

AGENDA
WATERFORD PLANNING COMMISSION - REGULAR MEETING
WATERFORD COMMUNITY CENTER, CITY COUNCIL CHAMBERS
101 "E" STREET, WATERFORD, CA

PLANNING COMMISSION REGULAR MEETING – June 24, 2014- 6:30 PM

CALL TO ORDER:

Chairman Esther

FLAG SALUTE:

Chairman Esther

ROLL CALL:

Chairman:

Esther

Vice Chair:

Powell

Commission Members:

Ayers, Cathcart, Gordon

ADOPTION OF AGENDA:

Motion waiving reading of all ordinances and resolutions on the agenda except by title, unless reading of an Ordinance or Resolution is requested by the Chairman or Commission Member.

ADOPTION OF CONSENT CALENDAR:

All Matters listed under the Consent Calendar are considered routine by the Commission and will be adopted by one action of the Commission unless any Commission Member desires to discuss any item or items separately. In that event, the Chairman will remove that item from the Consent Calendar and action will be considered separately.

CONFLICT OF INTEREST DECLARATION:

Declaration by Planning Commission members who may have a direct Conflict of Interest on any scheduled agenda item to be considered.

1. CONSENT CALENDAR

- 1a: PLANNING COMMISSION MEETING MINUTES: MAY 22, 2014
- 1b: PLANNING PROJECT LOG
- 1c: BUILDING PERMITS REPORT: MAY 2014
- 1d: BUSINESS LICENSE REPORT: MAY 2014

2. PRESENTATIONS/ OATHS OF OFFICE

- 2a: ADMINISTRATION OF THE OATH OF OFFICE TO RE-APPOINT COMMISSIONERS ESTHER AND AYERS, AND APPOINT COMMISSIONER GORDON.

3. COMMUNICATIONS FROM THE AUDIENCE

At this time, members of the public may comment on any item not appearing on the agenda. Comments should be limited to a maximum of 5 minutes. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Commission consideration. At all times please come up to the podium and use the microphone.

4. PUBLIC HEARING

Members of the public may comment when the item is opened for public hearing.

5. **UNFINISHED BUSINESS**

6. **NEW BUSINESS**

6a: DISCUSSION: Future Growth Area

7. **CORRESPONDENCE / INFORMATIONAL ITEMS**

8. **STAFF / COMMISSION COMMENTS**

8a:	City Staff Comments	(Information Only – No Action)
8b:	Planning Commission Comments	(Information Only – No Action)

ADJOURNMENT

NOTICE

Copies of the staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the office of the City Clerk. Any writings or documents provided to a majority of the planning Commission regarding any item on this agenda will be made available for public inspection at the front counter at City Hall located at 101 E Street, Waterford, CA during normal business hours. Any person who has any questions concerning any agenda item may call the City Clerk to make inquiry regarding the nature of the item described on the agenda.

At their request, members of the audience may address the Planning Commission on any item during Commission's consideration of that item. The public also has the opportunity to speak on any matter of public interest within Planning Commission's jurisdiction, including items on the Planning Commission's Agenda, except for those items specially scheduled as public hearings. The public has an opportunity to speak on such items during the public hearing.

It is the policy of the Planning Commission that we will not act on any matter not appearing on the posted agenda. The item may be discussed. The purpose of the discussion is to permit a member of the public to raise an issue or problem with the Planning Commission or to permit the Planning Commission to ask questions for clarification of the issue or problem, provide information to the public, provide direction of the City Staff, or schedule the matter for a future meeting. Please hold all comments to five (5) minutes.

General Information: The Waterford Planning Commission meets on the 4th Tuesday of each month at 6:30PM., unless otherwise noticed.

Commission Agenda's: Copies of Planning Commission Agenda and agenda related writings or documents will be made available for public inspection at the front counter at City Hall located at 101 "E" Street, Waterford, CA. 72 hours prior to the meeting, or at the time of the scheduled meeting.

DATE & TIME OF POSTING

Commission Meeting Date: <u>June 24, 2014</u>	
Post Date: <u>06/20/14</u>	Time: <u>at or before 5:00PM</u>
Verified by: <u>C.Jauregui</u>	Title: <u>Deputy City Clerk</u>



MINUTES
WATERFORD PLANNING COMMISSION - REGULAR MEETING
WATERFORD COMMUNITY CENTER, CITY COUNCIL CHAMBERS
101 "E" STREET, WATERFORD, CA

PLANNING COMMISSION REGULAR MEETING – May 27, 2014- 6:30 PM

CALL TO ORDER:

Chairman Esther

FLAG SALUTE:

Chairman Esther

ROLL CALL:

Commission Chair - Esther: Present
Commission Member - Montgomery: Present
Commission Member - Powell: Present
Commission Member - Ayers: Present
Commission Member - Cathcart: Absent
Alt. Commissioner - Gordon: Present

ADOPTION OF AGENDA:

Motion waiving reading of all ordinances and resolutions on the agenda except by title, unless reading of an Ordinance or Resolution is requested by the Chairman or Commission Member.

Commission Member - Powell: Motion
Commission Member - Ayers: 2nd
Commission Chair - Esther: Approve
Commission Member - Montgomery: Approve
Commission Member - Powell: Approve
Commission Member - Ayers: Approve
Commission Member - Cathcart: Absent
Alt. Commissioner - Gordon: N\A

ADOPTION OF CONSENT CALENDAR:

All Matters listed under the Consent Calendar are considered routine by the Commission and will be adopted by one action of the Commission unless any Commission Member desires to discuss any item or items separately. In that event, the Chairman will remove that item from the Consent Calendar and action will be considered separately.

Commission Member - Ayers: Motion
Commission Member - Powell: 2nd
Commission Chair - Esther: Approve
Commission Member - Montgomery: Approve
Commission Member - Powell: Approve
Commission Member - Ayers: Approve
Commission Member - Cathcart: Absent
Alt. Commissioner - Gordon: N\A

CONFLICT OF INTEREST DECLARATION:

Declaration by Planning Commission members who may have a direct Conflict of Interest on any scheduled agenda item to be considered.

1. CONSENT CALENDAR

- 1a: PLANNING COMMISSION MEETING MINUTES: April 22, 2014
- 1b: PLANNING PROJECT LOG
- 1c: BUILDING PERMITS REPORT: APRIL 2014
- 1d: BUSINESS LICENSE REPORT: APRIL 2014

2. PRESENTATIONS

3. COMMUNICATIONS FROM THE AUDIENCE

At this time, members of the public may comment on any item not appearing on the agenda. Comments should be limited to a maximum of 5 minutes. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Commission consideration. At all times please come up to the podium and use the microphone.

4. PUBLIC HEARING

Members of the public may comment when the item is opened for public hearing.

- 4a. Resolution No. 2014-09: Zoning Ordinance Amendment No. 2014-02 (Outdoor Dining Ordinance) and Notice of CEQA Exemption in Accordance with Section 15305 of the CEQA Guidelines

Commission Member - Ayers: Motion
Commission Member - Powell: 2nd
Commission Chair - Esther: Approve
Commission Member - Montgomery: Abstain
Commission Member - Powell: Approve
Commission Member - Ayers: Approve
Commission Member - Cathcart: Absent
Alt. Commissioner - Gordon: N/A

5. UNFINISHED BUSINESS

6. NEW BUSINESS

7. CORRESPONDENCE / INFORMATIONAL ITEMS

- 7a. Stanislaus County General Plan Update and Airport Land Use Compatibility Plan Notice of Preparation

8. STAFF / COMMISSION COMMENTS

- 8a: City Staff Comments (Information Only – No Action)
- 8b: Planning Commission Comments (Information Only – No Action)

ADJOURNMENT

Commission Member - Ayers: Motion
Commission Member - Powell: 2nd
Commission Chair - Esther: Approve
Commission Member - Montgomery: Approve
Commission Member - Powell: Approve
Commission Member - Ayers: Approve
Commission Member - Cathcart: Absent
Alt. Commissioner - Gordon: N\A

Adjourn: 7:01 PM

Motion by Commissioner Ayers, seconded by Commissioner Powell to adjourn the Planning Commission meeting at 7:01 PM

Passed and Approved by the Waterford Planning Commission at a regular meeting of the Planning Commission held on the ____ day of _____, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Carla Jauregui, Planning Secretary

Chris Esther, Chairman

Planning Project Report

Project Name	Date submitted	Project Number	Project Type	APN #	Project Location	Applicant Name	Notes
59 CARRIAGE SQUARE ESTATES	12/14/2006	TSM 2006-01	TSM 2006-01	080-033-003		BILL HOUCK / RED CAT PROPERTIES	waiting on final map- Applicant interested in reviving map Mar 2013

PC Meeting Date: 3/27/2007

City Council Meeting Date: 4/19/2007

PC Resolution Number: 2007-02

CC Resolution Number: 2007-40

ID	DATE	DESCRIPTION	PAYOR/PAYEE	AMOUNT
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59

Project Total

84 Winery Villas	1/22/2014	GPA 2014-01 Rezone 2014-01	GPA/Rezone	134-005-006	320 G Street	HSE Investments LLC
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PC Meeting Date:

City Council Meeting Date:

PC Resolution Number:

CC Resolution Number:

ID	DATE	DESCRIPTION	PAYOR/PAYEE	AMOUNT
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84

Project Total

City of Waterford - Building Permits Issued for MAY 2014

Permit # 3797 **Work Address:** 415 Harriett Dr.

Paid: 5/1/2014

Work Performed: Replace existing HVAC

Project Value: \$10,082.00

Total Fees: \$125.00

Owner Info

Kumar Basant
415 Harriett Dr.
Waterford, CA 95354

Contractor Info

Bailey's Heating & Air
210 River Rd.
Modesto, CA 95351

License # 889500

Permit # 3807 **Work Address:** 521 C STREET

Paid: 5/7/2014

Work Performed: OVERLAY EXISTING ROOF W/ NEW ROOF MATERIAL

Project Value: \$2,300.00

Total Fees: \$125.00

Owner Info

JOSLIN REAL ESTATE

WATERFORD CA 95386

Contractor Info

SAN LEANDRO PAINTING & RO
3813 EMPEROR LN.
MODESTO CA 95356

License # 883326

Permit # 3808 **Work Address:** 12409 DORSEY STREET

Paid: 5/9/2014

Work Performed: REPLACING BROKEN WINDOWS, STUCCO, ROOF

Project Value: \$8,000.00

Total Fees: \$592.70

Owner Info

MANUEL HERNANDEZ
516 E STREET
WATERFORD CA 95386

Contractor Info

SELF
SAME AS ABOVE

License #

Permit # 3809 **Work Address:** 12401 DORSEY STREET

Paid: 5/9/2014

Work Performed: REPLACE BROKEN WINDOW, TILE, STUCCO, ROOF,
CABINETS IN KITCHEN, NEW BATHROOM.

Project Value: \$12,500.00

Total Fees: \$1,078.74

Owner Info

MANUEL HERNANDEZ
516 E STEET
WATERFORD CA 95386

Contractor Info

SELF
SAME AS ABOVE

License #

City of Waterford - Building Permits Issued for MAY 2014

Permit # 3811 **Work Address:** 12138 YOSEMITE BLVD

Paid: 5/22/2014

Work Performed: INSTALL A 498 SQ. FT PRE FABRICATED RECYCLING
KIOSK AT THE SHOPPING CENTER'S PARKING LOT

Project Value: \$10,000.00

Total Fees: \$503.75

Owner Info

WATERFORD PLAZA, LLC
4866 SALIDA BLVD.
SALIDA CA 95368

Contractor Info

REPLANET/JOHN BAKER
2611 E. LINDSAY PRIVADO RD.
ONTARIO, CA 91761

License # 908071

Permit # 3813 **Work Address:** 124 CENTER STREET

Paid: 5/20/2014

Work Performed: ADD ON 104 SQ FT LAUNDRY ROOM, ADD ON 273 SQ FT
CARPORT

Project Value: \$10,500.00

Total Fees: \$667.45

Owner Info

ROBERT BARTLET
124 CENTER STREET
WATERFORD CA 95386

Contractor Info

SETH GREENE
5005 PIONEER RD.
HUGHSON CA 95326

License # 945546

Permit # 3814 **Work Address:** 518 N. Reinway

Paid: 5/22/2014

Work Performed: Install split system

Project Value: \$6,000.00

Total Fees: \$125.00

Owner Info

Jean Hatfield
518 N. Reinway
Waterford CA 95386

Contractor Info

Therma Tech, Inc.
1224 Reno Ave. Suite P
Modesto CA 95351

License # 913806

Permit # 3815 **Work Address:** 290 BANE BERRY CT.

Paid: 5/23/2014

Work Performed: REROOF, TEAR OFF SHAKES

Project Value: \$7,000.00

Total Fees: \$125.00

Owner Info

SHAUN DONGES
290 BANE BERRY CT.
WATERFORD CA 95386

Contractor Info

CARLYLE MATHEWS
2005 COLLEGE AVE.
MODESTO CA 95350

License # 447084

City of Waterford - Building Permits Issued for MAY 2014

Permit # 3816 **Work Address:** 12188 QUICKSILVER ST.

Paid: 5/27/2014

Work Performed: CONSTRUCTION OF SWIMMING POOL

Project Value: \$16,000.00

Total Fees: \$395.00

Owner Info

Contractor Info

LAWRENCE & ANGELA ORLANDO
12188 QUICKSILVER ST.
WATERFORD CA 95386

OWNER BUILDER
12188 QUICKSILVER ST.
WATERFORD CA 95386

License # 608182

Permit # 3817 **Work Address:** 220 TIM BELL RD.

Paid: 5/27/2014

Work Performed: INSTALL NEW ELECTRICAL PANELS 2-100AMP 1 PHASS

Project Value: \$3,000.00

Total Fees: \$125.00

Owner Info

Contractor Info

BETTY GREEN
220 TIM BELL RD.
WATERFORD CA 95386

MATT ANDERSON
1485 ATLANTA CT.
TURLOCK, CA

License # 728694

Permit # 3818 **Work Address:** 320 BECKY WAY

Paid: 5/29/2014

Work Performed: RESIDENTIAL 5.355 KW DC, ROOF MOUNTED SOLAR

Project Value: \$11,834.00

Total Fees: \$398.00

Owner Info

Contractor Info

RICHARD MAXWELL
320 BECKY WAY
WATERFORD, CA 95386

SOLAR CITY
3055 CLEARVIEW WAY
SAN MATEO, CA 94402

License # 888104

Permit # 3819 **Work Address:** 12801 BONNIE BRAE

Paid: 5/29/2014

Work Performed: REPLACE OLD ROOF

Project Value: \$5,000.00

Total Fees: \$125.00

Owner Info

Contractor Info

JUSTIN JOHNSON
12801 BONNIE BRAE
WATERFORD CA 95386

SELF

License #

City of Waterford - Building Permits Issued for MAY 2014

Totals \$102,216.00

Misc Permits

Multiples:

Comm Multiples:

New Dwelling

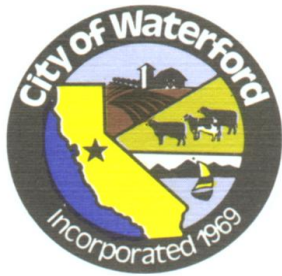
Commercial:

Building Permit Fee: \$3,412.50
Plumbing Price Fee: \$200.45
Electrical Fee: \$159.75
Plan Check Fee: \$586.12
SMIP Fee: \$26.82
Sewer Fee: \$0.00
Park Land : \$0.00
Admin Fee: \$0.00
County Impact \$0.00
City Impact \$0.00
CBSC: \$10.00

BUSINESS LICENSE REPORT - May 2014

BUSINESS NAME	TYPE OF BUSINESS	BUSINESS CATEGORY	NO LONGER IN BUSINESS	LOCATION ADDRESS	LOCATION CITY	FEE AMT	PAID DATE
AUTUMN REIN EQUINE RESCUE	FIREWORKS BOOTH	MISC	<input type="checkbox"/>	12416 YOSEMITE BLVD	WATERFORD	\$100.00	5/27/2014
C & M CUSTOM ROOFING	ROOFING	CONSTRUCTION/CONTRACTOR/MANUFACTURING	<input type="checkbox"/>	2005 COLLEGE AVE.	MODESTO	\$38.50	5/23/2014
CREEKSIDE LIQUOR BAIT & TACKLES	LIQUOR STORE, BAIT & TACKLE	RETAIL	<input type="checkbox"/>	12118 YOSEMITE BLVD STE 2	WATERFORD	\$60.00	5/5/2014
RE PLANET	CRV BUY BACK SERVICE	MISC	<input type="checkbox"/>	12138 YOSEMITE BLVD	WATERFORD	\$38.50	5/22/2014
STONE BEAD DESIGNS BY TERRY MCMILLIN	JEWELRY DESIGN/SCHOOL EARTH SCIENCE PROGRAMS	MISC	<input type="checkbox"/>	3117 WILLIAMSBURG WAY	MODESTO	\$38.50	5/8/2014
THERMA TECH INC	HVAC	EXTERNAL BUSINESS	<input type="checkbox"/>	1224 Reno Ave Suite P	Modesto	\$38.50	5/20/2014
THOMPSON BACKYARD FARM	CHILDREN'S MOBILE PETTING ZOO	MISC	<input type="checkbox"/>	12625 LA GALLINA AVE.	WATERFORD	\$38.50	5/8/2014

BUSINESS NAME	TYPE OF BUSINESS	BUSINESS CATEGORY	NO LONGER IN BUSINESS	LOCATION ADDRESS	LOCATION CITY	FEE AMT	PAID DATE
V-TREE, INC.	PLANT RESEARCH/TISSUE CULTURE	MISC	<input type="checkbox"/>	12711 BENTLEY STREET	WATERFORD	\$60.00	5/5/2014
WATERFORD ASSEMBLY OF GOD	FIREWORKS BOOTH	MISC	<input type="checkbox"/>	428 F STREET	WATERFORD	\$100.00	5/28/2014
WATERFORD HIGH SCHOOL BOOSTERS	FIREWORKS BOOTH	MISC	<input type="checkbox"/>	195 N. PASADENA	WATERFORD	\$100.00	5/6/2014
WATERFORD SABERCATS	FIREWORKS BOOTH	MISC	<input type="checkbox"/>	12173 YOSEMITE BLVD	WATERFORD	\$100.00	5/29/2014



Planning Commission - Staff Report

Meeting Date: June 24, 2014

From: Mark Niskanen, Planning Manager, mark@jbandersonplanning.com

Prepared By: Carla Jauregui, cjauregui@cityofwaterford.org

Action Title: Discussion: Future Growth Area

EXECUTIVE SUMMARY:

In recent months, City staff has been in numerous discussions with the City Council in regards to future growth, and more specifically, industrial and commercial growth, in the City. The intent of this discussion is to identify an area, or areas, that may spur economic development in the City both in the short-term and long-term.

Through the City's Vision 2025 General Plan process, the City identified an area referred to as the "North Expansion Area" and designated a mix of Regional Commercial, Low Density Residential, and Industrial land uses. Page LU-26 defines this area as, "*The Area generally is located around the intersection of El Pomar/Star Avenue and the Oakdale/Waterford Highway. This area will support various types of commercial/industrial development. The commercial core will be surrounded by higher density residential development and will emphasize transit and pedestrian access.*" Various Policies (specifically Policies L-2.1 through 2.9) of the Vision 2025 General Plan allow for the City to establish and encourage new industrial and commercial development.

In addition, Attachment 1, Land Use Plan, illustrates the general boundary of this area. The North Expansion Area is approximately 266 acres in size, and is located beyond the City's existing City Limits, but within the adopted Primary Sphere of Influence.

It's important to note that the North Expansion Area is the only area within the City's Sphere of Influence that is designated for Industrial land uses. Other areas within the City (i.e. Highway 132 Corridor and the downtown area) are designated for commercial land uses.

This area was included as part of the City's Municipal Service Review, adopted by the Stanislaus Local Agency Formation Commission (LAFCo) on August 22, 2007. As such, the lands will need to be annexed into the City prior to any development. Annexation is a process that requires authorization from the Waterford City Council, and the Stanislaus LAFCo Board of Commissioners. The annexation process generally consists of the following:

1. Initiate Annexation: This step includes establishing the boundary to be evaluated as part of the Annexation process, meeting with Property Owners and obtaining consent to annex, and preparing LAFCo Application Forms;
2. Prepare compliance documents in accordance with the California Environmental Quality Act;
3. Public Hearings at both the Planning Commission and City Council;
4. Submit Annexation Application package to Stanislaus LAFCo;
5. LAFCo Board of Commissioners Public Hearing; and,
6. City Council confirmation of LAFCo Board action.

The Annexation process can generally take between eight (8) to twelve (12) months, and would require a significant amount of Staff time to assist in preparing and processing the necessary documents.

Through the Fiscal Year 2014/2015 Budget discussions, staff was asked to prepare a Scope of Work and Budget to initiate the annexation of the North Expansion Area. Staff estimates it will cost the City approximately \$19,000 for staff to initiate and process an annexation of the North Expansion Area. This work was ultimately left out of the City's adopted budget. The other alternative is to initiate discussions with Property Owners within the North Expansion Area and gauge their interest in funding an Annexation effort.

Additionally, at this time the City is receiving two (2) to four (4) primarily from the Stanislaus County Alliance inquiring about developable industrial land within the City. And, because the City currently does not have any industrial designated land within its City limits, the City is repeatedly turning down these leads.

The intent of this discussion at the Planning Commission level is obtain feedback from the Commissioners on the level of interest is initiating discussions with Property Owners and facilitating annexation efforts. Or, should staff be focusing planning and economic development efforts in other areas within the City, such as the Highway 132 corridor and downtown area. Alternatively, the Commission could direct staff to conduct minimal research (i.e. meet with LAFCo staff and establish an annexation boundary), and re-visit the Scope of Work and Cost Estimate during Budget discussions in Fiscal Year 2015/2016.

RECOMMENDATION / ANALYSIS:

This item is for discussion purposes only. Therefore, staff does not have a recommended action for this item.

FISCAL IMPACT:

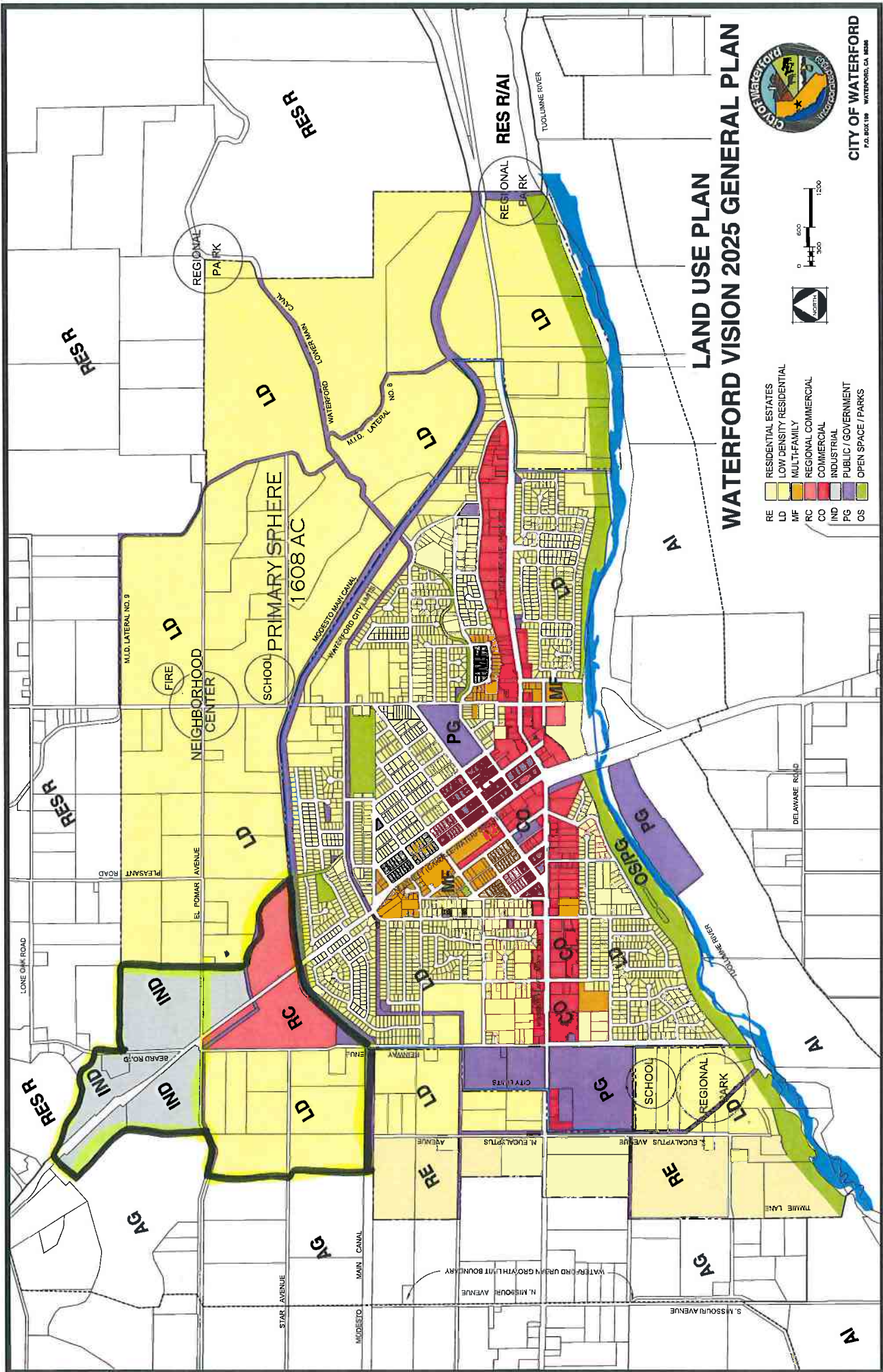
This item is for discussion purposes only, and will have no fiscal impact.

BACKGROUND:

Refer to discussion above, "Executive Summary."

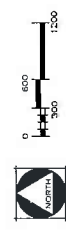
ATTACHMENTS: (List all attachments.)

- **Vision 2025 General Plan Land Use Plan**
- **Memorandum to Tim Ogden, prepared by Mark Niskanen, dated April 15, 2014**
- **Site Criteria for Posting on Alliance Web**



LAND USE PLAN
WATERFORD VISION 2025 GENERAL PLAN

- RE RESIDENTIAL ESTATES
- LD LOW DENSITY RESIDENTIAL
- MF MULTI-FAMILY
- RC REGIONAL COMMERCIAL
- CO COMMERCIAL
- IND INDUSTRIAL
- PG PUBLIC / GOVERNMENT
- OS OPEN SPACE / PARKS



CITY OF WATERFORD
 P.O. BOX 116 WATERFORD, CA 95250

— BOUNDARY



City of Waterford Planning Department

Mark Niskanen, Planning Manager
 320 "E" Street (P.O. Box 199)
 Waterford, CA 95386
 City Hall (202) 874-2328 or Office (209) 599-8377
 Email mark@jbandersonplanning.com

Planning Department Memorandum

Date: April 15, 2014
To: Tim Ogden, City Manager
From: Mark Niskanen, Planning Manager
Subject: Annexation Information – NW Waterford

The purpose of this memorandum is to provide information regarding a potential annexation of land North West of Waterford.

The following table shows the individual APN numbers, Acres/Size, General Plan Designations, and Land Use for the properties involved in the potential annexation.

<u>APN</u>	<u>Acres</u>	<u>GP Designation</u>	<u>Land Use</u>
015-005-022	23.78	IND – Industrial	Ranch Houses with Orchard/Ag Use
015-005-023	10.55	IND – Industrial	Undeveloped Land
015-005-027	18.27	IND – Industrial	Orchard/Ag Use
015-005-028	3	IND – Industrial	Ranch House with Orchard/Ag Use
015-009-007	33.28	IND – Industrial	Ag Industrial Use/ Orchard/Ag Use
015-009-008	4.8	IND – Industrial	Ranch House with Orchard/Ag Use
080-002-005	17	LD – Low Density Residential	Ranch House with Orchard/Ag Use
080-002-006	9	LD – Low Density Residential	Ranch House with Orchard/Ag Use
080-002-007	9.5	LD – Low Density Residential	Ranch House with Ag Use
080-002-008	9.2	LD – Low Density Residential	Ranch House with Orchard/Ag Use

080-002-009	9.78	LD – Low Density Residential	Orchard/Ag Use
080-002-013	15.6	LD – Low Density Residential	Orchard/Ag Use
080-002-018	2.38	LD – Low Density Residential	Ranch House
080-002-022	19.66	LD – Low Density Residential	Orchard/Ag Use
080-002-026	.04	LD – Low Density Residential	Cell Tower
080-002-027	11.11	LD – Low Density Residential	Ranch House with Orchard/Ag Use
080-016-001	17.73	IND – Industrial	Ranch House with Orchard/Ag Use
080-016-011	19.91	RC – Regional Commercial	Ranch House with Orchard/Ag Use
080-016-031	31.61	RC – Regional Commercial	Ranch House with Orchard/Ag Use
Total: 19 Properties	266.2		

Site Criteria for Posting on Alliance Web

Minimum of 10 flat usable acres or greater

Must be zoned industrial or be able to be rezoned for industrial use within 90 days

Must not be in the Williamson Act

A preliminary environmental review must be completed

Located out of the 100 year floodplain

Must be able to be served within six months by waste infrastructure and a wastewater treatment plant

Must be served or be able to be served within six months by water infrastructure and a water system.

Must be served or be able to be served within six months by industrial quality power (a minimum of three-phase electric service)

Must be served or be able to be served within six months by natural gas.

Must be directly served or be able to be served within six months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle). To market the site as rail-served, the site must be served or be able to be served within 12 months by rail

Must be broker protected

Purchase price per acre is mandatory with a documented price and terms

If the site is only available for lease, the lease term must be clearly defined