

**DECEMBER 1, 2015
REGULAR WHEATLAND PLANNING
COMMISSION MEETING
WHEATLAND COMMUNITY CENTER,
101 C STREET, WHEATLAND, CA
6:00 – 8:00 p.m.**

PLANNING COMMISSION PRESENT: K. Curbow, R. Glynn, T. Mihalyi, D. Panteloglow,
J. Wickliff

OTHER OFFICIALS PRESENT: T. Raney, Community Development Director
K. Valente, Associate Planner

PLEDGE OF ALLEGIANCE

Commissioner D. Panteloglow led the pledge of allegiance.

PUBLIC COMMENT

None.

STAFF PRESENTATION

T. Raney presented discussion of the Substantial Compliance Findings for the 2015 Jones Ranch Tentative Subdivision Map. In 2005 the City of Wheatland approved the Jones Ranch project-level Mitigated Negative Declaration and the Jones Ranch Tentative Subdivision Map. With the recent economic downturn in 2007-2008 the project was never developed. The Jones Ranch project site is now under new ownership and the applicant has been working with City staff to improve the Jones Ranch Tentative Subdivision Map. According to the Wheatland Municipal Code, Section 17.05.200, minor changes in the Tentative Map may be approved by the Community Development Department if such changes are consistent with the intent and spirit of the previous Tentative Map approval, and there are no resulting violations of this Code and City Administration. T. Raney, the City of Wheatland Community Development Director has determined the amended Jones Ranch Tentative Subdivision Map, dated December 1, 2015, is in Substantial Compliance with the 2005 Jones Ranch Tentative Subdivision Map. The Community Development Director finds the minor changes in the 2015 Tentative Subdivision Map are consistent with the intent and spirit of the 2005 Tentative Subdivision Map approval and the uses and acreage are generally consistent, the City requested improvements to the 2005 Jones Ranch Tentative Subdivision Map have been satisfied, and the Conditions of Approval have been updated and improved.

Public Comment

Wheatland resident, Dean Webb, came to the podium to speak about his concerns regarding the 2015 Jones Ranch Tentative Subdivision Map. Mr. Webb has concerns regarding the various lot sizes included in the project, the drainage capacity of the project site after development, and the transportation and circulation of the project site, specifically Oakley Lane north of Wheatland Road. T. Raney responded and explained the lot sizes are allowable under the planned development guidelines for the Jones Ranch Project, the drainage has been improved and is subject to current requirements, and the transportation and circulation of the project site is consistent with the environmental document approved and adopted for the Project.

Linda resident, Eric Royer, came to the podium to speak about his concerns regarding the 2015 Jones Ranch Tentative Subdivision Map. Mr. Royer has concerns about the design of the roundabout included in the plan and the traffic flow during peak times of the Bishop's Pumpkin Farm. T. Raney responded and explained the design of the roundabout will be reviewed and approved by the City engineer and the Jones Ranch applicant has been working in coordination with the Bishop's Pumpkin Farm to address the traffic concerns.

The project engineer, Stan Mette from Wood Rodgers, came to the podium to address both Dean Webb and Eric Royer's concerns. Mr. Mette explained the design intent with the various lot sizes included in the Project, several traffic mitigations included in the approved environmental documents have already been satisfied and Oakley Lane has been improved from the 2005 design to account for the project traffic volumes, and the updated Conditions of Approval require the drainage to be approved by the City Engineer prior to construction.

CONSENT AGENDA

Commissioner J. Wickliff identified a discrepancy in the draft minutes from the regular Planning Commission meeting on October 6, 2015. Commissioner J. Wickliff was not present for the regular Planning Commission meeting on October 6, 2015.

It was moved by R. Glynn, seconded by K. Curbow to approve minutes from the **regular Planning Commission meeting on October 6, 2015**. Vote called – AYES: All. Motion carried.

PUBLIC HEARING

T. Raney introduced the Downtown Corridor Improvement Plan and K. Valente presented the Plan details and environmental review process. The City of Wheatland Downtown Corridor Plan includes an Introduction chapter, consisting of the Plan's vision, purpose, and detailing the public outreach conducted and the organization of the Plan. The Plan describes the relationship with existing City plans, such as the City of Wheatland General Plan, Community Vision, and Bikeway Master Plan. The Background Information chapter defines terms used and provides examples of the types of improvements that were discussed in the preparation of the Plan. The Downtown Corridor Improvement Plan consists of four overall goals each with objectives and implementation measures. In addition, the Downtown Corridor Improvement Plan includes a circulation plan illustrating the proposed improvements. The Plan includes an Implementation

chapter describing potential implementation and funding strategies that could be used in order to implement the City of Wheatland Downtown Corridor Improvement Plan. City staff prepared a CEQA document called a Mitigated Negative Declaration, which analyzed any environmental impacts that could occur as the result of adopting the City of Wheatland Downtown Corridor Improvement Plan. The Mitigated Negative Declaration found that any environmental impacts resulting from the adoption of the Plan would be reduced to a less-than-significant level with mitigation. After coordination between Caltrans and City staff, an errata sheet was prepared. The errata sheet illustrates a revision to the project description section of the Mitigated Negative Declaration, which specifically stated improvements to State Route 65 would not be implemented until the construction of the Wheatland Bypass and the dedication of the existing State Route 65 to the City of Wheatland. Two minor text corrections were also corrected. The revisions included in the errata sheet did not alter the conclusions of the Mitigated Negative Declaration.

Public Comment

Wheatland resident, Dean Webb, came to the podium to ask for clarification on which roads were planned for extension. K. Valente responded and explained Front Street and State Street extensions are included in the City of Wheatland Downtown Corridor Improvement Plan.

Linda resident, Eric Royer, came to the podium to speak about his concerns regarding the City of Wheatland Downtown Corridor Improvement Plan. Mr. Royer asked for clarification about which at-grade railroad crossings are proposed to be closed. K. Valente responded and clarified Mr. Royer's concern has been addressed by the text corrections included in the errata sheet. In addition, Mr. Royer suggested that the proposed extension of State Street should be extended farther north to connect with existing State Route 65. The Commissioners will recommend City Council discusses the extension of State Street further.

Commissioner D. Panteloglow asked about the transportation technical memo prepared for the City of Wheatland Downtown Corridor Plan by Steve Abrams. The technical memo recommended the City consider alternatives to installing chicanes on State Street. Commissioner Glynn suggested rumble strips as an alternative to chicanes on State Street. Commissioner Witcliff cautioned rumble strips could generate a substantial amount of noise for surrounding sensitive receptors, such as the existing residential uses on State Street. The rumble strips proposed on Spenceville Road are located in a more rural area and would not have the same impact as rumble strips located on State Street.

Commissioner R. Glynn asked about working with the Union Pacific Railroad and the proposed addition of a new at-grade railroad crossing. T. Raney responded that the closure of the two existing at-grade railroad crossings should allow the cooperation of Union Pacific and the addition of the proposed at-grade railroad crossing.

It was moved by J. Wickliff, seconded by R. Glynn to **recommend City Council approval of the Downtown Corridor Improvement Plan with the following recommendations:**

- The proposed chicanes on State Street be changed to alternative traffic calming measures.

- Review further extension of State Street north to State Route 65.
- Eliminate on-street parking on Third Street to allow for the two-lane one-way couplet.

Vote called – It was moved by D. Panteloglow, seconded by K. Curbow to **amend and take out the recommendation of removing the on-street parking on Third Street to allow for the two-lane one-way couplet.** Vote called – AYES: 3-2. Motion carried.

It was moved by J. Wickliff, seconded by K. Curbow to **recommend City Council adoption of the City of Wheatland Downtown Corridor Improvement Plan Initial Study/Mitigated Negative Declaration.** Vote called – AYES: All. Motion carried.

REPORTS

Commissioner D. Panteloglow asks who maintains the wooden “Welcome to Wheatland” sign located on Wheatland Road, and the process required for adding additional signage. The senior center and 4H are interested in adding signage.

T. Raney responded and will bring the question to the department heads during the weekly City staff meeting.

Commissioner J. Wickliff asks about the alignment for the proposed Wheatland Bypass included in the Yuba County Magnolia Ranch Specific Plan.

T. Raney responded and explained the Wheatland City Council has not yet voted on a preferred alignment.

With no other business before the Commissioners, the meeting adjourned at 8:00 p.m.

Respectfully submitted,
Tim Raney, Community Development Director