

CITY OF CERES
PLANNING COMMISSION
MINUTES

SEPTEMBER 17, 2012

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

ROLL CALL:

PRESENT: Chapman, Del Nero, Kachel, Molina, Smith

ABSENT: Kachel

ALSO PRESENT: City Attorney Michael Lyons, Planning, Building & Housing Division Manager Tom Westbrook, Director/City Engineer Toby Wells, Secretary Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Molina.

APPROVAL OF MINUTES:

None

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

None

**APPROVAL OF AGENDA AS POSTED (OR AMENDED) AND
CERTIFICATION OF POSTING:**

It was moved by Commissioner Smith; seconded by Commissioner Chapman, to approve the agenda as posted; Carried 4/0.

CONSENT CALENDAR:

None

PUBLIC HEARING(S):

1. Consideration of proposal to amend Chapter 18 of the City of Ceres Municipal Code. The proposal requires the approval of an amendment to Chapter 18.100 – Floodplain Management and Flood Hazard Identification Regulations, which would update the existing City of Ceres Municipal Code language to be consistent with the State of California, Department of Water Resources requirements. City of Ceres, applicant.

City Engineer, Toby Wells presented the staff report.

Commissioner Questions:

- Chairperson Molina inquired about citizens qualifying for flood insurance with the current information that we have.

Toby Wells confirmed that is correct. Primarily, the only area we have in Ceres that has an actual flood plain, is up along the river and some small portions along River Road. He believes there are only 8 or 9 properties within the city limits that actually have flood insurance; however, there are a number of other properties that are eligible.

The public hearing was opened at 6:07 p.m.

The public hearing was closed at 6:07 p.m.

It was moved by Commissioner Smith; seconded by Commissioner Del Nero to adopt PC Resolution No. 12-17; Carried 5/0.

Chairperson Molina announced that Commissioner Kachel has arrived and has participated in tonight's meeting.

NEW BUSINESS:

2. Informational Item – Conceptual Plans for Revision to the Ceres River Bluff Regional Park Master Plan.

City Engineer, Toby Wells presented the information.

The Ceres Youth Soccer Organization has approached the City Council and asked if there is any opportunity for additional soccer facilities, as they need six full-size fields in order to be eligible to host state cup tournaments and other regional draws. We attended a Study Session earlier this year and asked the Council for direction, in terms of meeting the request from Ceres Youth Soccer. The Council did ask that we open up the Master Plan and look at the possibility of converting the softball field areas into soccer fields. Per that direction from the Council, the three concept plans were created. These plans will be presented at a Study Session with the City Council on October 8th, and the Planning Commissioners are all invited to attend. Primarily, you'll see in those concept

plans that softball is eliminated from the concept completely and really centers around the three primary changes:

- 1) Commercial Area – How feasible is that commercial area in the short term, long term or is it just better for parking?
- 2) Water Master Plan – Identify the need for an additional water storage facility.
- 3) Tops Soccer Field – an artificial turf field 40' x 50' basically, that is designed specifically for ADA accessibility.

We will get Council's direction on this, and if they approve and advise us to move forward, we'll come back to the Planning Commission with a formal Master Plan revision, and move that through the process. The goal is to try to get started on an additional soccer field construction for next year, if at all possible.

Mr. Wells clarified that the Study Session will be on October 8th at 5:30 p.m. in the Council Chambers. Any inquiries or concerns that the Commissioners may have beforehand are welcome, as he prepares the presentation for the Study Session.

Questions from Commissioners:

- Commissioner Del Nero mentioned the new beautiful soccer field at the Howard Training Center. He and his wife are soccer coaches for the Special Olympics, think the field is fantastic and encouraged staff and Commissioners to go out and see it.
- Chairperson Molina asked about only one of the elevations shown in the presentation having canopies or shaded areas.

Mr. Wells explained last year a new playground area, the one covered shade structure and picnic area were constructed. This area is rentable and able to be reserved. The two little shade structures that are next to the Tops field are required. Both concept 1 and 3 incorporate the additional shade structure, but concept 2 is the only one that doesn't incorporate that. It could be done, but doesn't fit in a logical location. Primarily, the reason for not providing more shade out on the field is flexibility in shifting a field to limit damage caused by use and allow time for recovery.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commission – Commissioner Kachel announced that he may not be able to attend the next meeting on October 1st.

Mr. Westbrook appreciated the information. If for some reason, we don't have an item to present, we will be canceling the meeting, and notification will be sent.

Staff – Mr. Westbrook announced two upcoming items:

- Stanislaus LAFCO will be considering a policy for Agricultural Preservation at their September 26th meeting that will apply not only to Ceres, but to all jurisdictions within Stanislaus County. Mr. Westbrook has been very involved in that process, as well as the City Council. In his opinion, this is one of the most significant policy considerations that LAFCO has considered in last couple of decades; it will have lasting impacts as we move forward. He invited the Commissioners to attend the LAFCO meeting with him on September 26th at 6:00 p.m. in the basement of 1010 10th Street, Modesto.
- County Planning Directors have been in discussion about possibly setting up a workshop with all elected officials, Planning Commissioners, and anyone else who may be interested, to talk about what an Agricultural Preservation and an urban limit line would look like. The concept is to try to get some farmland preservation folks meeting with some jurisdictions who have done this before. Mr. Westbrook doesn't have a date yet, but when he does, he will invite all of the Planning Commission Members to attend. If it does indeed move forward, he thinks it would take on the form of an initiative that each city would take to their citizens.

ADJOURNMENT:

The Commission adjourned at 6:23 p.m. to the next regularly scheduled meeting of Monday, October 1, 2012.

APPROVED:



Hugo Molina, Chairperson

ATTEST:



Tom Westbrook, Secretary

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