

**JULY 26, 2022, MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:00 – 7:20 P.M.**

COUNCIL MEMBERS PRESENT: L. McIntosh, J. Pendergraph, P. Shelton R. West
R. Coe

OTHERS PRESENT: J. Goodwin, City Manager
J. Buckman, City Attorney
D. Sylvester, Police Chief
A. Paquette, Fire Chief
L. Thomason, City Clerk
J. Johnson, Account Clerk

PLEDGE OF ALLEGIANCE: Council Member R. West led the pledge of allegiance.

PUBLIC COMMENT

Wayne Bishop Board Member of RD 2103 commented on the RD 817 haul route.

PRESENTATION

Presentation from Steve Kroeger with the Beale Military Liaison Council.

Presentation from Kary Hauck, CE, Sapphire Group LLC is rescheduled to the August 23rd City Council meeting.

CONSENT CALENDAR

Motion was made by Council Member J. Pendergraph, Seconded by Vice Mayor R. Coe to **adopt a Proclamation Recognizing the 75th Anniversary of the US Air Force and the Positive Contribution of Beale Air Force Base to the Yuba-Sutter Community Since 1942; minutes from the meeting on June 28, 2022 regular City Council meeting; Appointment to the Board of Directors of the Feather River AQMD; General Plan Annual Progress Report; Professional Services Agreement with Andy Heath for Financial Consulting Services; and Reimburse Wheatland Fire Authority (WFA) for 50 Percent of the Cost of Purchasing and New Chief's Vehicle.** Vote called – AYES: All. Motion carried.

PUBLIC HEARING

**** 6:10 Vice Mayor R. Coe recused himself from this agenda item stating he owns property within 500 feet of the project.**

1) Community Development Tim Raney introduced the staff report for consideration of the 503 Main Street Rezone and Improvement Project. The 503 Main Street Rezone and Improvement Project is located at 503 Main Street in the City of Wheatland (APN 015-219-002-000). The 0.298-acre site project site is currently developed with an existing 560-square-foot vacant residence and a vacant 650-square-

foot shop building. The site also includes a collapsed duplex that is proposed to be removed as part of the project. The City of Wheatland General Plan Land Use Map currently designates the site Commercial (C) and has a current zoning designation of Single-Family Residential (R-1). The applicant is proposing to provide site improvements to the property to remove a current eyesore within the City. On June 21, 2022, the Wheatland Planning Commission unanimously voted to recommend City Council approve the 503 Main Street rezone ordinance and adopted a resolution recommending City Council approve the 503 Main Street Conditional Use Permit and Site Plan and Design. The applicant requests a rezone of the site from R-1 to Heavy Commercial (C-3) for consistency with the existing General Plan Land Use Designation for the site. The applicant is proposing to construct a new 1,575-square-foot shop building, which requires Site Plan and Design Review approval, and the existing residence is proposed to remain, which would be permitted in the C-3 zoning district with the approval of a use permit. Planning and Engineering staff met with the applicant team at the project site to discuss the proposed uses and the site plans have been revised to address all Planning and Engineering comments. Staff has provided conditions of approval related to the conditional use permit and design review. The project includes a rezone request from R-1 to C-3. In addition to correcting an inconsistency between the Wheatland General Plan Land Use Map and the Zoning Map, Planning staff believes the property's location on Main Street adjacent the Union Pacific Railroad (UPRR) is better suited for uses allowed in the C-3 zoning district as compared to the uses allowed in the R-1 zoning district. Upon approval of the rezone, the applicant will be looking to lease the shop buildings for potential automotive uses, such as a smog check station. Pursuant to Wheatland Municipal Code Section 18.36.020, automotive services are permitted in the proposed C-3 zoning district. Per Section 18.36.040 of the Wheatland Municipal Code, residential uses consistent with the R-3 zoning district's development standards are permitted in the C-3 zone with approval of a use permit. As a result, with approval of the requested use permit, the existing vacant residence would be allowed to remain and be occupied. Per Chapter 18.36 of the Wheatland Municipal Code, all development located within the C-3 zoning district is subject to Site Plan and Design Review. The purpose of Site Plan and Design Review is to review proposed development projects with the established standards for development in the Zoning Code and the design review guidelines in the City of Wheatland's Community Design Standards. The project site includes an existing wooden fence with a pedestrian gate and vehicle gate. The existing fencing is proposed to remain but will be repaired as needed. The proposed project also includes site improvements, including parking, new front landscaping, and pedestrian and vehicle access. The site is proposed to have eleven vehicle parking spaces and one ADA vehicle parking space. The existing shop building and residence will be improved and brought up to current code requirements for occupancy. The proposed new shop building will be a 16-foot high, 35-foot by 45-foot metal framed structure. City staff believes the proposed project is compatible with the surrounding uses and the intent of the City's adopted Community Design Standards regarding mixed-use development and would serve the community as an improvement to the existing property. The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 30, Section number 1530 (Minor Alterations in Land Use Limitations) and Class 1, Section number 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing at the time of the lead agency's determination.

COUNCIL MEMBER COMMENTS

None.

PUBLIC COMMENT

None.

Motion was made by Council Member J. Pendergraph, Seconded by Mayor R. West to **introduce and**

waive the first reading of the Ordinance No. 487 to rezone an 0.298-acre property from Single Family Residential (R-1) to Heavy Commercial (C-3) and adopt Resolution No. 29-22 approving the 503 Main Street Conditional Use Permit and Site Plan and Design Review. Vote called – AYES: All. Motion carried.

***6:13 p.m. Vice Mayor R. Coe returned to the meeting.*

2) Community Development Director Tim Raney presented the staff report to introduce and waive the first reading of Ordinance No. 488 Amending Section 3.26.030 of the Wheatland Municipal Code to expand the existing Development Impact Fee Program. On June 16, 2022, the administrative draft of the Nexus Fee Study Update was completed and made available to the public on the City of Wheatland's website. The purpose of the study is to update the City's development impact fees (DIF) for future development within the City of Wheatland. DIF mitigate the impacts on the City of Wheatland from future development regarding the cost of necessary facilities. All future development would pay its fair share of these necessary facilities. The Nexus Study was prepared in compliance with the regulations set forth in AB 1600, ensuring that a rational nexus exists between future development in the Fee Program Area and the use and need of the proposed facilities. The Nexus Study demonstrates a reasonable relationship exists between the amount of each impact and the cost of the facilities attributable to the type of development that will be required to pay the impact fee. The Nexus Study determines the development impact fees for; bridges, signals and thoroughfares, sewer collection improvements, water distribution improvements, storm drainage facilities, law enforcement facilities, pool facility, parkland facilities, general government facilities and public meeting facilities. In compliance with the California Government Code, prior to levying a new fee or increasing an existing fee, the City of Wheatland held an open public meeting on June 28, 2022. On June 28, 2022, the Wheatland City Council voted to adopt the Development Impact Fee Updated Nexus Study. In order to establish the new pool facility fee included in the adopted Nexus Study, Section 3.26.030(A) of the Wheatland Municipal Code needs to be amended to identify the new pool facility fee. Staff has included a strikethrough and underlined version of the proposed Section 3.26.030(A) for review. The new pool facility fee amount, if the ordinance is approved tonight, and the remaining updated fee amounts, as well as, the two new land use categories (AG Tourism and Light Industrial) identified in the adopted Nexus Study will be adopted through a City Council resolution by amending the City's Master Fee Schedule at a future meeting, pursuant Section in order to establish the new pool facility fee included in the adopted Nexus Study, Section 3.26.030(A) of the Wheatland Municipal Code.

COUNCIL MEMBER COMMENTS

None.

PUBLIC COMMENT

None.

Motion was made by Vice Mayor R. Coe, Seconded by Council Member J. Pendergraph to **hold the public hearing on the City of Wheatland Development Impact Fee Program, and upon close of the public hearing introduce and waive the first reading of the Ordinance No. 488 Amending Section 3.26.030 of the Wheatland Municipal Code to Expand the Existing Development Impact Fee Program.** Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) Police Chief Damiean Sylvester presented the 2022 2nd Quarter Crime Statistics Report.

No action necessary.

2) Fire Chief Art Paquette presented the Wheatland Fire Authority Mid-Year Update.

No action necessary.

3) City Engineer Dane Schilling presented the staff report for the Wheatland Regional Sewer Update Pipeline Project Update. On July 28, 2020, the City Council adopted Resolution No. 35-20 approving the \$2.6M grant/loan agreement to fund environmental and design efforts for the Wheatland Regional Sewer Pipeline Project (Project) and authorizing the City Manager to sign the agreement. On November 10, 2020, the City Council adopted Resolution No. 43-20 amending the FY 2020-21 Budget and authorizing the City Manager to proceed with environmental review and engineering design Project which conveys wastewater as far as Highway 65 and Rancho Road. The City Engineer will provide an update on the following: funding for construction, environmental review, engineering design, right-of-way acquisition, permitting and inter-agency agreements.

No action necessary.

4) City Engineer Dane Schilling presented the staff report for the Bishop Pumpkin Farm 2022 Traffic Management Plan. In 2011, the Bishop Pumpkin Farm (BPF) property was annexed into the City of Wheatland which, among other things, provided city water and sewer services to BPF and more opportunities for collaboration between BPF and the City on addressing traffic impacts. The City's first traffic management plan was implemented for the 2015 season. BPF reported total attendance for the 2021 season at approximately 275,000 guests and the vehicle count at approximately 70,000 over 59-days from the second Saturday in September to the first Sunday in November. The vast majority of visitors to BPF travel to the property via Highway 65 and then through city streets to reach BPF. Until recently, all traffic to the farm was via a single point of access at the westerly end of Fourth Street which turns into Roddan Lane and Pumpkin Lane (private streets). In recent years the main point of access has been at the end of Main Street with a secondary access via Wheatland Road which is opened during peak traffic days (typically Saturdays and Sundays in October). Since 2015, Wheatland has been implementing traffic control/management plans during each season. The signs and traffic controls are placed prior to the beginning of the season, monitored throughout the season, and removed at the end of the season. Expenses incurred by the City for preparation, planning, equipment, signs, and improvements needed to carry out each year's plan are charged against city funds that comes from BPF revenues. City Staff meets several times before each season to plan for the upcoming season. From time to time the City has conducted public meetings to solicit input of the surrounding residents. This year public meetings were held on May 5th, June 16th, and July 7th. Input from those meetings has been incorporated into the 2022 Traffic Management Plan ("2022 Plan"). Core principles of the 2022 Plan include: follow and comply with published regulations such as the California Manual for Uniform Traffic Control Devices (CA-MUTCD) and the California Vehicle Code; segregate, to the extent possible, vehicle trips generated from north of Wheatland and south of Wheatland, especially on peak days, to reduce traffic turning conflicts; use traffic signals at Main Street and First Street to organize, direct and meter traffic entering or exiting Wheatland via Highway 65; direct traffic to arterial streets to the greatest extent possible to take advantage of the wider streets and stronger pavement structure present in arterial streets; reduce vehicle conflicts and cut-through traffic from intersecting streets by restricting or strongly discouraging the use of non-arterial streets and provide a visible law enforcement presence whenever possible. Notable changes incorporated in the 2022 Plan: added more road signs along eastbound Wheatland Road for visitors coming from the west on Wheatland Road and Oakley Lane. (peak days); added more road signs along westbound Wheatland Road to guide visitors to the second entrance on Wheatland Road. (peak

days); add a changeable message sign at westbound First Street west of E Street to guide visitors to the Wheatland Road entrance. (peak days); add a changeable message sign at eastbound Wheatland Road east of Oakley Lane of E Street to guide visitors to Wheatland Road gate. (peak days); restrict turns at the exit of the Wheatland Road gate to right-turns only onto eastbound Wheatland Road/First Street and collect traffic data including vehicle speed and traffic volumes by direction for future planning efforts. Although not part of the city's plan, BPF is planning to use an employee-only entrance during the 2022 season, removing employee traffic from Main Street during the season. Most of the changes above resulted from public comments received at the three public meetings held in May, June, and July.

The City Council received and filed the report entitled Traffic Management Plan for the 2022 Bishop Pumpkin Farm Event prepared by the City Engineer.

COUNCIL MEMBER COMMENTS

Council Member P. Shelton commented on core principles, closing E Street and accurate traffic count. Shelton also commented on temporary speed signs for 15 MPH. Police Chief D. Sylvester responded the 15 MPH speed signs are not enforceable.

Council Member J. Pendergraph commented that putting speed signs for 15 MPH would be too confusing. Pendergraph thanked the Bishops for their continued support.

PUBLIC COMMENT

G. Bradford commented on Plumas Lake traffic.

B. Files commented on the Police Department coverage during the Pumpkin Farm season.

C. Walsh thanked the Bishops for opening Oakley Lane for an employee entrance. Walsh stated he has no animosity toward the Bishops. Walsh also commented that the traffic report does not adequately address concerns, no traffic control vices and requested the City hold meetings once a week during the Pumpkin Farm season.

REPORTS

Police Chief Damiean Sylvester commented on new patrol vehicles and Active Shooter training for City Hall and Superintendent of the School District.

Fire Chief Art Paquette commented thanked the City for the contribution for the Fire Chief Vehicle meeting with a company for refurbishing the 1949 fire engine and the success of Clean-Up day.

Vice Mayor Robert Coe reported on the Homeless Commission.

Council Member Jay Pendergraph reported on WFA mutual support strike team and the National Night Out.

City Attorney Jennifer Buckman reported that the water meter project made it on to a Twitter feed.

Mayor Rick West reported on the YWA 2X2X2 meeting.

There being no further business, Mayor R. West adjourned the meeting 7:20 p.m.

Minutes approved and adopted on this 9th day of July 2022.

Rick West, Mayor

Lisa J. Thomason, City Clerk