

YUBA CITY PLANNING COMMISSION  
MINUTES

Regular Meeting  
June 11, 2008  
City Hall Council Chambers

The meeting was called to order by Chairman Starkey at 7:00 p.m. Members present were as follows:

PRESENT

Chairman Craig Starkey  
Commissioner Mike Tomlinson  
Commissioner John Dukes  
Commissioner Preet Didbal  
Commissioner Jana Shannon

ABSENT

Commissioner Satwant Takhar  
Commissioner John Sanbrook

Also present were Brian Trudgeon, Principal Planner; Katie Ertmer, Associate Planner; Paulla Hyatt-McIntire, Counsel; and Roberta Kyle, Recording Secretary.

The Pledge of Allegiance was led by Paulla Hyatt-McIntire, Counsel.

The meeting minutes of May 28, 2008, were approved as written with Commissioner Tomlinson abstaining, and Commissioners Takhar and Sanbrook absent.

Appearance of Interested Citizens: - None

Correspondence: - None

Chairman Starkey deviated from the agenda to hear the public hearing first.

Public Hearing:

- 1. CONTINUED PUBLIC HEARING FOR TENTATIVE SUBDIVISION MAP #SM 05-06. REQUEST TO CREATE A SUBDIVISION TOTALING 50 LOTS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON AN 11.30 ACRE PROJECT SITE; LOCATED ON THE EAST SIDE OF TOWNSHIP ROAD AND APPROXIMATELY ONE-QUARTER MILE NORTH OF COLUSA HIGHWAY (SR 20), SOUTH OF THE SUTTER COUNTY BICYCLE PATH; APN 62-020-079. IN ADDITION TO THE TENTATIVE SUBDIVISION MAP, THE APPLICATION ALSO INCLUDES A PROPOSED DEVELOPMENT AGREEMENT WITH THE CITY AND A DEVELOPER-PREPARED TOWNSHIP ROAD AREA TECHNICAL MASTER PLAN. THE MASTER PLAN RESPONDS TO A CITY-IDENTIFIED NEED TO PREPARE AN ALL-INCLUSIVE MASTER PLAN DOCUMENT FOR THE PROJECT SITE AND FOR ADJOINING LANDS. APPLICANT/OWNER, A&G MONTNA PROPERTIES, LP.**

Mr. Trudgeon stated the applicant has requested a continuance to the June 25, 2008 Planning Commission meeting in order to finish negotiating the Development Agreement.

Chairman Starkey opened the public hearing.

There being no testimony, Chairman Starkey closed the public hearing.

By a voice vote of 5-0-2 (Commissioners Takhar and Sanbrook absent) the Planning Commission moved to continue Subdivision Map #SM 05-06 to the June 25, 2008 meeting.

Commission Consideration:

**1. GENERAL PLAN CONSISTENCY OF THE 2008-2013 CAPITAL IMPROVEMENT PROGRAM**

Katie Ertmer, Associate Planner, presented a staff report.

Commissioner Dukes referred to page 35, Garden Hwy. improvements from Second Street to Lincoln Road, which says it will start in 07-08 which is July 07, asked if these dates will get pushed out until it actually gets started.

Ms. Ertmer stated that was correct.

Commissioner Dukes referred to page 42, Franklin Road/Walton Avenue improvements, and asked if it includes the PG&E underground project.

Ms. Ertmer stated she does not believe so, and said she thinks it may only include the widening at this point.

Commissioner Dukes referred to page 45, and asked if this is the new pipeline to replace groundwater wells for the Happy Park area.

Ms. Ertmer stated it is an ongoing project for various pipelines throughout the City. Ms. Ertmer said that prior years' expenditures since the project has started have been \$900,000, and that throughout the rest of the planning period, they are anticipating on spending \$245,000. Ms. Ertmer stated that the specific waterline projects that they anticipate the funds will be spent on are Bridge Street from Harding to Mark Thomas, and Franklin from Harding to Ohleyer, and others as outlined in the CIP.

Commissioner Dukes referred to page 51, regarding water intake improvements, and asked about the funding coming from 75% of new customers and where those customers might come from if started in 2008.

Commissioner Tomlinson asked if this was for existing facilities.

Ms. Ertmer stated she believes so and says she thinks this is also a fish screen project, but isn't sure, so chances are they may be using impact fees that have already been collected.

Mr. Trudgeon said if it is the fish screen project, they have applied for several grants.

Chairman Starkey stated that these are hopes of what is planned to be done, and if the money is there it can be done.

Ms. Ertmer stated that the project is for 2010-2011 which is a 5 year planning period and nothing will be spent in 2008-2009 and said it will be re-evaluated.

Chairman Starkey asked if this was in keeping with the General Plan.

Ms. Ertmer stated that was correct.

Commissioner Dukes referred to page 52 regarding groundwater treatment and delivery system improvements, and asked if this was for all the wells with the Hillcrest Water District and if the pipe is going to be run out, is this in case they don't do the improvements.

Ms. Ertmer stated it is to give them flexibility because the government code requires a Planning Commission to make a finding before any public project is spent, which includes any project which may or may not be done within the next 5 fiscal years.

Commissioner Dukes referred to page 62 regarding the expansion of the water treatment plant, Phase III, and asked if Phase I was completed in September of 2007.

Ms. Ertmer stated it was completed.

Commissioner Shannon referred to page 45 regarding projects designated, and asked if there is any particular order those will be taken.

Ms. Ertmer stated she is not sure.

Commissioner Tomlinson referred to page 9 regarding the Town Center Environmental Assessment, and asked if \$250,000 will continue to be spent to monitor the project.

Ms. Ertmer said this is the site located at the northeast corner of Plumas and Franklin, and that the redevelopment agency owns that site and said this is to meet State environmental guidelines so this property can eventually be turned over to another party. Ms. Ertmer said there are certain requirements and periodic monitoring that have to be done in order to finally get the State certification which takes place over quite a few years.

Commissioner Tomlinson referred to page 33, regarding funds for the construction of traffic signals, and asked what the policy is, and if impact fees go towards funding signals throughout the City or just areas that are redeveloped.

Ms. Ertmer stated for example, the area at the Lassen and Tharp intersection, those were funds that have been collected over a period of years and the signals get installed at such time as the traffic conditions warrant. Ms. Ertmer said there was a fair share established for each and every property out there, and said the car dealers will also pay when they come in.

Commissioner Tomlinson asked about the new school on Garden Highway south of Yuba City, and said he noticed they did not underground the utility lines along the frontage, and asked if that is part of our General Plan to require those lines be underground.

Mr. Trudgeon stated that the School District is not required to follow the General Plan and the City cannot interfere.

Ms. Ertmer asked Counsel to explain.

Paulla Hyatt-McIntire said the verbiage is related to the educational mission of the School District.

Commissioner Tomlinson asked if the School District contributed toward the cost of the street lights.

Ms. Ertmer believes they did.

Commissioner Dukes asked if determining when traffic signals actually go in is based on traffic counts.

Ms. Ertmer said there are a variety of ways the Engineering Division does a determination, and sometimes the timing is established by previous traffic studies.

Chairman Starkey stated he is happy to see the Stabler Lane and Queens Avenue signal light going in.

Commissioner Dukes moved to find that the proposed Capital Improvement Program is consistent with the Yuba City General Plan, was seconded by Commissioner Tomlinson, and the motion passed by a vote of 5-0-2 (Commissioners Takhar and Sanbrook absent).

Commission Discussion: - None

Other Business: - None

Report on Actions of the City Council: - None

Adjournment: There being no further business, the meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Roberta Kyle, Secretary  
YUBA CITY PLANNING COMMISSION