. (Wells)

Mayor Vierra asked if any Council Member or citizen would like an item pulled from the Consent Calendar and be heard under separate motion. Items 11, 12 and 14 were removed from Consent.

Mayor Vierra asked, if anyone from the Public had any comments. There being no comments, Mayor Vierra brought the item back to Council for direction.

**MOTION:** Motion by Council Member Durossette, seconded by Vice-Mayor Kline, approving **Consent items 1-10, 13, 15 and 16**. **Motion passes 5/0/0** by the following roll call vote:

AYES:	5	Council Members:	Durossette, Lane, Ryno, Vice-Mayor Kline Mayor Vierra
NOES:	0	Council Member:	None
ABSENT:	0	Council Member:	None

**CONSIDERATION OF ITEM(S) REMOVED FROM THE CONSENT CALENDAR**

**Item 11; Council Member Ryno**

Council Member Ryno pulled the item from Consent to ask about the Go Fund Me account established by Officer Gutierrez. She stated that the goal of the account was to raise \$3,000, so that canine Duke could stay at home with his family. However, the report states that the canine is being sold for \$1.00. The details on the Go Fund account also stated that any leftover funds would be donated to the Canine Association, so that Ceres Police Department can use the funds towards the purchase of a new canine.

Police Chief Smith confirmed that Officer Gutierrez established a private Go Fund Me account and also confirmed that the Officer is no longer a City of Ceres employee. However, due to the age of the canine, staff is recommending that the canine be retired as this is his second handler and at this time they do not have a canine officer available for Duke. There was a lengthy discussion about the value of the canine, the length of time to train someone to work with Duke, along with his age and cost for boarding. Also, the amount of funds raised in the Go Fund account was discussed.

Council Member Durossette asked how many canines the Police Department has. He also stated that he agrees with Council Member Ryno that the Duke should be sold to Officer Gutierrez for \$3,000.

Council Member Ryno inquired about having the \$3,000 go into the General Fund and earmarked towards the purchase of a canine when the Police Department is able to purchase one.

Mayor Vierra asked, if anyone from the Public had any comments and the following citizens spoke:

Leonard Shepherd asked who is speaking for Duke. He commented that Duke has been taken from one owner to another and is now attached to his new owner.

Dave Johnson asked about the average length of life of a police canine. He further commented that he cannot see the City getting top dollar for Duke.

Mayor Vierra brought the item back to Council for direction

**MOTION:** Motion by Council Member Ryno, seconded by Vice-Mayor Kline, approving **Resolution No. 2017-029, as amended to include that Canine Duke will be sold to Officer Jesse Gutierrez in the amount of \$3,000 and that the proceeds of the sale will be placed in a General Fund Asset Account specifically for canine replacement. Motion passes 5/0/0 by the following roll call vote:**

AYES:	5	Council Members:	Durossette, Lane, Ryno, Vice-Mayor Kline Mayor Vierra
NOES:	0	Council Member:	None
ABSENT:	0	Council Member:	None

**Item 12; Council Member Ryno**

Council Member Ryno pulled the item from Consent to get confirmation from City Attorney Hallinan that the Viewu Body Worn Camera system can be sold to Ontel Security, a private security company for \$1.00. City Attorney Hallinan confirmed that the camera system can be sold to Ontel, as it is not a gift of public funds.

**MOTION:** Motion by Council Member Ryno, seconded by Council Member Lane, approving **Item 12, Resolution No. 2017-030. Motion passes 5/0/0 by the following roll call vote:**

AYES:	5	Council Members:	Durossette, Lane, Ryno, Vice-Mayor Kline Mayor Vierra
NOES:	0	Council Member:	None
ABSENT:	0	Council Member:	None

**Item 14; Vice Mayor Kline**

Vice-Mayor Kline pulled the item to comment on the 2015-2016 year end budget that had a decline in revenue. There was a decline in operating grant funds. The Utility User Tax was down \$10,000. However, there was an increase in property tax, sales tax, motor vehicle tax and other use of money and property. The City had a decline in operating revenue of \$2.1 million, but had an increase of \$953,000 for total net revenue loss of \$1.2 million dollars from 2015-2016. With that, the operating grants were down 5.5%. Overall, the City is trying to increase revenue and the only way to increase revenue is by commercial and similar businesses. The City experienced a loss of about 5%, due to a decline in operating grants. Vice-Mayor Kline thanked Finance and the Auditor on their audit that showed a true a picture of where the City stands fiscally.

**MOTION:** Motion by Vice-Mayor Kline, seconded by Council Member Ryno, approving **Item 14**, Accepting the 2015-2016 Basic Financial Statements and Audit Report. **Motion passes 5/0/0** by the following roll call vote:

AYES:	5	Council Members:	Durossette, Lane, Ryno, Vice-Mayor Kline Mayor Vierra
NOES:	0	Council Member:	None
ABSENT:	0	Council Member:	None

**UNFINISHED BUSINESS**

No items scheduled.

**PUBLIC HEARING**

17. Public Hearing to Consider Selection of a General Plan Preferred Land Use Alternative. (Westbrook)

Mayor Vierra stated that before he turns this over to Mr. Westbrook, he'd like to make a few comments. There's been a little bit of chatter that he thinks we've all heard. He appreciates seeing such a large turnout this evening. When we started this process, our goal was to get out and educate the public as much as we could, so that we would have a large turnout. He's pleased to see everyone here. This is not our plan; this is your plan. We have had this, a transparent process. He can speak for himself and he thinks all of his colleagues here; as we go through this discussion, which is focused on land use tonight, there's not been one council member nor himself that has given any direction to anyone about land use. It's a blank canvas for us. The only thing that we're guilty of doing is asking our consultants to come back with their professional opinion on land uses. So, it's their recommendation; it's them keeping us where we need to be with some of our state requirements and different things. But, don't harbor any illusion that we've been behind the scenes giving any direction, because that's not true. He remarked that he looks for an

engaging discussion this evening and he thinks he can speak on behalf of his colleagues that again, this is your General Plan and be glad you're sitting here because we want to shape it to be what you would like it to be.

Mr. Westbrook stated that Sophie Martin from Dyett and Bhatia will be up in just a moment to give a Power Point presentation that was included in your packets. He wanted to mention a couple of things before Ms. Martin gets started. On the dais this evening were some copies of correspondence; letters and email messages that we received after the Planning Commission meeting and before the City Council meeting. One of those was from Mr. James Atchison, who owns property off of Gondring Road. His letter in summary, really talks about his preference being Alternative 1. Alternative 2, as recommended by the Planning Commission has some general industrial land uses, and he would like the existing General Plan designation of low-density residential instead. The other three letters were from Mary Jane Scheuber, Stella Coakley and Patricia Cousins. Largely those letters refer to being opposed to Alternative 3, which is kind of the industrialization of Faith Home Road. They were implying that Alternative 1 or 2 would be better suited, but not Alternative 3 at all.

Mr. Westbrook introduced Sophie Martin from Dyett & Bhatia, Urban and Regional Planners.

Sophie Martin provided a Power Point presentation, explaining where we are in this process of updating the General Plan, the three different land use alternatives and comparison of development capacity, population and jobs capacity, fiscal, transportation and utility infrastructure impacts. Ms. Martin noted that she appreciated the Mayor pointing out that this General Plan really is intended to embody and implement the vision of the people who live and work here in Ceres. This is exactly how she wanted to start this presentation, by reminding the Council of the Vision Statement and the Guiding Principles that were previously prepared and adopted, and formed the basis of the General Plan, moving forward.

#### Council Questions:

Council Member Durossette remarked that 1997 the City did the General Plan and asked how close did they come to their numbers; because when we're looking at this, in 2035 we'll have possibly 21,270 new residents. We weren't at max buildout, right?

Mr. Westbrook explained the 1997 General Plan estimated that in 2015 the population would be 73,000, and it was not. This General Plan, because of some of the development within the West Landing Specific Plan that had formerly been residential reserve changed to some commercial and industrial business park uses. That's why the number that's proposed here is actually less than what was shown in the 1997 General Plan Update.

Vice-Mayor Kline inquired about Transportation, Vehicle Miles Traveled, Alternative 2 and 3; do they include the Faith Home Expressway?

Ms. Martin confirmed, yes they do.

Vice-Mayor Kline asked if they ran the numbers without the Faith Home Expressway.

Ms. Martin explained that they only ran Alternative 1 without.

Vice-Mayor Kline inquired if that was hard to do.

Ms. Martin replied that it takes a little bit of time, but it's not that difficult.

City Manager Wells pointed out that it's just an order of magnitude. You can look at the numbers there and that overall VMT is not going to be significantly different with those other two alternatives. For the purpose of this, recognize that these are comparisons across the board. And, if you chose a particular alternative, we would then study it in much more detail in traffic impact analysis as part of the Environmental Impact Report.

Vice-Mayor Kline asked, if he can make a comment to Council Member Durossette's question, because he did send some questions to Mr. Westbrook today. He asked if he could tell him the City's population in 1955 when his parents were in high school in Ceres, 1975 when he was in school, and in 1995 and 2015. City of Ceres had the biggest increase between 1975 and 1995 of almost 70%. Since then, from 1995 to 2015, we've only had a 30% increase. So look at the drop off. With this projection, we're looking at another 30% increase in basically, citizens. But the biggest increase was from 1975 to 1995. He just wanted make that comment with the question that Council Member Durossette had asked.

The Public Hearing was opened at 7:21 p.m. The Mayor stated that he had some Speaker Cards and will call those individuals up first and then open it to any others who wish to speak.

**Wayne Caulkins** expressed that his biggest concern is the Faith Home Expressway. He asked if it has to be an expressway. A full-blown expressway will probably close off their property completely to access. Any number of people all along Faith Home will lose access to their property.

Mayor Vierra interjected; just a little context to this. Part of this is being driven by the County, as much as it is anything. It's his understanding that they're embarking on an environmental impact report for a crossing over the Tuolumne River. Obviously, they're not going to be doing that and building a bridge that is fed with a two-lane road. He thinks their ultimate vision would be a connection through to 99, and to the east side of Modesto. So, he thinks what we're trying to do is plan accordingly for that, but he wouldn't say that we've said there needs to be an expressway. But to answer your question, more than likely, when we talk an expressway...

Mr. Caulkins asked if it would be limited access.

Mayor Vierra; that's what we would try to discuss here.

Mr. Caulkins stated that if you have a high quality three-lane road, essentially with center turn lanes, it would handle a lot of traffic without disrupting the current, until it's built-out much later.

Mayor Vierra remarked that he can't answer those questions. He thinks that if it's an expressway in its true form, you would want to limit the number of off-ramps and on-ramps or else you end up with problems. And right now, we have that problem on Mitchell Road.



It's one of the busiest roads in the County and it's only going to get worse. It's not of our doing, it's truck traffic that is going through our City.

Mr. Caulkins remarked that his concern is, don't build it out too fast.

**Patricia Cousins** stated that she speaks on behalf of herself and her sisters who are tenants in common with her of 3865, 3831 and 3841 Roeding Road. She's also speaking on behalf of Mary Jane and Ernie Scheuber, who asked that her letter be read to the Council. She doesn't know if that's going to happen; she's going to read one paragraph so that she can honor her request. She writes, "My husband and I are very interested in the future of our Ceres community. We are both lifelong residents and have seen our community ebb and flow through the years. At this juncture, Ceres is now considering the establishment of an economic development zone for industrial growth. We would like you to know that we Support Alternative 2, and feel that Alternative 3 would not serve the best interest of the future of Ceres." Mrs. Cousins stated that this is her position also.

Mrs. Cousins continued, referring to the letter that she wrote. It focused on the shocking, sudden inclusion of the conversion of 3400 Roeding into an apparent truck stop. She is just amazed that it could be sneaked in, in such a nefarious way, in her opinion. To have these alternatives be presented, and then suddenly here's a trucking company coming on Roeding at this most incredibly impacted intersection with the Whitmore Charter School on the corner of McGee and Don Pedro. The traffic is horrendous. The roads are hideous already. To have trucks there; it's just impossible to imagine and how this could be appended so cleverly to Alternative 2 was just amazing to her. She thought the County would have to be involved in such approval, but apparently not. Since the Planning Commission did it, maybe you're going to do it too. We had a power outage caused by the wreck at that intersection on Wednesday, and she wonders (and she's not going to embarrass anybody), if any of you have actually come to the intersection and sat there even for a nanosecond during the morning rush time to school to see what would appear to be on the edge of allowing. And finally, she wants to refer and again she has no idea if anyone has read her sister, Stella's very long and thoughtful letter, after she read all 305 pages of your proposal. She's extremely articulate in her opposition to Alternative 3 and most specifically to the Try Us Transportation's desire to further destroy and compromise the intersection of McGee and Roeding. Thank you.

Mayor Vierra clarified that the Council did receive copies of all of those letters and had a chance to read them.

**Jeanie Knox** remarked that she lives at 4455 Roeding Road, just east of Faith Home Road. She has attended the workshops and the Planning meetings. She is encouraging Alternative 1 or 2's plan. She abhors Plan 3; the only benefit of turning Faith Home Road into an expressway is for the benefit of Modesto. Ceres isn't going to benefit from it, financially in any way, shape or form and it's going to ruin prime agricultural land in the process. And, it's going to make it terrible for her to try to come into Ceres to shop, bank, etc. She'd like the City to recommend to the County and Modesto that they route it out Santa Fe Avenue and south all the way to Merced for their trucks if they're not sending them through the City. We're not going to benefit in any way or shape, except for the congestion. She also would like to make a comment about the trucking company that wants to move in onto Faith Home Road. This is within less than a block of the Roeding Canal, which she crosses on a daily basis, several times. It's a very narrow concrete

bridge on Roeding, right there. You've got the road right next to it. She has a mid-size vehicle. Would you like to know how many times she's had an SUV almost clip her as they're turning south and onto Roeding? She keeps having to back up. She has stopped back from it, to keep from getting clipped by SUV's. Can you imagine trucks on this road? You've got the processing company just east of the proposed spot for the trucking company that has over 100 parking spaces in it. You've got this church, just down the street and across from it, that has a child care. Commute hours, traffic. You've got the school on Don Pedro that was already mentioned. Traffic; this is not good for that area. She's sure there's got to be some better land for the trucking company closer to freeways, to get in and out and on the road. Her brother was a long-distance truck driver. She knows they're on the clock and the points are loaded, and they're out the door. They don't want to be winding their way through. She fully understands that. She hopes they can find a better location for that. Thank you.

**Ray Dias** noted that he's a property owner at 1906 Faith Home Road. He would like to add his encouragement also to support Alternative 2. He thinks it's the best balance of the fiduciary obligations that the City has and what the City needs. He believes the consultants and the Planning Commission have reached a viable recommendation. The Alternative 1, while doable with some modifications, would be a second choice. He is against Alternative 3. It is not conducive to good growth boundaries for the City and doesn't respect our agricultural heritage, which is one of the fundamentals that he believes the Council requested to be considered. He does have a letter in the Council's package and hopes that they all had a chance to look at it. If not, please do so.

Mr. Dias continued, stating that he has two quick focus items. As part of the items when the Council is considering future projects along with these designations, please work on rebuilding our Downtown. It needs it tremendously. Secondly, and this is something he also recommended to the Planning Commission; let's be creative on what we do. Let's make Ceres a destination of choice. As projects come to Council, take the new designations that the consultants came up with. He thinks it's a regional-commercial. How can we be creative and attract people to want to come here and not just be a wide spot on the road on highway 99? That's important; that's your charter. Let's be creative and do that and he leaves that to the Council to do the best they can to bring us and make us notable again. Thank you.

**Leonard Shepherd** commented that he had to leave early during the Planning Commission meeting and he missed some of the things. He has one question. What's the big rush? He also has another question. Do we need to grow more people? He sees there's a plan to add 6,200 more homes. Was that what it was, homes or was it people? We, right now, are taxed heavily with our Fire and Police, our sewer, our everything. We don't need more people. We don't need to take away farmland. He's kind of flabbergasted that one of those plans wanted to make Faith Home Road an expressway. He thinks the gentleman was right. If you make it wider and make a turn lane all the way, it could handle a lot of traffic. And an expressway; how many of you have been over to San Jose, or any of those places and seen them grow from a rather small community in the 1970's to...it's terrible over there now. He was just over there in San Jose this week. Is that what we want here? We are a farm community. Let's concentrate on putting things downtown that will draw our own citizens first. And putting things that will draw businesses; businesses that will not make our schools have to add more and so forth. Let's draw business. Let's draw money making things, not money costing things. Every citizen you add costs money.

If you don't think that's true, just look around and see the cities that have money problems. Oh, how about Ceres? The Police are asking for something more. The Fire Department is asking for something more. Your own employees; they're all needing more. And adding more people isn't the answer. More industry is the answer. Yes, make people want to come to Ceres; industrial and job wise. I believe that we need to make business our business.

Mayor Vierra asked Ms. Martin to correct him if he's wrong, but our current General Plan allows for a significant amount of residential and jobs already; it's not like we're taking the map and blowing it up. Is that a fair statement?

Ms. Martin stated that's correct.

Mayor Vierra remarked that anyone who has concern about people coming and doing, that battle has already been fought in 1997. They could come and utilize the current General Plan and develop. So, we're not; it's not like we're advocating for more. We're just kind of playing around with the pieces that were done in 1997. That's roughly a fair statement.

Ms. Martin clarified that's correct. The Land Use Footprint of the City, so to speak, is the same as what your current General Plan is now. Anybody could come in and submit a development application for residential development, under your current General Plan and zoning regulations today.

Mayor Vierra advised to just keep that in mind. We're not increasing the footprint. We're not getting any bigger than what was said 20 years ago. We're looking at that same band, so to speak. But what we do have to do is, we have to be prudent in planning. Now, we all know that the law of supply and demand and economics will dictate how quickly that does or does not come. With regard to the Faith Home Expressway, this is just his opinion. If his children see it, they will probably be in their advanced stages. But anyway, that's another discussion.

**Judy Keyes** commented that she graduated from Ceres High School in 1978 and is familiar with how things have been like around here. Personally, she's lived the last 30 years in Hawaii. We've faced a lot of things like this. The islands are small and there's only so much land. We're not getting bigger; we're actually getting smaller. There's a lot of big money that's come in there, particularly casinos and they wanted to build out on the north shore where we lived. A lot of people got together just like this and said no. We want to keep country, country and frankly she thinks that's probably what most of these people sitting in this room feel. They are here in Ceres; they've been here for years and this is their home, maybe for generations. She has several friends that are fifth generation here in Ceres. These are people who built this town, and they don't want to see it turned into something like San Jose. She's been there recently herself and she can't stand it. Driving there is a nightmare. The whole place is like driving down Mitchell Road. And you guys know, that's not fun; especially there's no time it's not busy. She guesses it's defining what we are to people in the community. We're a country town and we want to stay a country town. To you, we want to grow up and be something different. She just doesn't think that's what the people here want, and she thinks it needs to be listened to. She can appreciate the situation that you're trying to do with laws, and laws have been put out by the state or whatever, that we need to have some kind of a plan. And planning is good. But, we have to also take into consideration what the people who live here really do want.

And, they would like to keep the country, country. If she lived on Faith Home, she would not want it turned into an expressway. She doesn't live on Faith Home; they live way over on the part that you guys have decided to be some kind of industrial, no matter what we think. Her parents have a perfect little paradise, the farm there. It's wonderful. It's perfect and she sure doesn't want to see it become a truck stop or any other obnoxious building thing. She doesn't want to see, across the street that's been slated to be high-density housing. Man-alive; the projects. No; we like the country. Even with all the almond sprays, we still like the country. She would like to put that out there. She'd like for the Council to think about how important it is to have country. Ceres doesn't need to grow up and become a Modesto or a San Jose. We're a good little community. She'd like to see our high school go back to something that doesn't need to have to be walled in like a prison. She went to school there and it was wonderful. But now, she wouldn't want to send her kids there. Things can be cleaned up; things can be changed and she thinks we do need to focus on our downtown and making what we already have, attractive to residents as well as people outside the community. But, work on what we have first instead of trying to change everything else. Fix what we have first; make it work. Make it desirable; make it good; make it productive, and then you can begin to expand and work with the community. Thank you.

Mayor Vierra stated, again for clarification, we're not expanding. It's what's been on the books for 20 years. So, when everybody says expanding or grow up, that's a decision that was made 20 years ago, not today. We're not coming forth and asking for a bigger footprint. So, we're not expanding; we're just playing around with what was decided 20 years ago. Just for clarification.

**James Atchison** thanked City Council, City Staff and Dyett and Bhatia for all their work regarding the General Plan Update. He also thanked them for allowing him to speak and for listening to the concerns of the citizens of Ceres as well as himself. He lives at 4220 Antiquity Way in Modesto. His mother, Marie Atchison lives here. His brother, John Atchison and he own a property located at 2466 Gondring Road. The property that we currently own, that is of concern tonight is within the Ceres Sphere of Influence, and is one of the many parcels on Gondring Road being considered for land use designation change. We do not want the land use designation change regarding our property. We want to keep the current land use designation of low-density residential per the 1997 General Plan. We prefer Alternative 1 of the three proposed General Plan Update Alternatives. Also changing the land use designation around Service Road interchange, to regional-commercial, would allow greater opportunities for different levels of jobs as well as development. If the City Council decides to move forward with studying Alternative 2 of the General Plan Update, as proposed by the Planning Commission, we request that the City Council consider leaving the land use designation for our property as low-density residential, as per the 1997 General Plan Update and/or removing the proposed designation of heavy-industrial as proposed in Alternative 2. Also their neighbor, Jeff Vargas expressed his intent in wanting to keep the land use designation of his property as low-density residential as well. There are a few concerns regarding the changing of the land use designation from low-density residential to heavy residential. Their first concern is their property as well as the Vargas' property, are at the very end of the proposed industrial area. Since it is not as close to the proposed Service Road interchange, our property might never get fully developed. Second, if the heavy-industrial designation is placed on our parcel, a buffer would need to be developed between the heavy-industrial and the low-density residential. He believes the burden of providing a buffer or mitigating

the impact of industrial development next to residential development would be the cost of any industrial developer; thus would affect the future value of our parcel. Third, during a meeting he had with Mr. Westbrook, he said that LAFCO does not want "islands" within the cities. So, before any industrial development can happen out on Gondring, there are two areas that would need to be annexed into the City and developed first: the area around Central Valley High School and the area around the proposed Service Road interchange. So, before anything could be built out at Gondring Road, those would have to be developed first. All the General Plan Update Alternatives provide a surplus to the General Fund. If jobs and tax revenue are a primary concern for the City Council, then the Council consider changing a land use designation in the two areas described above, around Central Valley and the Service Road interchange to heavy or light industrial, as they provide higher paying jobs and tax revenue in the short to medium term, rather than the medium to long term, as currently proposed in Alternative 2. At the last City Planning Commission meeting, there was discussion about locating industrial property near the railroad. The proposed industrial land in Alternative 2 is not directly adjacent to the railroad, therefore goods will not be moved directly by rail. Turlock and the Beard Industrial District in Modesto both have lots open directly adjacent to existing railroad improvements. Finally, thank you for your consideration with these matters regarding the proposed General Plan Update Alternatives regarding our property. Again, we do not want the land use designation changed from low-density residential to the heavy-density residential designation. If the Council determines the need to proceed with Alternative 2 of the General Plan Update, we request the Council consider removing our property...

Mayor Vierra interjected, we did get your letter; we all read it. Thank you.

**Veronica Tobar** thanked the Council for letting her talk tonight. She announced that she's with Catholic Charities of Stockton. We represent a lot of the underdeveloped areas; the disadvantaged communities, that bear the cost of all these different developments and not the proper Complete Streets that we are asking for. The reason that she is here is that Complete Streets allows these residents alternative methods of transportation, and so we would like that included as well into the General Plan. She didn't see it on the slides.

Mayor Vierra remarked that we are not at the Policy section yet.

She understands that, but just wanted to bring it up at this time, for consideration.

Mayor Vierra offered to Ms. Tobar; what we can do, is that if you're not currently on the notification list, we can make sure that you get the emails, so that when we get to that portion of this long journey, that we make sure that you're involved in all of it.

Ms. Tobar thanked the Mayor and Council.

**George Petralakis** apologized for his voice this evening. Mr. Petralakis stated that he is an attorney in Modesto and represents Mr. Sanghera who purchased that land on Roeding Road, that the Planning Commission recommended to the City to switch from residential to light-industrial. We're primarily here to answer any questions, but based on the comments of a couple of the speakers, he did want to put a couple of items in context. Mr. Sanghera does operate an existing trucking company, but it's a trucking company that basically delivers perishable fruits and vegetables to retailers. It is true, that he is outgrowing his site, which is along 99. Interestingly, also it is not in the City limits of Ceres.

When we started, we thought his business was in the City limits. He has gone on a long, extensive search in the Ceres area to find land to relocate the facility. It is very hard to find that kind of land. He would have to say there's none or near none of the parcel size that he needs. During that search, he found he found these two parcels on Roeding Road, and basically decided to buy these as an investment. You heard a great list from the speakers, of the challenges of developing on that site. We agree with all that; those are the challenges of any kind of development on that site. And so, it may in fact, he may not be able to relocate there for his current operation. For example, he might use it for parking for trucks, so he can increase the use of his current location, to have more efficiency at his current location. In any case, because he bought it as an investor, he would like the light-industrial designation for the long-term because it was really clear to him in his search for parcels to expand his business; that there's a real lack of these parcels, certainly in the Ceres City limit and even the greater area of Ceres. And so, two of these parcels are a nice size for the longer term investment, if it goes in that direction.

Mr. Petralakis continued, as to a couple of the items; other items from the speaker. It will not be a truck stop. That term was used; you couldn't do a truck stop there. That's not an issue. It would in fact, if you did a project before it was in the City limits, he would in fact, have to go to the County for approval. So, there would be that other level of approval. It is an interesting area in the County General Plan. It is in fact, urban transitions in the County General Plan, which you really don't see much anymore. He believes it's urban transitions, because that area in east Ceres he believes is really chopped up with a lot of urban-like uses that are in the County. And all land use planning now for decades, is moving to get those uses in the City limits. So, in the County General Plan, it is in fact, an urban transition zone.

Mayor Vierra asked Mr. Petralakis to finish up.

Mr. Petralakis stated that he will wrap it up. He thinks he'll just end with, the light-industrial designation is not just made up; basically, the designation we're asking for matches a node of light-industrial to the north. They're both the same size and shape. The light-industrial designation has a precedent out there, and we would just like that. And please, let him assure the Council and the neighbors, that any project, as we analyze and try to decide what we can do with it, obviously we're going to meet with the neighbors, so we understand their concerns and address them during that project process. Thank you and he's happy to answer any questions.

**Tim Sanders** noted he lives off Gondring Road. He'd just like to make a couple of comments. You know life is about changes. Some changes we like, some changes we don't. He applauds the City Council and staff for getting together and working on this plan again. In 1997 he said he didn't think the City was going out far enough. When he came to the meetings he said you need to think further out, and if you want to keep our agricultural heritage and our agricultural land in tact, we've got to draw lines in the sand and you've drawn lines in the sand, and haven't changed them. He'd also like to say that any infill industrial that you put in, he would hope that you get the infrastructure in place first so that you can have shovel ready projects as the City of Turlock did with their project out west of town. Blue Diamond came in and they would've had to gone through some yearly process to do something in Oakdale. They got out there and in just a few weeks they were shovel ready and went to go. Anything you do as far as industrial development, he would hope that you would have the infrastructure in place. Our infrastructure here in

this County is in terrible shape. We can't get places, one way or the other. We passed a road tax; we haven't see anything happen on that yet. He hopes that when the City gets funds that you'll put them in areas where we really need them. If you look on 99 from about 4 o'clock at night until about 6 or so, it's stop and go, all the way through Ceres down the road. We've got to do something about that. But, do the infrastructure; get the infrastructure in place. He's one of the four generation people that have been in this area. He's been here a long time. His parents said when they grew up, they knew everybody in Ceres. That's now an impossibility. It's gotten bigger. We like to keep the town the way it is; improve the Downtown. He has a comment on that, that he'll make at a further Council meeting when he gets a little more information together. But, he applauds the fact that you're coming together and doing this. He just has one question: Is the plan to connect Mitchell with Grayson; is that one out of the picture now and you're going to do it all on Service Road, right?

City Manager Wells replied, that's correct. The 1997 General Plan had a couple of different designs for that interchange and the connection from Mitchell, connecting to Grayson was determined by CalTrans to be infeasible.

Mr. Sanders commented, it's a good point to get all the way to I-5, if you did it. That would impact him more probably than what this plan is going to be. But before you ever get out to where he is, he'll probably be gone. Anyways, he thanks the Council for the time.

There being no further comments, Mayor Vierra closed the Public Hearing at 7:56 P.M.

### Council Discussion

Mayor Vierra remarked that the additional comments he would make is that he agrees with Mr. Sanders. He suspects, given the current situation of our State, that we're quite a ways away from any development in that Gondring area and around there. We took action here on Resolution Number 16 regarding prevailing wages for residential construction projects. And he could tell you if that moves forward and everything, it has to be prevailing wage. You can kick all of these projects back another 10 years or more. So, just keep in mind, we've gone 20 years and we're not creating a bigger boundary. He would not be surprised if the next group is sitting here 20 years from now, talking about some of your properties that still haven't developed and it may change again then or may stay the same. This is just kind of a planning tool. He's heard a couple of planning comments about the downtown area, and because he's got this audience, he can get up on the soapbox for a minute here. We are starting some downtown improvements, to about just under \$3 million that will beautify the downtown, hopefully draw businesses to downtown. That will be starting this spring. We are looking to help our situation when it comes to the services we want with police and fire. The only way we can do that is through job creation and getting businesses into town. And so, we're doing everything that we can to help that. So, with that we will dive in here and he will start with Council Member Durossette.

Council Member Durossette remarked he would like to thank City Staff, Ms. Martin and the consultants for the fantastic job. It's obviously his first General Plan, as he wasn't on the Council back in 1997. He likes Option 2 for the most part. He thinks that one probably fits the best. That does have the least amount of residents. Leonard Shepherd liked that. As we go through this process, he thinks that it's important that we obviously find fill-in areas that we can bring the business to. He likes the Option 2, possibly with a change to

the property that Mr. Atchison owns, in regards to keeping that very similar to Option 1, because realistically what's going to happen is, is this is just kind of a blue print. He'd say game plan and it's going to be tweaked several times. We have to realize that nobody, wherever the land designation; nobody is going to make you change it unless you want to change it. So, if you can follow that aspect of it. Industrial development, there off highway 99, he thinks is huge. He would like to see us obviously protect ag land; he thinks it's very important. But, at the same time too, he does like the low-density housing. He thinks that we have some quality homes to bring in here to Ceres, and have some nice residences, he thinks would be huge. So, he's going to go with Option 2, just to cut to the chase, with the change of the general industrial, with the southern industrial cluster. He says we just leave it low-density housing for now.

Mayor Vierra remarked that he suspects by the time that's developed, we'll be on the next General Plan. For him, if that's what the property owner wants, he doesn't have an issue with that. Mayor Vierra also clarified, for those of you that see the red line, bordered by the Moffett and Roeding area, we do feel a little strongly about that area and part of the reason for that is we are heavily invested in a new interchange at Mitchell Road. Some of you may be aware of it. We have done the environmental work and the acquisition of right-of-way on that. And one of the things that we want to do, is that's the last potential corridor for us to locate retail type businesses to fund it. If you look at Mitchell Road and Hatch Road, they're pretty much all developed businesses, at least on a large scale. So, the goal is, is to utilize that interchange to create jobs and for the things that go back to our core values. That's why you see that designation in that area.

Council Member Lane clarified that the modified alternative that the Planning Commission recommend, is what you're talking about. He would agree with putting that back to low-density. He likes this plan. He does not like Option 3; he thinks it's a horrible plan. That's what it was all about; to talk about things, to see if we could do something a little different. And in the end, it just didn't work for him either. Sitting here through this process, it's kind of exciting to see all of you involved too. It's certainly, moving forward, there's a lot more still to do. We can pick the option and we going to give clear direction, you know, if it's going to be Option 2, then they're going to go to work and there's going to be all these other things that go along. So please follow; it's early still. Anyway, just real quick, he thinks Option 2 definitely accomplishes things. You know, looking back, he thinks it was 2006 or 2007, when we were looking at the boom, and where are we looking at where we're going to go with our crossroads, if you will. And we had no land in low-density in the 1997 plan that was done back then. So this here is identifying some of those changes; less residential and he's fine with that. But you know what, we do need more jobs. We need more income coming into our General Fund, so we can certainly pay more fire fighters, pay more police officers and that sort of thing. He thinks Option 2 accomplishes that and it's going to be a while getting there. And he thinks that the future and the planning part of it, he thinks they've done a good job. He thanked the consultants and City Staff for what they've done on this. He looks forward to seeing it all come together. His choice is Option 2; the modified plan.

Vice-Mayor Kline stated that he has a list of things. First off, he read the packet; he read the Planning Commission's Minutes, the comments; he watched the Planning Commission video. Commissioner Condit asked a question at the beginning about the growth and revenue with the services and the sewer....and everything like that. Well, he thinks this General Plan Update; it addresses everything because along with growth comes revenue.



So, with revenue we can turn around and do what Council Member Lane said; we can pay our services so we're not afforded to lose them. These things are being addressed. Commissioner Kachel; you know he said the down side of staying frozen in time is there is no revenue increase; there's a potential loss of City services, because of lack of increase in revenue. He listened to comments from Mrs. Cousins. You know, his grandparents and he helped, growing up on Faith Home Road (the corner of Faith Home and Whitmore). He has relatives that live in Waterford. They have a school that was built right next door to them. With doing that, now they can't spray their peaches; they can't do certain things because of the school being next door. He's totally against, and he says right now he's totally against Option 3, to make that Faith Home a buffer zone. When he was on the Planning Commission about 6 years ago, there was a thing where the City of Hughson and the City of Ceres were trying to get together to try to find out how the City of Ceres Sphere of Influence was going to go out there and how far we were going to expand. We were trying, as the Planning Commission to say, where do we want to make that cut-off. So, in making that industrial and taking it away from the major artery, to him doesn't serve a purpose. He sits up here and he looks at his fellow Council Members and the Mayor, and Mrs. Ryno, and says four of us graduated from Ceres High School and Mrs. Ryno's husband graduated from Ceres High School. We were all here when Whitmore, or he was, when it was two lanes. We had stop lights; and you look at the progress. That's why he had Mr. Westbrook run the numbers as far a population growth. And from the time he got out of high school in 1976 to his kids getting into high school in 1995; and they went to Ceres High School; there was a 70% increase in residents here. That's substantial in a 20 year period. You look at the growth, you look at the added high schools, the junior highs and everything like that. We need to turn around and look at this General Plan, and what he likes about the process of the General Plan is we have the opportunity, as we progress through this, is to change the land designation as we go. And that's one of the biggest things that he wanted to do, sitting on this City Council. He looks at Whitmore, when they did eminent domain on his aunt's property, which was three houses to the east of Foster Freeze, and they made it four lanes. Then what did they do? Instead of making that commercial in a business area, they kept it zoned residential, and they put it back in there. Now those people have tough time getting out of their house when school gets in nine months out of the year and when school gets out. And he thinks, why didn't they re-designate that land for commercial use back then. This gives us an opportunity to sit down and make a very conscientious solid decision as we go forward, and the opportunities. You know, we've got a Council Member that wanted to change a land designation use; two Planning Commissioners. These are things that we can do and give direction to the consultant and do the study and we might want to come down and tweak it again. This is what the good thing about this is. You know, for him, he supports Option 2. He supports it because of what it does with the Mitchell Road interchange when it comes in and what we can do as far as commercial base. He applauds and he thanks everybody that showed up tonight to voice their opinion. He read the letters; he watched the video; what you have to say doesn't go unnoticed. He supports Option 2 with some moderate changes at this time.

Council Member Ryno remarked that she would agree with the rest of the Council that she does not like Alternative 3, but she can't agree with the rest of Council on Alternative 2. The reason is that on Alternative 2 she doesn't like changing the properties south of Roeding from the current LDR to the industrial. The reason being, when she drove out there; she understands that B&H is across the street, but a little bit to the east, because she thinks right across the street is kind of a green, grassy area. But when you look around

that area, other than what's across the street at B&H, is all more of a residential area, even though you have the vacant property or the vacant field where they're talking about a trucking business. You look at the street and she would think they're going to have to make certain changes, if they were approved for a trucking outfit. But, she just doesn't feel the whole feel of the area really is good for an industrial zone. She thinks it needs to stay the current LDR. As far as the other regional-commercial, she likes what Mr. Atchison said about his property staying residential, but by doing that, you're going to get rid of the industrial, and she does think we do need more industrial. And, she doesn't understand why we can't move the industrial that was proposed for Mr. Atchison's property over to one of the industrial reserves that's further on Grayson, kind of attached, or Crows Landing and Grayson, where we have industrial reserve. Especially given the fact that the County is now in discussion on making Crows Landing an expressway, she believes. So, to her it would make sense that you move your industrial over to south of Marchy, or is that Winco, south of Winco, where we already have that industrial reserve. Getting rid of it from where Alternative 2 was. So, she actually prefers Alternative 1, but she would move the industrial reserve; make it an actual industrial zone. And that would leave the Atchison property as residential.

Mayor Vierra remarked that we've heard from everyone and asked if someone would like to make a motion to give some direction.

City Manager Wells stated that he wanted to clarify, just to make sure that we're clear, that there are four alternatives that we're talking about. The fourth alternative would be the Planning Commission's modified Alternative 2. Mr. Wells announced that Mr. Westbrook is going to put the map up on the screen to see the difference that we're talking about.

Council Member Ryno asked, so that includes that piece up south of Roeding Road as industrial.

Mr. Westbrook stated that is correct. The two changes that the Planning Commission made to Alternative 2 were what was mentioned by Council Member Ryno; some property that went from low-density residential to light-industrial at Roeding and McGee. The second component that was changed was at Redwood Road and Moffett Road. That was formerly service-commercial. The property owner there suggested that it be regional commercial. Those were the two changes that were made by the Planning Commission made at their meeting on March 6<sup>th</sup>. Mr. Westbrook pointed out the location of Mr. Atchison's property on the map, in addition to Mr. Vargas' property, which is just next door. Mr. Westbrook asked if he might offer up to the Council, this piece of information: what he's hearing is that there may be some desire to remove this entire industrial block from Alternative 2. If that was the case, you see the service commercial that surrounds that. The reason it's service commercial there is to buffer between the regional commercial uses and the industrial uses. If you were looking to remove this industrial block in its entirety, Council Member Ryno is suggesting that it be shifted over here, which is just south of our existing wastewater treatment plant and industrial uses, then it might not be necessary to keep this service-commercial either.

Vice-Mayor Kline asked if we could make that regional-commercial.

Mr. Westbrook stated that you could and you would do that by simply choosing Alternative 1. Alternative 1 does show that. He pointed out the Atchison and Vargas properties, which

shows it existing, low-density residential. Some of the service-commercial here along what would be Mitchell Road is regional-commercial. Then, the existing General Plan just has a couple of high-density and medium-density residential areas, just south of Redwood Road. So, if you're looking to remove that industrial piece from the Atchison designation, then you may suggest just simply going with Alternative 1. What Alternative 1 does not show however, is the two light-industrial properties at McGee and Roeding, if that was a consideration by the Council. So, if you were going to make a motion to move forward with Alternative 1 and you were interested in including that industrial designation at Roeding and McGee, you would have to include that in your motion.

Council Member Ryno added that we would also need to include moving the industrial over to industrial reserve, correct?

Mr. Westbrook explained that the industrial reserve is one of those things where it's not within the primary sphere of influence, so it can just remain industrial reserve and then at some point in time, if the City elects to move forward with an annexation, it can just be done as industrial. So, he doesn't think the Council needs to do anything initially.

Council Member Lane stated this is what we're looking at. He'd like to put back in the Roeding piece that the Planning Commission had; the light-industrial. He'd like that back on 1. That's the only change they made, right?

Mr. Westbrook replied that the only other change that they made was regarding some property at Redwood and Moffett Road. However, Alternative 1 has it designated as regional-commercial so there wouldn't need to be any change made in that regard.

Council Member Lane would recommend Alternative 1, with the change on Roeding and McGee Road to light-industrial. That's his motion.

Council Member Durossette clarified that there were no other changes, correct?

Mr. Westbrook explained the only difference in Alternative 2 is you look at this industrial reserve area, because some of that industrial area was moved farther to the east, the residential was moved farther to the west. So, that's the only change between the two.

Council Member Durossette stated, alright he'll second it.

Mayor Vierra stated that before we do that, he had one comment. He asked Mr. Westbrook; he was noticing on the corner of Service and Morgan, where that's all listed as, he can't tell if that's community-commercial or not, but he knows that there was at one point, a property owner that developed the high-density apartments across the street, was looking at still keeping a portion of that for retail, but then kind of mirror the high-density apartments. If it keeps like this, they'd have to come in and do a...

Mr. Westbrook stated, correct, and clarified that the Mayor was talking about this location which would be right here at the northeast corner. That is a consideration that can be made by the Council, with your direction tonight. Mr. Westbrook explained what Mayor Vierra is talking about is just across the street, there is a little commercial piece of about 5 acres in size, keeping that same dimension across this piece which would have frontage

on Morgan and Service Road, with the northern portion of that being high-density residential, just as it is across the street. That's something that could be included as well.

Mayor Vierra remarked that there are some nice apartments across the way, and what they had indicated that they wanted to do was mirror that and they didn't need as big a parcel for the retail development and it would mirror what's across the street. He doesn't see any issue with that, but he doesn't see the change on here.

City Manager Wells stated that it hasn't been requested formally by anybody; that's why it's not on there. If the Council wishes to study it, again this is a land use alternative we can study, but again Council can direct us to study.

Mayor Vierra clarified if they put in a formal request, they can do that.

City Manager Wells remarked that there's still time for that with this process, noting that this is consistent with the existing General Plan. It can still be processed as a General Plan Amendment, as a separate action or it can be included as part of the study, per Council direction.

Council Member Ryno inquired, so the motion on the floor is for Alternative 1 with the inclusion of the property south of Roeding being light-industrial.

Mayor Vierra stated that we have a motion and a second; can we have the roll-call please.

**MOTION:** Motion by **Council Member Lane**, seconded by **Council Member Durossette**, approving Alternative 1 with a change in designation to the property on Roeding Road and McGee Road to light industrial. **Motion passes 3/2/0** by the following roll call vote:

AYES:	3	Council Members:	Durossette, Lane, Mayor Vierra
NOES:	2	Council Members:	Vice-Mayor Kline, Ryno
ABSENT:	0	Council Member:	None

City Manager Wells asked Ms. Martin to give a brief overview of the next steps in the process.

Ms. Martin stated from this point we will work on beginning to outline the new General Plan. We will be starting with the Plan that you have already and taking a look at new goals and policies that would support the Land Use Diagram that the Council has just advanced this evening as well as start on working on a number of policy issues that you've heard come up this evening and in workshops and other public engagement opportunities, such as Complete Streets, environmental protection and all these other things will be worked out in the policy phase. We'll be coming back to the Planning Commission, probably in a series of meetings to work through proposed General Plan elements and checking in with City Council as well to get your approval and direction, and on key policy items. Our timing is that we hope to be working on drafting the General Plan over the summer. We'll also be simultaneously beginning work on the accompanying Environmental Impact Report that will be a program level EIR to support the General Plan that you will then be able to use for future projects, to be able to tier off of that for projects that are consistent with the General Plan. You'll be able to have a more streamline review

and approval process. So, we hope to be coming back to the Council with a draft General Plan and a draft EIR, we hope before the end of the calendar year.

Mayor Vierra thanked Ms. Martin, stating he appreciates all the hard work she has put in. We look forward to seeing the next stages.

### NEW BUSINESS

None.

### DISCUSSION ITEMS

None.

### COUNCILMEMBER REFERRALS

Any Council Members that would like to have an agenda item placed on a future agenda shall make a request under this section of the agenda.

No Council referrals.

### REPORTS

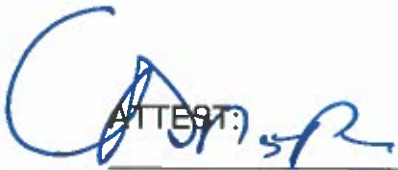
At this time, any Council Members or City Staff will make an announcement, or report briefly on his or her activities.

- Mayor Vierra reported that the Legislative Breakfast will be held this Friday at the Howard Training Center. Congressman Denham and County Supervisor DeMartini are scheduled to give an update regarding issues in the area at the meeting.
- City Council  
Council Member Ryno thanked Ms. Dean and her staff for all the hard work and the outstanding audit. She also inquired about the social media posts about the City not having funds for training or equipment for SWAT officers. City Manager Wells gave a brief update regarding training funds.
- City Manager Wells acknowledged the Finance Department for their outstanding job on the audit.
- City Attorney – Nothing to report.
- Departments:  
Suzanne Dean, Finance Director, reported on staffing changes. One Accountant is separating from the City and Olga Mendoza, Customer Service Supervisor has been promoted to an Accountant.  
Daryl Jordan, Engineering Director/City Engineer, reported that construction is taking place tomorrow on Herndon Road. This will effect traffic to Starbucks.
- County Supervisor – Nothing to report.

**ADJOURNMENT**

The next regularly scheduled City Council Meeting is scheduled to be held on Monday, April 10, 2017 at 6:00 p.m. in the City Council Chambers located in the Community Center at 2701 Fourth Street, Ceres, CA

There being no further business, Mayor Vierra adjourned the meeting at 8:28 p.m.



ATTEST:

\_\_\_\_\_  
Diane Nayares-Perez  
City Clerk



\_\_\_\_\_  
Chris Vierra, Mayor