

# WATERFORD PLANNING COMMISSION MEETING MINUTES

## Tuesday, October 30<sup>th</sup>, 2007

A regular meeting of the Waterford Planning Commission was called to order by Commissioner Esther at 6:30 PM at the Waterford Community Center, 540 "C" Street, Waterford, CA 95386.

[6:35:12 PM](#)

**ROLL CALL PRESENT**

Chris Esther, Chairman

**EXCUSED:**

**ABSENT:**

Neil Carnes, Vice Chairman

Dan Padrnos, Commissioner

Perry Jenkins, Commissioner

Denise Finch, Commissioner

**CITY STAFF & CONTRACT EMPLOYEES PRESENT**

Robert Borchard, City Planner

Patricia Lee, Deputy City Clerk

**PLEDGE OF ALLEGIANCE – Chairman Esther**

[6:35:51 PM](#)

**ADOPTION OF THE AGENDA:** A motion was made by CM/Padrnos and seconded by CM/Jenkins to adopt the agenda. P/C Vote: 4-0.

**ADOPTION OF THE CONSENT CALENDAR:** A motion was made by CM/Jenkins and seconded by CM/Finch to adopt the Consent Calendar. P/C Vote: 4-0.

**CONFLICT OF INTEREST DECLARATION:** none

**1. CONSENT AGENDA:**

1a: September 25<sup>th</sup>, 2007 Planning Commission Meeting Minutes

1b: Planning Project Logs

1c: Building Permit Report – None

1d: Business License Report – None

**2. PRESENTATIONS:**

None

**3. COMMUNICATIONS FROM THE AUDIENCE:**

[6:36:38 PM](#) Mr. William Broderick asked the Commission when the rest of the annexations of the sphere of influence would take place. He was told in the past that his property was going to be annexed in to the City, yet no progress has been made. Mr. Borchard explained that the process is moving forward, that the environmental documents are being worked on. Mr. Borchard also explained to Mr. Broderick that his parcel was not one of the parcels that was being included since they were not part of any development plan that he as seen. Mr. Borchard explained that he had planned to talk to the engineering firm to see if they wished to proceed, but that it is not the City's policy to annex properties without corresponding development plans. Chairman Esther suggested to Mr. Broderick to put his concerns with the process in writing to be addressed formerly by the City.

**4. PUBLIC HEARING ITEMS:**

[6:42:04 PM](#) 4a: Lake Pointe Development Master Plan 2007-01, Prezone 2007-01 and Annexation 2007-01. Project proposes to develop approximately 425 acres into a combination of gated and non-gated communities with small and large single family lots. The Lake Pointe Plan will also provide a comprehensive open space system including a network of parks, pathways and recreational areas. APN's 080-015-002, 012, 030, 037, 080-022-003, 004, 011, 013, 017, 018, 019 and 023, as well as 080-023-006, 007, 008, 015, 021, 022, 023 and 025. Applicant: The Grupe Co. Resolution 2007-05

Mr. Borchard explained that the Planning Commission is being presented with an application that will take this project to LAFCO for annexation. The Commission and Council will still need to be presented with the Subdivision Map as well as some Design Review Applications, as well as the Development Agreement. Mr. Borchard explained that the Commission is being presented with the Master Development plan, the prezone application and the Annexation application for recommendation to the City Council. He also explained that review of the Master Plan for staff is a general concept and lays out broad proposals for land use and how development should occur, but is not a tentative map. Time frames for this document will span several years and it will be years before ground is ever broke for the development. Mr. Borchard explained that this is probably one of the biggest developments to happen in the City of Waterford and has major significance to the future of the City.

PH Opened: [6:57:26 PM](#) Barry O'Regan from the Grupe Co. thanked the City Staff for all the work that has lead up to this point. There is still a lot of work ahead to bring the project to implementation.

PH Closed: [6:59:07 PM](#)

Chairman Esther explained that the plan has many different styles of development and is happy that Grupe incorporated it in the plan. Chairman Ether is excited to see that Grupe uses diversity in their developments that is adds character to the neighborhoods. Chairman Esther commended the plans dedication to parks and open land as well. Drought resistant plants, zero landscaping and irrigation with potable water are another factor this plan takes into consideration.

Motion: CM/Padrnos

2<sup>nd</sup>: CM/ Finch

Vote: 4-0

**5. UNFINISHED BUSINESS:**

None

**6. NEW BUSINESS**

None

**7. ITEMS FROM STAFF:**

[7:08:32 PM](#) Mr. Borchard explained that there is another annexation in the works, and that there will be some discussion on the future on how to proceed. Mr. Borchard also informed the Commission that there will be some projects on the next agenda for the Commissions consideration.

**8. ITEMS FROM COMMISSIONERS:**

DP- [7:12:10 PM](#) Wanted to let the public know that the Grupe project has been in the works for a long time and that the Commission and the Council have given it a lot of thought and will continue to do so as the project develops.

PJ - [7:12:51 PM](#) No Comment

DF- [7:12:55 PM](#) No Comment

CE- [7:16:12 PM](#) No Comment

ADJOURNMENT/RECESS: A motion was made by CM/Padrnos and seconded by CM/Jenkins to adjourn the October 30<sup>th</sup>, 2007 Planning Commission Meeting at [7:18:44 PM](#).

PASSED AND ADOPTED by the Waterford Planning Commission at a regular meeting held on November 27<sup>th</sup>, 2007, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST:

---

Patricia Lee, Deputy City Clerk

---

Chris Esther, Chairman