

WATERFORD PLANNING COMMISSION MEETING MINUTES

Tuesday, March 27th, 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.

[6:35:06 PM](#) Meeting called to order.

ROLL CALL PRESENT

EXCUSED:

ABSENT:

[6:35:29 PM](#)

Chairman Ester
Vice Chairman Carnes
Commissioner Padrnos
Commissioner Jenkins
Commissioner Finch

CITY STAFF & CONTRACT EMPLOYEES PRESENT

Robert Borchard, City Planner
Patricia Lee, Deputy City Clerk

PLEDGE OF ALLEGIANCE – Chairman Esther

[6:35:52 PM](#)

ADOPTION OF THE AGENDA: A motion was made by CM/Padrnos and seconded by CM/Carnes to adopt the agenda. P/C Vote: 5-0.

[6:36:10 PM](#)

ADOPTION OF THE CONSENT CALENDAR: A motion was made by CM/Jenkins and seconded by CM/Padrnos to adopt the Consent Calendar. P/C Vote: 5-0.

CONFLICT OF INTEREST DECLARATION: None

1. CONSENT AGENDA:

- 1a: February 27th, 2007 Planning Commission Meeting Minutes
- 1b: Planning Project Logs
- 1c: Building Permit Report – February 2007
- 1d: Business License Report – February 2007

2. COMMUNICATIONS FROM THE AUDIENCE:

None

3. PRESENTATIONS:

[6:36:54 PM](#)

3a: Boyd Planning Consultants: Presentation on proposed land development within the City of Waterford. Boyd Planning proposes to develop 1166 acres to the North East of Waterford. This development would be a mixture of Residential, mixed use, community commercial and neighborhood commercial, as well as a golf course. See attached presentation material.

[7:36:00 PM](#) A citizen of Waterford had a question to the developer about the current houses that are along the canal bank and if the developer would place a block masonry wall to block them off. The developer replied that they do not envision blocking off the canals since they consider them amenities.

[7:37:57 PM](#) Gus Oberthier asked questions about the traffic flow pattern and street set up for the new development in regards to access to HWY 132.

[7:40:24 PM](#) Ruben Casillas had concerns about the proposed Rorabaugh Street and where it was going to start and end.

[7:41:41 PM](#) Mr. Borchard commented that there is a lot of work to do in regards to this proposed project.

[7:42:18 PM](#) Five minute recess

[7:50:42 PM](#) Resume meeting

3b: Presentation: Charlie Long Consultant for the City of Waterford. Presentation on the Final Draft City of Waterford Capital Plan report / Capitol Facilities Fee Study.

[7:50:51 PM](#) Charles Long gave a presentation of the Proposed Waterford Capital Plan / Facilities Draft Report.

The study/report proposes to raise the City of Waterford impact fees.

[8:25:58 PM](#) Questions and comments

[8:26:45 PM](#) Greg Dugovic 308 S Reinway had a question regarding the difference between streets and parks and recreation, being that the amount for Parks and Rec. is higher than the streets.

4. PUBLIC HEARING ITEMS:

4a: Carriage Square Estates Tentative Subdivision Map 2006-01. Developers – Bill Houck and Red Cat Properties Inc. Project proposes to subdivide 3.02 acres into 13 residential lots and a storm drain basin. Resolution 2007-02

[8:29:25 PM](#) Mr. Borchard gave a brief description of the project. The project is considered an “in-fill” project and therefore was exempt from CEQA. There were several issues in the initial submittal of the project because of the configuration and location of the property. Mr. Borchard recommends approval of the map to the Planning Commission.

[8:33:37 PM](#) Mr. Bill Houck explained that the property has been difficult to develop but has managed to come up with something that is acceptable to the City. Every lot is over 6000 sq. ft. as well as a dual-use basin area. Chairman Esther asked about the City of Modesto and water supply. Mr. Houck commented that he was able to obtain a will serve letter for 5 houses a year.

[8:36:25 PM](#) Public Hearing opened

[8:36:38 PM](#) Darryl Shakeshaft of 13545 Bentley St – Question about right of way by canal and access to the property. Mr. Borchard addressed the question and said that the area is a public right of way already. Mr. Shakeshaft also questioned the size and levels of the houses to be built. Mr. Houck answered the question by saying that they plan to have single story houses.

[8:40:48 PM](#) Todd Mendenhall of 13533 Bentley St – Asked a question about sewer issues and if the sewer line will run through Bentley street? Also question about water service with the City of Modesto, will they allow more than just five houses?? Mr. Mendenhall was concerned that the City would be stuck footing the bill if the City of Modesto decides not to provide anymore water service to Mr. Houck’s development. Mr. Borchard answered that the City has a master plan in regards to the sewer and to how it will tie in to future development. He also stated that the City would not be footing any bills for any developments, that they are all stand alone projects.

[8:47:49 PM](#) PH Closed

A motion was made by CM/Padrnos, seconded by CM/Carnes, to approve Tentative Map 2006-01, Resolution 2007-02 as recommended. Vote 5-0.

5. UNFINISHED BUSINESS:

None

6. NEW BUSINESS

None

7. ITEMS FROM STAFF:

[8:48:37 PM](#) Mr. Borchard gave his update to the Planning Commission. Tonight we saw the process of building a City, from a proposed project and facility fees to the approving of a map, from concept to implementation. The City has come a long way from a few years ago. Mr. Borchard would like to see the County fees to be applied in Waterford that are collected from Waterford.

8. ITEMS FROM COMMISSIONERS:

[8:56:34 PM](#) – CM/Jenkins – Excited with what is going on in the City

- [8:56:46 PM](#) - CM/Padrnos – There is a lot of work involved to get where we are, and it is very exciting.
[8:57:01 PM](#) - CM/Carnes – Two good presentations tonight.
[8:57:13 PM](#) - CM/Finch – Very excited as well.
[8:57:20 PM](#) - CM/Esther – Excited as well and we have our work cut out for us to make the City a better place.
[8:58:24 PM](#) - A Motion to adjourn was made by CM/Jenkins and seconded by CM/Padrnos.

ADJOURNMENT/RECESS: A motion was made by CM/Jenkins and seconded by CM/Padrnos to adjourn the March 27, 2007 Planning Commission Meeting at 8:58 pm.

PASSED AND ADOPTED by the Waterford Planning Commission at a regular meeting held on April 24th, 2007, by the following vote:

AYES: 4
NOES: 0
ABSTAIN:0
ABSENT: 1

ATTEST:

Patricia Lee

Patricia Lee, Deputy City Clerk

Chris Esther

Chris Esther, Chairman