

- A. **CALL TO ORDER** – Chairwoman Fregosi called the meeting to order at 6:04 p.m.  
PRESENT: Commissioners Eric Gonsalves, Jeff Hillberg, Victor Pedroza and  
Chairwoman Fregosi  
ABSENT: Commissioners Bean, Hackler and Hallam

B. **APPROVAL OF MINUTES**

1. **Regular Meeting of March 5, 2015** – Chairwoman Fregosi requested a change to page 4 of the minutes pertaining to a comment she made about the percentage of water used for ag purposes. Motion and Second (Pedroza/Hillberg) to approve the minutes as amended; carried unanimously with Commissioners Bean, Hackler and Hallam absent.

C. **ANNOUNCEMENTS**

1. **Recognition – Planning Commissioners**

Chairwoman Fregosi read proclamations of appreciation thanking Elvis Dias, Ashour Badal and Alice Pollard for their years of service on the Planning Commission.

2. **Recognition – Retirement of City Employee - Rose Stillo, Senior Planner**

Chairwoman Fregosi read a proclamation of appreciation thanking Rose Stillo for her accomplishments and years of service. Debbie Whitmore and Commissioner Gonsalves also recognized Rose for her accomplishments as a Planner.

3. **Green Sheets**

Debbie Whitmore noted two green sheets for Item G.1. – Morgan Ranch Master Plan, providing comments from citizens and CalTrans.

- D. 1. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS**  
None

2. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

Debbie Whitmore advised that the Morgan Ranch Master Plan was not subject to ex parte disclosure.

E. **PUBLIC PARTICIPATION**

Milton Trieweilor commented on the website NASA.gov that states 97% of climate change is due to human greenhouse gas impacts to the earth. He also commented about the current drought in California in relation to new residential development.

Elizabeth Claes said that she has been working with Rose Stillo on the Active Transportation Plan, and on behalf of people who work and bike they thank Rose for all she has done to facilitate additional bike paths in Turlock.

**F. CONSENT CALENDAR****2014/2015 REVIEW OF PUBLIC WORKS PROJECTS FOR CONSISTENCY WITH THE TURLOCK GENERAL PLAN.**

**MOTION:** Commissioner Hillberg moved, Commissioner Pedroza seconded, to approve the consent calendar as submitted, thereby determining the proposed 2014/2015 Public Works projects are in conformance with the Turlock General Plan having determined that this action is exempt from the provisions of CEQA. Motion carried unanimously with Commissioners Bean, Hackler and Hallam absent.

**G. PUBLIC HEARINGS****\*CONSENT ITEMS**

None

**NONCONSENT ITEMS****1. MORGAN RANCH MASTER PLAN**

Debbie Whitmore presented a staff report and history of the Plan. She advised that the Morgan Ranch Master Plan will modify the City's General Plan and zoning for approximately 170 acres bounded generally by Lander Avenue on the west, Glenwood Avenue on the north, Golf Road on the east, and Highway 99 on the south. The Master Plan provides for approximately 120.2 acres of Medium Density Residential and 15.0 acres of High Density Residential, 11 acres of commercial development, 8.7 acres of park, and a 12-acre elementary school site.

Debbie noted that in 2010 the Master Plan was revised and restarted as a City initiated project; in 2010 the General Plan was adopted; and the Morgan Ranch Master Plan was revised and re-circulated in 2014.

Steve Brandt, representing Quad Knopf, provided information on how the Master Plan will address traffic on Glenwood; the need for an elementary school and additional parks in the area; the location of the sewer trunk line; the land uses outlined in the Master Plan; the anticipated densities in each of the zoning designations; the proposed traffic circulation pattern; and the locations of both Class 2 and Class 3 bike lanes.

Chairwoman Fregosi asked about the infrastructure cost. Mike Pitcock responded that the development community will be responsible for 100% of this cost.

Commissioner Gonsalves asked if the Master Plan's anticipated growth would impact sewer system capacity. Mike Pitcock responded that wastewater from a residential community would not be a large impact.

Randy Chafin, also representing Quad Knopf, provided an overview of the DRAFT Environmental Impact Report (EIR) that was made available to the public for review in November of 2014. He said the topics analyzed include aesthetics, ag resources, air quality, cultural resources, geology, greenhouse gas emissions, hazardous materials, and hydrology/water quality. He noted that some impacts can be mitigated through mitigation measures, but the EIR concludes that ag resources, air quality and transportation have impacts that cannot be mitigated so a Statement of Overriding

Considerations must be adopted. He advised that the Final EIR includes responses to comment letters, and that the Draft EIR was revised due to the comments received. He said the next steps are EIR certification and Master Plan adoption.

Debbie Whitmore reviewed the findings of fact for the Statement of Overriding Consideration. She said the City needs to provide housing to serve the growing population and to plan for a new elementary school. She explained the need to balance unmitigated impacts with the benefits the project will have to the City.

Commissioner Pedroza asked if the Morgan Ranch Master Plan was not developed in the next 10 years will the City be required to go through the process again.

Debbie Whitmore advised that the Master Plan will be in place for that period of time but some of the environmental studies may need to be updated and some conditions revised as there may be changes to State law.

Commissioner Gonsalves asked if the Berkeley, Golf and Golden State Blvd. intersection would that be improved as development occurs.

Mike Pitcock advised that improvements are planned for that intersection as the County has federal funds for signalization of that area.

Commissioner Pedroza commented about existing school facility needs.

Roger Smith, Turlock Unified School District, noted that an elementary school is currently needed, and that the District would like to see this Plan move forward as soon as possible.

**Public Hearing:**

Milt Triewellor commented on the environmental impacts from this project that cannot be mitigated, including the conversion of agricultural land to urban land uses. He referred to a study that stated there is 58 times greater carbon dioxide created from urban uses than is created by ag uses, and asked the Commission to delay action on the Master Plan at this time.

Elizabeth Claes commented on the bike lanes identified in the Master Plan; the speed limit on Glenwood Avenue; and asked if a Safe Routes to School plan will be implemented. She also asked if the Morgan Ranch Master Plan will be "grandfathered" in as part of the Active Transportation Plan (ATP) that is in process.

Mike Pitcock noted that an analysis would need to be done to determine a speed limit for Glenwood Avenue.

Commissioner Pedroza commented that a Safe Routes to School plan is generally developed as a school site is developed, and that safe routes are very important to the City and the School District.

Marty Inouye, representing Omni Means, advised that a Safe Routes to Schools plan will be identified when a school is identified and developed. He advised that Master Plan will ensure that major infrastructure is in place and the area will have the type of facilities needed. He said that as subdivision map applications come in specific plans will be developed.

Debbie Whitmore responded that the Master Plan area is included in the ATP and staff will be considering what changes may need to be made as the ATP is adopted, and that the interaction between both plans will be consistent with the General Plan.

Hearing no additional comments, Chairwoman Fregosi closed the public hearing. Commissioner Pedroza commented that he would like to see Plan move forward as it will meet the need in Turlock for affordable housing and will be a good project in the long run and will serve Turlock well.

There was discussion of continuing the item to the May meeting so all Commissioners would have the opportunity to vote on the item. The consensus was to take action on the Plan at this meeting.

**MOTION:** Commissioner Pedroza moved, Commissioner Hillberg seconded, that the Planning Commission recommend the City Council certify the Final EIR, including the Draft EIR and responses to comments, having made the Findings of Fact and adopting the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Morgan Ranch Master Plan, as outlined in draft Planning Commission Resolution 2015-08. Motion carried unanimously with Commissioners Bean, Hackler and Hallam absent.

**MOTION:** Commissioner Pedroza moved, Commissioner Hillberg seconded, that the Planning Commission recommend the City Council adopt the Morgan Ranch Master Plan, adopt General Plan Amendment 2010-01 and adopt Rezone 2010-01, having made the findings contained in draft Planning Commission Resolutions 2015-09, 2015-10 and 2015-11. Motion carried unanimously with Commissioners Bean, Hackler and Hallam absent.

**H. OTHER MATTERS**

None

**I. COMMISSIONERS' CONSIDERATION**

None

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

None

**K. COMMISSIONERS COMMENTS**

None

**L. STAFF UPDATES**

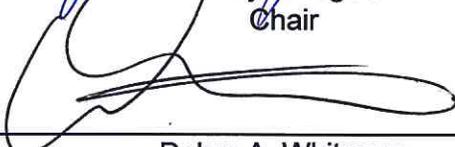
- 1. Announcement of Presentation Topics for Next Meeting:** Debbie asked the Commission to keep both July 2 and July 16 open for possible meetings.
- 2. MS-4 – Municipal Services** staff will make a presentation about this requirement at an upcoming meeting.
- 3. Rural urban edge policy in City –** Staff will be providing a report on this topic at the June meeting.

4. **Active Transportation Plan at May meeting** – This plan may be brought to the Commission for action in May.
5. **Housing Element workshop** – Debbie advised the Commission that a public workshop is scheduled for April 23rd.

**M. ADJOURNMENT** Chairwoman Fregosi asked for a motion (Hillberg/Pedroza) to adjourn the meeting at 7:30 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

  
\_\_\_\_\_  
Soraya Fregosi  
Chair

  
\_\_\_\_\_  
Debra A. Whitmore  
Deputy Director of Development Services