

**A. 1. CALL TO ORDER** – Chair Constance Anderson called the meeting to order 6:00 p.m.

Chair Anderson explained that the Commission and staff were participating in the meeting via zoom video.

**2. ROLL CALL:**

| Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Varani | Commissioner Dias | Commissioner Deol | Chair Anderson |
|--------------------|--------------------|--------------------|---------------------|-------------------|-------------------|----------------|
| Yes                | Yes                | Yes                | Absent              | Yes               | Yes               | Yes            |

PRESENT: Commissioners Ray Souza, Matthew Davis, Jim Reape, Elvis Dias, Sukhminder Deol, and Chair Constance Anderson

ABSENT: Commissioner Anokeen Varani

**3. SALUTE TO THE FLAG**

**B. APPROVAL OF MINUTES**

1. Chair Anderson asked for corrections or a motion to approve the minutes of the Regular Meeting of April 1, 2021.

**MOTION:**

Commissioner Reape moved, seconded by Commissioner Davis to accept the minutes as submitted. Motion carried 6/1 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Varani | Commissioner Dias | Commissioner Deol | Chair Anderson |
|--------------------|--------------------|--------------------|---------------------|-------------------|-------------------|----------------|
| Yes                | Yes                | Yes                | Absent              | Yes               | Yes               | Yes            |

**C. ANNOUNCEMENTS**

Deputy Director of Development Services Katie Quintero informed the Planning Commission that included in the agenda packets were minutes taken at two public hearings for Tentative Parcel Maps 21-01 and 21-02. Deputy Director Quintero explained that the Engineering Division conducts the public hearing for parcel maps and the minutes are provided to the Planning Commission for information purposes.

**D. PUBLIC PARTICIPATION**

Chair Anderson opened the floor for public participation.

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Milt Trieweiler, resident, expressed concern with the current drought situation in Stanislaus County.

Hearing no one else, Chair Anderson closed the floor for public participation.

**E. 1. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS  
2. DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Chair Anderson asked the Planning Commission if there were any conflicts of interest or disclosures of ex parte communications.

Chair Anderson declared a conflict of interest with item G.1 Time Extension for VTSM 2005-20 (Enterprise Park).

**F. PUBLIC HEARING CONSENT CALENDAR**

Chair Anderson stated there were nothing on the Public Consent Calendar.

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

Chair Anderson was muted and video was turned off from the meeting at 6:10 p.m. and Vice Chair Davis took over the meeting.

**1. TIME EXTENSION FOR VTSM 2005-20 (ENTERPRISE PARK)** Senior Planner Adrienne Werner presented her staff report explaining the proposed project, located at 1100 and 1200 W. Glenwood Avenue and 1200 Gold Drive was a request for a two-year extension of an approved subdivision map. The project subdivided an approximately 15.22-acre property into 22 industrial lots with a three (3) lot storm drainage basin. She explained if granted, the time extension would change the expiration of this subdivision map from March 2, 2021 to March 2, 2023.

Planner Werner explained that with previous time extensions and legislation this will be the last time extension allowed on this map. Construction has been started but the sale of individual lots cannot be done until the map records.

**Public Comment**

Vice Chair Davis opened the floor for public comment

Kyle Anderson applicant, made himself available for any questions.

Commissioner Deol asked when this extension will be up.

Applicant Kyle Anderson stated it will expire on March 2, 2023.

Deputy Director Quintero explained that if additional legislation is approved to extend maps, by law it could extend this map. At this time, only residential subdivisions have been extended.

Vice Chair Davis closed the public comment

Commissioner Souza asked who issues the final map.

Planner Werner said the map will go through the Engineering Division and then Planning to make sure the map complies.

Commissioner Reape asked if the regulations do not change, can we change the code to allow additional time extensions.

Deputy Director Quintero the six-year extension comes from the Subdivision Map Act through the State. However, the City Engineer is looking into amending the Municipal Code to allow for additional time extensions..

**MOTION:**

Commissioner Dias moved, seconded by Commissioner Reape granting a two-year time extension for Vesting Tentative Subdivision Map 2005-20, having determined that the project is “Categorically Exempt” from the provisions of CEQA pursuant to CEQA Guidelines Section §15162 [Subsequent EIRs and Negative Declarations] and having determined that the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution 2021-06.

Motion carried 5/2 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Varani | Commissioner Dias | Commissioner Deol | Chair Anderson |
|--------------------|--------------------|--------------------|---------------------|-------------------|-------------------|----------------|
| Yes                | Yes                | Yes                | Absent              | Yes               | Yes               | Abstain        |

Chair Anderson was unmuted at 6:27 p.m. and continued as the meeting Chair.

**2. ANNUAL REVIEW OF PUBLIC WORKS PROJECTS FOR CONFORMANCE WITH THE TURLOCK GENERAL PLAN AND REVIEW OF THE CITY OF TURLOCK FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) FOR CONFORMANCE WITH THE TURLOCK GENERAL PLAN:** Senior Planner Adrienne Werner explained that pursuant to California Government Code Sections 65103(c) and 65401, an annual review of local public works projects of other agencies within the Turlock planning area and the City of Turlock’s Five-Year Capital Improvement Program (CIP) is required in order to provide early coordination between public agencies and to ensure that the proposed projects conform to the Turlock General Plan.

Senior Planner Werner explained the annual review of City and local agency public work projects in the next year need to be consistent with the Turlock General Plan. Staff reached out to the local agencies in our area for projects proposed in the Turlock area. No response was received by Stanislaus State University or Cal Trans but she was able to get the information from their ten-year project plan online. City Engineer Stephen Fremming put together this report and was available for questions.

**Public Comment**

Chair Anderson opened the floor for public comment.

Milt Trieweiler, resident, explained he could not download the information.

Deputy Director Quintero said a copy of this report will be available for him to pick up at City Hall.

Chair Anderson closed the floor for public comment.

Commissioner Dias stated this was report is good for the public to see what is happening in the City.

Commissioner Reape thanked everyone for the thoroughness of this report.

Chair Anderson complimented on the individual project's pages.

City Engineer, Stephen Fremming stated that various departments responded and helped in making this report.

**MOTION:**

Commissioner Reape moved, seconded by Commission Souza determining that the General Plan Conformity Findings is not a project as defined by the California Environmental Quality Act (CEQA) per CEQA Guidelines Section §15378 and determined that the Annual Review of the Public Capital Improvement Projects as well as the City of Turlock Five-Year CIP are in conformance with the Turlock General Plan.

Motion carried 6/1 by the following vote:

| Commissioner Souza | Commissioner Davis | Commissioner Reape | Commissioner Varani | Commissioner Dias | Commissioner Deol | Chair Anderson |
|--------------------|--------------------|--------------------|---------------------|-------------------|-------------------|----------------|
| Yes                | Yes                | Yes                | Absent              | Yes               | Yes               | Yes            |

**H. OTHER MATTERS:**

Chair Anderson noted there were none.

**I. COMMISSIONER'S CONSIDERATION**

Chair Anderson noted there were none.

**J. STANISLAUS COUNTY PLANNING REFERRAL ITEMS**

Chair Anderson noted there were none.

**K. COMMISSIONERS COMMENTS**

Chair Anderson asked the Planning Commission for any comments.

Commissioner Dias asked if staff could find out and provide a report on the population growth for the last ten years in the City of Turlock. He also asked for an update of the cannabis signs.

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Interim Director Nathan Bray stated that since the change of the City manager and City Attorney addressing cannabis signs was still pending. .

**L. STAFF UPDATES**

Deputy Director Quintero asked the Planning Commission to let staff know if they do not receive a zoom meeting invitation by 5:30 on the Friday before each Planning Commission meeting. She also informed the Commission the June Planning Commission meeting will be cancelled and City staff will be sending the Planning Commission a copy of the City Council's weekly update of Citywide projects for review.

Chair Anderson asked who the weekly report is distributed to.

Deputy Director Quintero stated it is sent to the City Council and staff .

**M. ADJOURNMENT**

Chair Anderson asked for a motion to adjourn the meeting. Motion by Commissioner Reape motion carried unanimously. The meeting was adjourned at 6:42 p.m.

**RESPECTFULLY SUBMITTED**

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Constance Anderson  
Chair

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Katie Quintero  
Deputy Director of Development Services