

**NOVEMBER 6, 2018 MINUTES
REGULAR WHEATLAND PLANNING
COMMISSION MEETING
WHEATLAND COMMUNITY CENTER,
101 C STREET, WHEATLAND, CA
6:00 – 7:05 p.m.**

PLANNING COMMISSIONERS PRESENT: T. Mihalyi, R. Glynn, D. Panteloglow, W. Tinsley.

OTHER OFFICIALS PRESENT: T. Raney, Community Development Director
J. Byrne, Associate Planner

PLEDGE OF ALLEGIANCE:

Commissioner Tom Mihalyi led the pledge of allegiance.

Public Comment

None.

CONSENT CALENDAR

1) Motion was made by Planning Commissioner D. Panteloglow, Seconded by Planning Commissioner W. Tinsley to **approve the minutes from the regular Planning Commission meeting on July 3, 2018.**
Voted called – AYES: All. Motion carried.

PUBLIC HEARING

1) Community Development Director Tim Raney presented the staff report for recommendation to the Wheatland City Council to adopt the City of Wheatland Climate Action Plan (CAP) Initial Study/Negative Declaration and approval of the Wheatland Climate Action Plan.

Associate Planner Jacob Byrne provided the Planning Commissioners with the Climate Action Plan presentation. Using Sacramento Area Council of Governments (SACOG) grant funding, Planning staff prepared the CAP in order to establish consistency between the City's policies and statewide Greenhouse Gas (GHG) emissions reduction requirements. The Wheatland CAP would implement community-level strategies within the City to reduce the effects of GHG emissions on areas such as agriculture, public health, and water supply. The CAP would also identify how the City would achieve consistency with the statewide emissions limits and the 2017 Scoping Plan Update prepared by the California Air Resources Board (CARB) and would help streamline environmental review and reduce costs for future development in the City of Wheatland. A series of Ad Hoc Committee workshops were held in order for staff to obtain direction with respect to the community's goals regarding the design of emissions reductions strategies within the City. The Ad Hoc Committee consisted of two City Council members and two Planning Commissioners and previously assisted staff with the creation of the City of Wheatland Bikeway Master Plan, the Downtown Corridor Improvement Plan, Community Design Standards, and the Wheatland Housing Element Notice of the workshops was posted publicly on the City of Wheatland website and in the local newspaper to allow the public the opportunity to participate in the workshops and provide comments about the CAP. California

Environmental Quality Act Review. The City prepared an ISIND for the City of Wheatland CAP in accordance with the California Environmental Quality Act (CEQA). The ISIND determined that the CAP would not result in a significant effect on the environment because the CAP is a long-range planning, policy-level document intended to establish consistency with adopted statewide policies and does not include any specific development proposals, nor does the project grant any entitlements for development. The ISIND was routed for public review from October 5, 2018 to October 25, 2018, and the City of Wheatland did not receive any comment letters during the 20-day public review period.

Planning Commissioner W. Tinsley commented on Title 24 Energy Standards.

Planning Commissioner R. Glynn questioned if requirements are realistic by 2020 and if a study is done how will this impact new housing.

Planning Commissioner D. Panteloglew questioned if an electrical unit is necessary with solar. Panteloglew also commented on Page 25 of the Draft Climate Action plan questioning the meaning of 'Public/Quasi Public and the number of acres from Table 2 and 3; Page 30 Developers and Fire and Sewer Lift Station; Page 35 is the WFA included in Transportation; Page 40 Safe Routes to School and students that walk; Page 42 Energy Measure No. 3, renewable energy and PV systems, Page 43 Measure No. 4 loan to obtain solar on property owner taxes; Page 44 CALGreen Code and Title 24 requirement; Page 48, Water Measure 3A; Page 49, where does waste go if no landfills. Panteloglew also questioned the meaning of 'green roof'.

Motion was made by Planning Commissioner T. Mihalyi, Seconded by R. Glynn to **recommend that the Wheatland City Council adopt the City of Wheatland Climate Action Plan (CAP) Initial Study/Negative Declaration and approve the Wheatland CAP.** Vote called - Ayes: ALL. Motion carried.

Public Comment

None.

REPORTS

None.

With no other business before the Commissioners, the meeting adjourned at 7:05 p.m.

Respectfully submitted,
Tim Raney, Community Development Director