

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

DECEMBER 17, 2012

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

**ROLL CALL:**

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

**ABSENT:** None

**ALSO PRESENT:** City Attorney Michael Lyons, Director of Community Development Tom Westbrook, Deputy City Manager//City Engineer Toby Wells, Secretary Ann Montgomery

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Molina.

**APPROVAL OF MINUTES:**

1. It was moved by Commissioner Smith; seconded by Commissioner Chapman, to approve the minutes from the November 5, 2012 meeting; Carried 5/0.

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATIONS:**

None

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

It was moved by Commissioner Kachel; seconded by Commissioner Del Nero, to approve the agenda as posted; Carried 5/0.

**CONSENT CALENDAR:**

None

**PUBLIC HEARING(S):**

2. Deputy City Manager/City Engineer, Toby Wells introduced the Draft Environmental Impact Report (DEIR) for the City of Ceres Water and Sewer System Master Plans. He also introduced two of the consultants from AECOM, Andrea Shephard and Richard Hunn, who had prepared the DEIR for us. Andrea Shephard provided a power point presentation explaining the City's status in the EIR process as well as a summary of the CEQA review schedule.

A short discussion ensued regarding Williamson Act contracts. Mr. Westbrook stated that technically, there is no impact with the adoption of the EIR. If there is a conflict, it will be addressed at the time of annexation.

**The public hearing was opened at 6:24 p.m.**

**The public hearing was closed at 6:24 p.m.**

Mr. Westbrook reiterated that the comment period is open until January 22, 2013 and we will accept written comment until that date.

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Commission

Commissioner Chapman reported that he and Commissioner Smith met with Acting City Manager, Art de Werk and Bryan Briggs on November 15, 2012 to discuss CDRAB issues and concerns that they had. The meeting was very productive, with the City Manager explaining that they have a long term plan in process and the Planning Commissioners will be invited to be a part of the ongoing dialogue with the business district in the future.

Staff

Mr. Westbrook reported that the Economic Development Strategic Plan is moving forward. He and Mr. Wells are proud to be team members on that effort, along with Bryan Briggs and Sheila Cumberland.

Mr. Westbrook announced upcoming events:

- **The Mini Ag Conference** will be held on January 26, 2013 at the Samaritan Village in Hughson. In addition to area Planning Commissioners, City Council members and people from the Farm Bureau will be in attendance. Mr. Westbrook encouraged the Planning Commissioners to attend and all responded favorably.
- **2013 League of California Cities Planning Commissioner Academy** is coming up on February 27, 2013 through March 1, 2013 in Pasadena. Mr. Westbrook stated that the City has some money in its budget for this and he'd like to get an idea of who is interested in attending, by the end of this week.

Development Update:

- Dollar General Market, a company based out of Texas, is planning to back-fill the old Richland Market. The permit is ready to issue, so they can get going on construction and have it ready to open.
- O'Reilly Auto Parts-second location - Their permit is ready; we think they're going to get that pulled and start construction soon.
- We believe somebody may be interested in old CVS site, located on Hatch Road, near Richland. We can't say who at this time, but it is good news.

There have been some recent title and structure changes:

- Toby Wells is now the Deputy City Manager, the City Engineer and the Public Works Director.
- Sheila Cumberland is also the Deputy City Manager and the Finance Director.
- Tom Westbrook's title changed to the Director of Community Development.

Mr. Wells provided an update on Engineering projects.

- Mitchell Road widening, just north of Whitmore – We put the curb, gutter and sidewalk in and moved it over about 3-1/2 feet. This will facilitate a right turn movement from southbound Mitchell onto Whitmore. The next phase of the overlay is scheduled for the summer of 2013, so that's when we'll stripe in that right turn movement.
- Hatch Road Bicycle Path – We are working on Phase 4 of this project, which is from Richland to Central Avenue. We undergrounded the TID pipeline, a 96-inch pipe. That project is scheduled to be completed in the spring and will provide connectivity from Herndon all the way to Eastgate. The nice thing about this project is that it is 90% funded by federal grants.
- ADA improvements in front of City Hall – We've improved the sidewalks to make them ADA compliant and hope to have this project completed by the end of December.

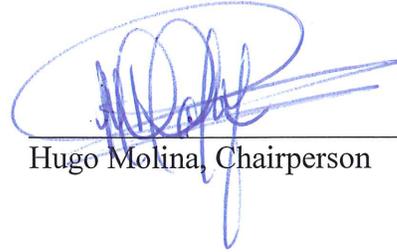
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- Finance Department remodel – The former Council Chambers/White Room is being remodeled to be the new Finance Department and is scheduled to be open on January 7<sup>th</sup>. We'll have brand new parking out in front, ADA accessibility, and a new place to pay bills.

**ADJOURNMENT:**

The Commission adjourned at 6:37 p.m. to the next regularly scheduled meeting of Tuesday, January 22, 2013.

APPROVED:



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Hugo Molina, Chairperson

ATTEST:



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Tom Westbrook, Secretary

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