



CITY OF WHEATLAND

PLANNING COMMISSION MEETING STAFF REPORT

July 16, 2024

SUBJECT: Consideration to approve Site Plan and Design Review for a proposed auto sales business located at 603 Third Street.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

On June 18, 2024, the Wheatland Planning Commission continued the public hearing for this application to July 16, 2024. Therefore, staff recommends that the Wheatland Planning Commission re-open the public hearing on the proposed development, and upon close of the public hearing, consider the applicant's revisions and additions to the project for the requested Site Plan and Design Review for the proposed auto sales business located at 603 Third Street (see Attachment 4).

Background

The project applicant, La Bodega Motors, LLC., submitted an application for Site Plan and Design Review for the operation of an auto sales business located at 603 Main Street (proposed project). The project site is located at the corner of State Route (SR) 65 and Third Street, identified as Yuba County Assessor Parcel Numbers (APNs) 015-304-016-000 and 015-304-017-000). The project site consists of two existing properties, the first property is developed with an existing 1,500-square-foot residence and the second property consists of 4,000 square-feet of vacant land along SR 65 (see Attachment 1). Both properties are currently zoned Heavy Commercial (C-3) and are both designated Commercial (C) in the Wheatland General Plan.

On June 18, 2024, the Wheatland Planning Commission held a public hearing and discussed this request for an auto sales business at this location. At that Planning Commission hearing concerns were raised regarding available parking for the proposed business, fencing, lighting, and landscaping. The Wheatland Planning Commission continued the item and directed the applicant to provide lighting and landscaping plans that identify the type of lighting and plant species proposed for the project. The applicant has provided the requested lighting and landscaping plans for consideration (see Attachment 2).

Discussion

The applicant is proposing to develop the project site for the operation of an auto sales business and use the existing residence as the sales office. Pursuant to the Wheatland Municipal Code,

all development in the C-3 zoning district requires Site Plan and Design Review approval. The purpose of Site Plan and Design Review is to ensure all proposed development projects are consistent with the intent of the adopted Community Design Standards.

The proposed project includes site improvements including a new driveway, paving, parking spaces, landscaping, and interior improvements to the existing residence. The existing residence would include modifications for ADA compliance and provide a 350-square-foot sales office with restroom for customers. The 4,000-square-foot vacant lot would be paved for the car sales area and include new trees and landscaping along SR 65 and Third Street.

The lighting plans provided by the applicant show two types of proposed lighting. The project includes three wall mounted lights that will be directed away from existing residential uses. The project also includes two 14-foot-tall light poles directing light downwards. In addition, the lighting plans show the light levels at the property boundaries to ensure there would not be any significant light spillover onto adjacent properties. Staff has included a condition of approval requiring the proposed lighting will be shut off by 10:00 PM every day to limit any impacts to neighboring residences (condition of approval #20).

The landscaping plans provided by the applicant identify the plant types and locations of all proposed landscaping. The proposed tree species *Pistacia Chinese* 'Kieth Davey' and *Lagerstroemia indica* 'Natchez' are included on the City of Wheatland Recommended Street Tree List; however, the proposed tree species *Chilopsis linearis* 'Buba' is not. Staff has included a condition of approval requiring compliance with the adopted City of Wheatland Recommended Street Tree List (condition of approval #16).

It should be noted that the plans do not currently show any fencing. Staff has included a condition of approval requiring a good neighbor wood fence along the Third Street property line to screen the proposed use from the adjacent residence (condition of approval #21).

Planning and Engineering staff reviewed the proposed site plan and provided conditions of approval to ensure safe access and circulation, as detailed in the attached resolution (see Attachment 4).

City staff has determined the proposed project is compatible with the property's zoning district, surrounding uses, and the intent of the City's adopted Community Design Standards regarding commercial development.

CEQA Review

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section 15332 (Infill Development) of the CEQA Guidelines. This project qualifies for this exemption because it is consistent with the General Plan and zoning regulations, the site is no more than five acres and is surrounded by urban uses, and the project would not result in any significant effects related to traffic, noise, air quality, or water quality, and the site can be served by all required utilities and public services.

Conclusion

Based on the information contained in the staff report, city staff recommends that the Wheatland Planning Commission consider the adoption of the attached Resolution approving the Site Plan and Design Review for an auto sales business located at 603 Third Street.

Attachments

1. Project Location Map
2. Lighting and Landscaping Plans.
3. Proposed Site Plan.
4. Planning Commission Resolution Approving the Site Plan and Design Review for an Auto Sales Business Located at 603 Third Street

Project Location Map



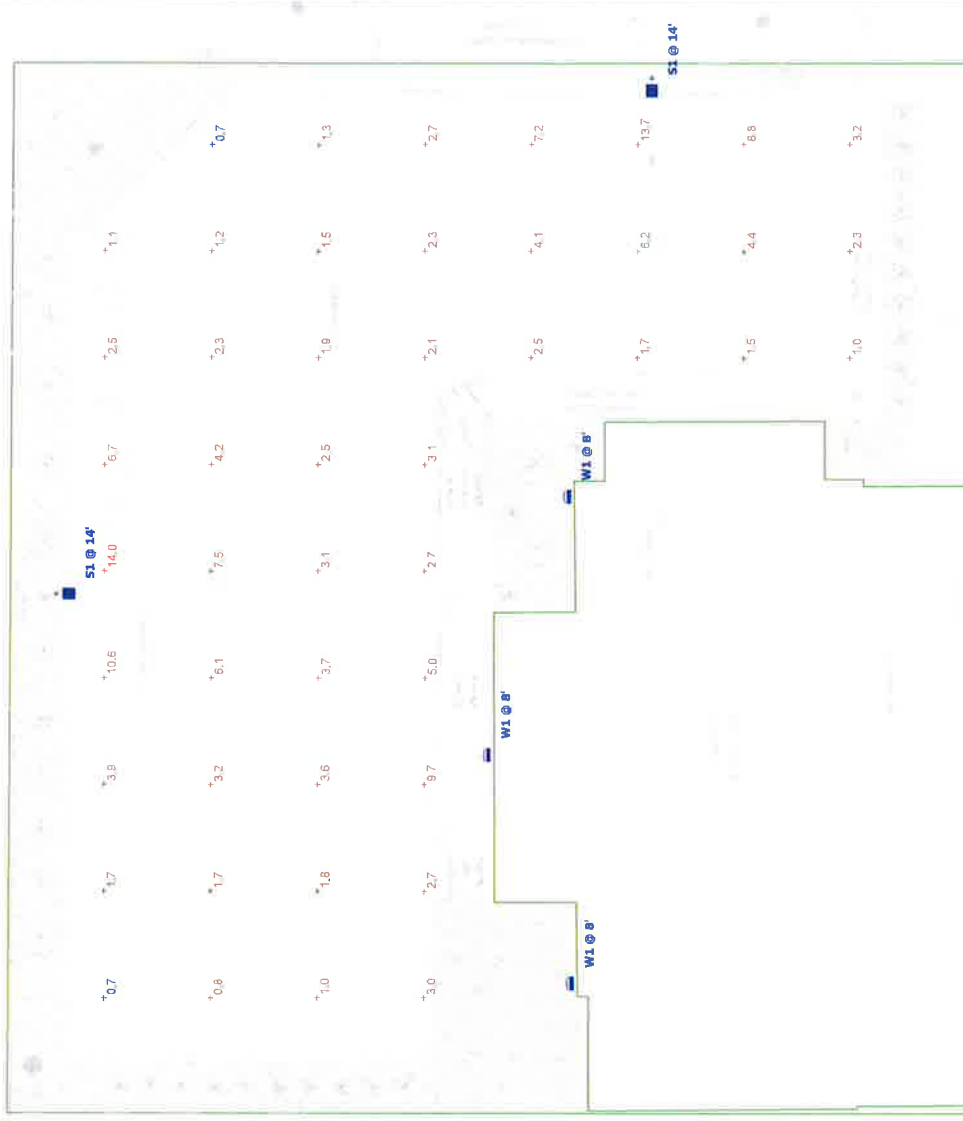


WHEATLAND CAR LOT

Schedule		Description		Quantity		Unit		Material		Notes	
1	S1	1827-20-11502-20-12	NEW LSP/RLR	1	1	1	1	1	1	1	1
2	W1	1231-21-11502-21-12	NEW LSP/RLR	1	1	1	1	1	1	1	1

Statistics		Avg		Min		Max		Kcd/Min		Avg/Min	
Car Lot	+	3.8 fc	14.0 fc	0.7 fc	20.0:1	20.0:1	5.4:1				

Note
 + CALCULATION POINTS AT GROUND
 - MOUNTING HEIGHT NOTED ON EACH FIXTURE



Plan View
 Scale - 3/16" = 1ft

DESIGNER'S NOTE:
 THE ENGINEER/ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) ADDITIONAL. THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF ANY SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED JUDGMENT TO ESTIMATE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIR(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACCOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS.
 THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER/ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.

SAL Slim Area Light Z10

PROJECT: WHEATLAND CAR LOT

SCHEDULE: DATE:

PREPARE BY:

NOTES:

DESCRIPTION

naturaLED® Slim Area Light is constructed with a durable, die-cast aluminum housing and excellent thermal design and is the perfect lighting solution for your parking lot, street, walkway, building flood up/down light and/or as a sign lighter. It provides uniform, consistent color with a wide range of wattage selections to replace from 100W to 1500W HID fixtures. Our fixtures are DLC Premium certified and IP66 rated with four types of mounting options available: Pole Mount, Slip Fitter, Wall Mount, and Yoke Mount. Compatible integrated autonomous and photocell motion sensors are available as options to address your energy savings. Energy savings can be as much as 85% while eliminating maintenance costs in labor and lamp and ballast replacement.

APPLICATIONS

Area/ Parking, Security, Pathway, Perimeter, Wall Lighting

FEATURES

- DLC Premium
- IP66 Rated
- ETL Listed/ cETL Listed
- Selectable Wattages
- Color Temp: 3CCT (30K/40K/50K)
- Voltage: 120-277V, 277-480V
- Power Factor: >0.9
- Surge Protection: 20KV
- Dimmable: 0-10V
- CRI: 80
- Operating temperature: - 40°F~122°F (- 40°C~50°C)
- Low Voltage Output for Sensors
- Contractor Friendly Mounting Options
- Material: Aluminum Die-Cast
- Finish: Epoxy Powder Coat
- Colors: Bronze, White, Black
- 7 Year Warranty
- Optional for Purchase: Lens, Photocell, Mountings, Sensors



Rated Life 50,000 Hours
Warranty 7 Years*

ACCESSORIES

	Pole Mount Arm		Shorting Cap
	Slip Fitter		Photocell
	Yoke Mount		Lens- Type 3 or 4
	Receptacle		Pole Brackets
	Sensors		Wall Mount
	Surge Protection		Glare Shield

SAMPLE NUMBER SAL/150S/T3/8C3/BZ-Z10

SERIES	WATTAGE	TYPE	CRI/COLOR TEMP	COLOR	CONTROL READY
SAL	150S	T3	8C3	BZ	Z10
Slim Area Light	<150 Selectable Wattage	Type 3	CRI 80 Selectable Color Temp (3000, 4000, 5000K)	(BZ) Bronze (BK) Black (WH) White	Z10 Receptacle



TWX COMPACT TRADITIONAL WALL PACK

PROJECT: WHEATLAND CAR LOT

SCHEDULE: DATE:

PREPARE BY:

NOTES:

DESCRIPTION

naturaLED® TWX compact traditional wallpack comes in rugged cast-aluminum housing with excellent thermal design. DLC Premium qualified, our TWX product offers a slim & compact appearance for your wall luminaires. The slim shape maintains an aesthetic appearance to replace any building's wallpack or perimeter lighting. Ideal for outdoor applications such as carports, loading areas, driveways, parking area and pathways. Designed for wall mounting above four feet from ground. New available in Wattage Selectable and Color Temperature Selectable.



APPLICATIONS

Security, Pathway, Perimeter, Entryway, Area Lighting, and building facades

FEATURES

- DLC Premium Qualified
- IP65 Rated
- ETL, cETL Listed
- Selectable Wattages
- Color Temp: 3CCT (3000/4000/5000K)
- Voltage: 120-277V
- Input Current: 60W=0.67A, 100W=0.91A
- Power Factor >0.9
- Surge Protection: 4KV
- Beam Angle: Forward Throw
- Dimmable: 0-10V
- CRI: 80
- Operating temperature: - 40°F - 122°F
- Built In Photocell Sensor Included (Easy ON/OFF Switch)
- Material: Die Cast Aluminum
- Lens: Borosilicate Glass Lens
- Finish: Corrosion resistant powder coating
- Colors: Bronze, Black, White
- 5 Year Warranty
- Optional for Purchase: Microwave Sensor, Emergency Drivers, Remote Control

ACCESSORIES

	Microwave Sensor
	Emergency Backup Driver
	Remote Control

SAMPLE NUMBER FXTWX100SW/8CCT3/BZ-PHO

FAMILY	SERIES	WATTAGE	SELECTABLE	CRI/COLOR TEMP	FINISH COLOR	ACCESSORY
FX	TWX	100	SW	8CCT3	BZ	PHO
Fixture	Compact Traditional Wall Pack	60/80/100W	Selectable Wattage	CRI 80 3000K 4000K 5000K	Bronze BK- Black WH - White	Photocell Included



LANDSCAPE IMPROVEMENT PLANS FOR
WHEATLAND CAR LOT
WHEATLAND, CALIFORNIA

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WHEATLAND, CALIFORNIA, LOCAL ORDINANCES AND THE CALIFORNIA CIVIL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHEATLAND, CALIFORNIA, AND THE CALIFORNIA CIVIL CODE.
2. ALL UTILITIES SHALL BE LOCATED AND DEPTH NOTED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHEATLAND, CALIFORNIA, AND THE CALIFORNIA CIVIL CODE.
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SHEET INDEX

- 1.1. CONCEPT PLAN
- 1.2. PRELIMINARY PLAN
- 1.3. FINAL PLAN
- 1.4. CONSTRUCTION PLAN
- 1.5. PLANTING DETAILS

DIRECTORY

LANDSCAPE ARCHITECT
MARIO PURECO
1116 OMC CENTER BLVD, STE 204 F
WHEATLAND, CA 95692
TEL: (916) 452-3247
FAX: (916) 452-3247

LANDSCAPE ARCHITECT
CONOR WILSON
1116 OMC CENTER BLVD, STE 204 F
WHEATLAND, CA 95692
TEL: (916) 452-3247
FAX: (916) 452-3247

PROJECT SCOPE OF WORK

THE FOLLOWING PROJECT INCLUDES THE CONSTRUCTION (INSTALLATION OF) LANDSCAPING ONLY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. LANDSCAPE DESIGN
2. IRRIGATION SYSTEM
3. PLANTING

ITEMS INCLUDING PUBLIC STREETSIDE CURB CUTS, SIDEWALKS, STREET LIGHTS AND UTILITY INSTALLATIONS INCLUDING WATER, GAS AND ELECTRIC ARE NOT IN THE FOLLOWING CONTRACT AND HAVE BEEN PROVIDED BY OTHERS (NOT YET).

I HAVE COMPLIED WITH THE CRITERIA OF THE MOUNTAIN VIEW OFFICIAL LANDSCAPE DESIGN AND CONSTRUCTION MANUAL AND THE LANDSCAPE AND IRRIGATION DESIGN PLANS.



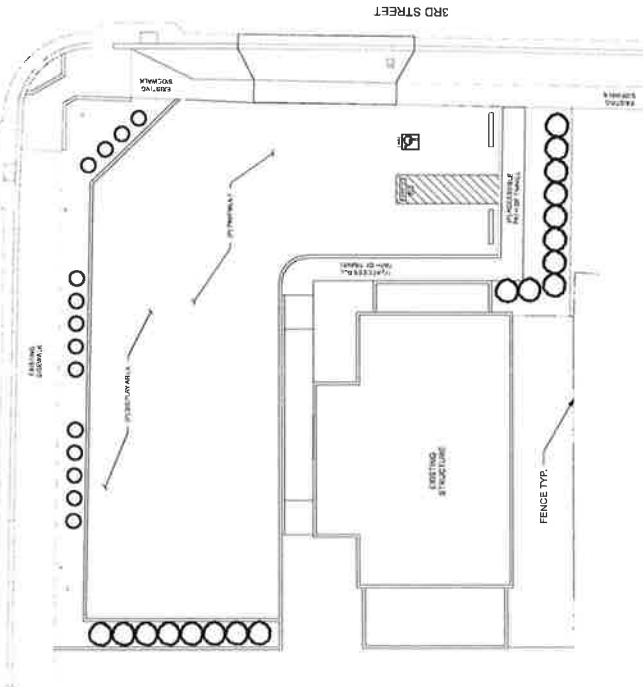
LANDSCAPE DOCUMENTATION PACKAGE

PROJECT ADDRESS: 603 3RD ST, WHEATLAND, CA 95692
PROJECT TYPE: CAR LOT
PROJECT DATE: 7/26/24
PROJECT NUMBER: 24-001
LANDSCAPE ARCHITECT: MARIO PURECO
LANDSCAPE ARCHITECT FIRM: ECONOVA LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECT LICENSE NUMBER: 102865

NEIGHBORHOOD MAP
NO. 102865



SR-65 / 3RD STREET



LANDSCAPING IMPROVEMENTS

WHEATLAND CAR LOT

**603 3RD ST.
 WEATLAND CA
 95662**

MARIO PURECO

DRAWN BY:

REVIEWED BY:

DATE:

/09/24

REVISIONS

DRAWING NUMBER: 1110 CHICKEN LICK ROAD YUBA CITY, CA 95993
 PROJECT NAME: WHEATLAND CAR LOT
 SHEET TITLE: IRRIGATION AND DRAINAGE PLAN AND LEGEND
 SHEET NUMBER: L2.1

IRRIGATION LEGEND

POINT OF LANDSCAPING

POINT OF IRRIGATION

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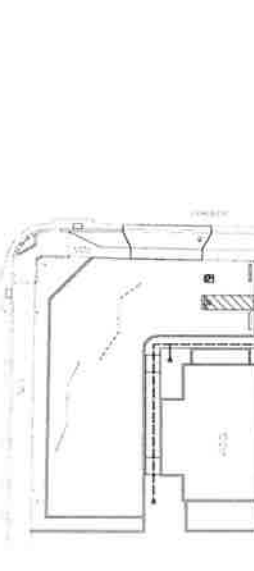
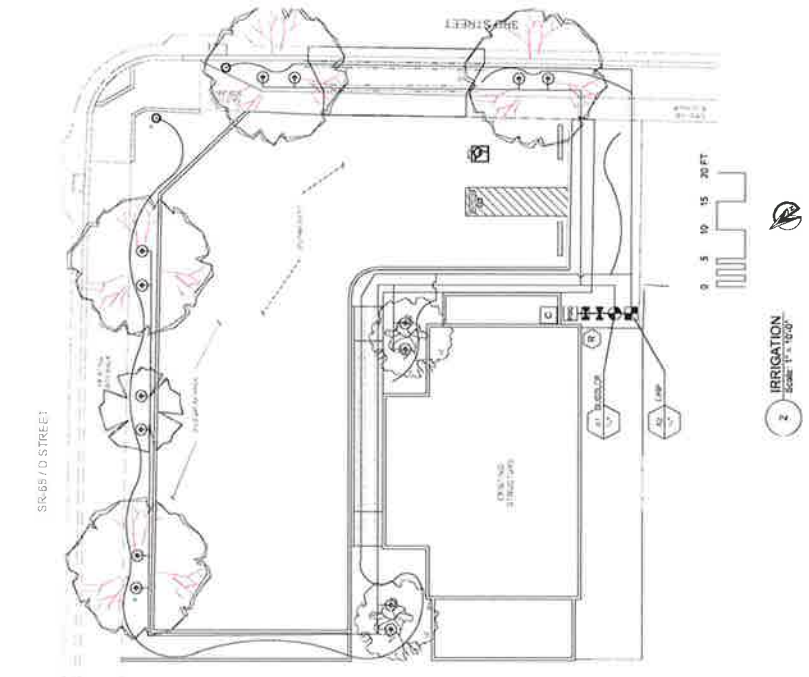
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LANDSCAPE DRAINAGE NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXISTING DRAINAGE SYSTEM AND MAKE NECESSARY ADJUSTMENTS TO THE CONTRACT DOCUMENTS TO REFLECT THE ACTUAL CONDITIONS.
2. ALL DRAINAGE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING REGULATIONS AND THE CALIFORNIA PLUMBING CODE.
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IRRIGATION NOTES

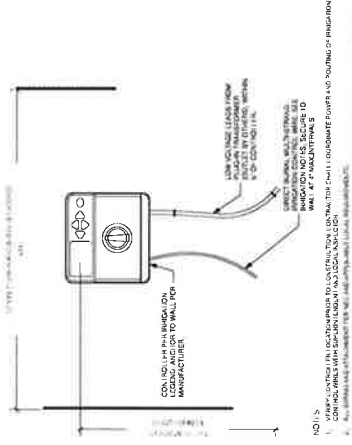
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DRAINAGE LEGEND

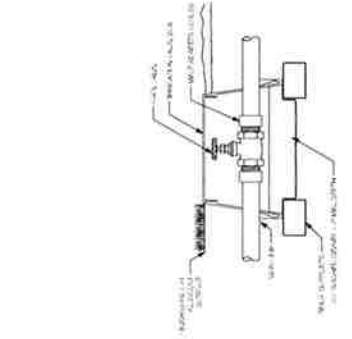
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NOTE: CONTRACTOR SHALL VERIFY THE EXISTING DRAINAGE SYSTEM AND MAKE NECESSARY ADJUSTMENTS TO THE CONTRACT DOCUMENTS TO REFLECT THE ACTUAL CONDITIONS.

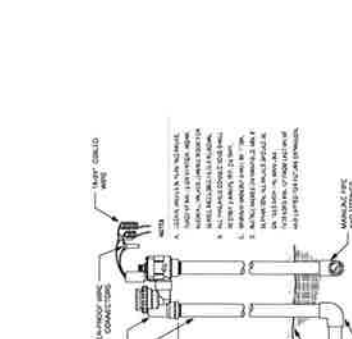
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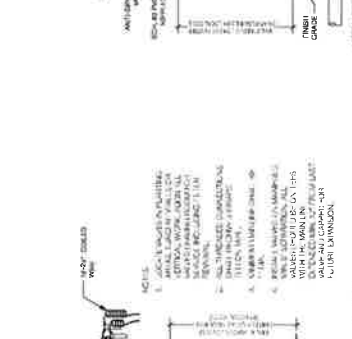
1 GATE VALVE



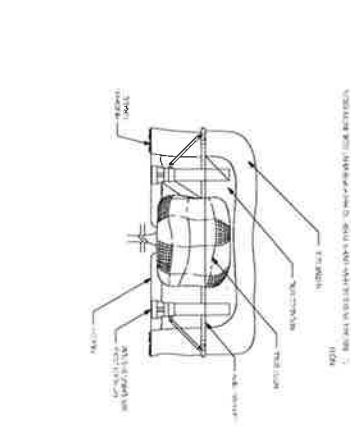
2 IRRIGATION CONTROLLER: INTERIOR WALL MOUNT



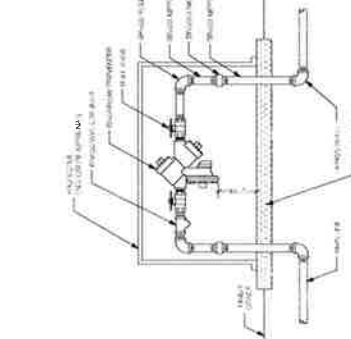
3 DRIP CONTROL ZONE KIT: ANTI-SIPHON



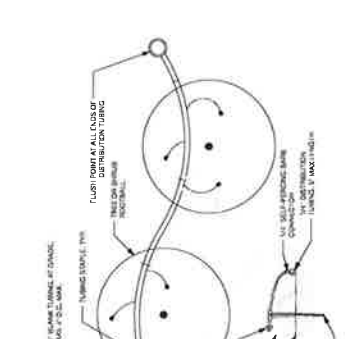
4 ANTI-SIPHON VALVE



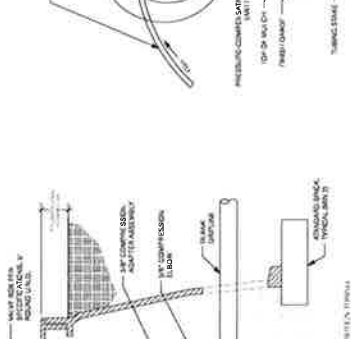
5 BACKFLOW PREVENTER



6 ROOT ZONE WATERING SYSTEM



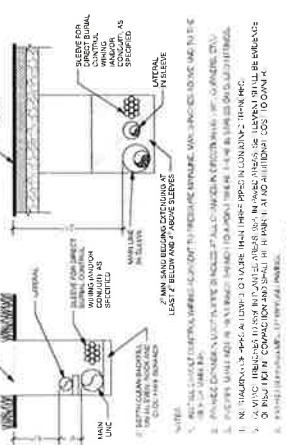
7 FLUSH VALVE WITH PPT CONNECTION: AUTOMATIC



8 DRIP EMITTER LAYOUT

WATER BUDGET CALCULATIONS

MONTH	TEMPERATURE (°F)	POTENTIAL EVAPORATION (INCHES)	POTENTIAL TRANSPIRATION (INCHES)	POTENTIAL DEFICIT (INCHES)	POTENTIAL DEFICIT (INCHES)
JAN	35	0.5	0.5	0.0	0.0
FEB	40	0.5	0.5	0.0	0.0
MAR	45	0.5	0.5	0.0	0.0
APR	50	0.5	0.5	0.0	0.0
MAY	55	0.5	0.5	0.0	0.0
JUN	60	0.5	0.5	0.0	0.0
JUL	65	0.5	0.5	0.0	0.0
AUG	70	0.5	0.5	0.0	0.0
SEP	75	0.5	0.5	0.0	0.0
OCT	70	0.5	0.5	0.0	0.0
NOV	65	0.5	0.5	0.0	0.0
DEC	60	0.5	0.5	0.0	0.0



DRIP EMITTER SCHEDULE

CONTROLLER	EMITTERS	EMITTER FLOW	REMARKS
1	1.0 GPH	1.0 GPH	1.0 GPH
2	1.0 GPH	1.0 GPH	1.0 GPH
3	1.0 GPH	1.0 GPH	1.0 GPH
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CONTROLLER SCHEDULE

PLANT ESTABLISHMENT	PLANT POST ESTABLISHMENT																																								
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IRRIGATION TRENCHING

SECTION	EMITTERS	EMITTER FLOW	REMARKS
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2	1.0 GPH	1.0 GPH	1.0 GPH
3	1.0 GPH	1.0 GPH	1.0 GPH
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**LANDSCAPING
 IMPROVEMENTS**

**WHEATLAND
 CAR LOT**

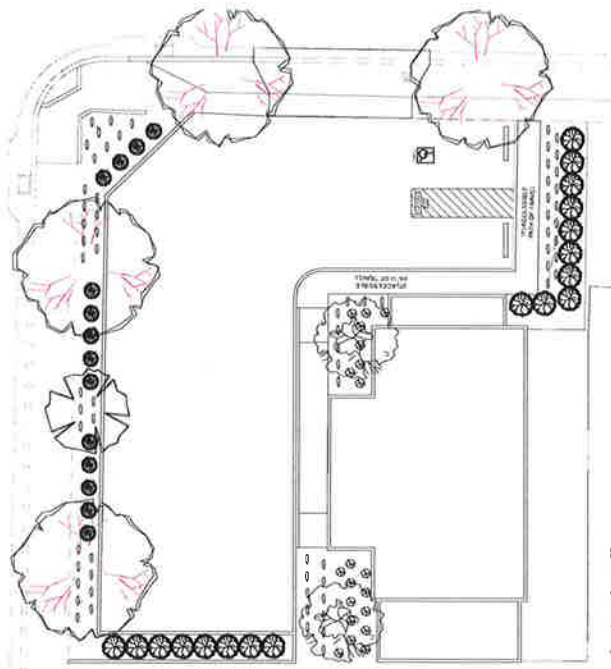
**603 3RD ST.
 WHEATLAND CA
 95692**

MARIO PURECO

DRAWN BY:
 JF
 REVIEWED BY:
 DATE:
 /09/24
 REVISIONS:

PLANT LEGEND TYPICAL INLINE

SYMBOL	QTY	LATIN NAME	SIZE	CATEGORY
	4	Platanus 'Golden Dancer'	1 1/2 CA	Tree
	4	Agave commersonii 'Nectar'	1 1/2 CA	Shrub
	7	Chamaelirium 'Lily of the Desert'	1 1/2 CA	Shrub
	14	Yucca elata 'Mojave Desert Yucca'	1 1/2 CA	Shrub
	20	Juniperus horizontalis 'Blue Star'	1 1/2 CA	Shrub
	18	Yucca elata 'Mojave Desert Yucca'	1 1/2 CA	Shrub
	18	Yucca elata 'Mojave Desert Yucca'	1 1/2 CA	Shrub



PLANTING NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING CODE AND THE CALIFORNIA PLANTING CODE COMMENTARIES.
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TREE PLANTING NOTES

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GENERAL DRAWING REVISIONS

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**PLANTING PLAN
 LEGEND AND NOTES**

SHEET NUMBER

L3.1



**WHEATLAND PLANNING COMMISSION
RESOLUTION NO. 2024-02**

**RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF WHEATLAND APPROVING THE SITE PLAN AND DESIGN REVIEW FOR A
AUTO SALES BUSINESS LOCATED AT 603 THIRD STREET
(APNs 015-304-016-000 and 015-304-017-000)**

WHEREAS, on January 19, 2023, the applicant, La Bodega Motors, LLC, submitted an application for Site Plan and Design Review for the operation of an auto sales business located at 603 Main Street (APNs 015-304-016-000 and 015-304-017-000); and,

WHEREAS, the proposed project requires Site Plan and Design Review approval, in accordance with Title 18, Chapter 18.67 of the Wheatland Municipal Code; and

WHEREAS, the proposed project is exempt from the provisions of California Environmental Quality Act (CEQA), per CEQA Guidelines Class 15, Section number 15332 (Infill Development) of the CEQA Guidelines. This project qualifies for this exemption because it is consistent with the General Plan and zoning regulations, the site is no more than five acres and is surrounded by urban uses, and the project would not result in any significant effects related to traffic, noise, air quality, or water quality, and the site can be served by all required utilities and public services;

WHEREAS the Wheatland Planning Commission duly gave notice of public hearing as required by law and on July 16, 2024 duly held a public hearing, received and considered evidence, both oral and documentary, approving Site Plan and Design Review.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Wheatland does hereby APPROVE the Site Plan and Design Review for an auto sales business located at 603 Third Street (APNs 015-304-016-000 and 015-304-017-000) subject to the following conditions:

Conditions of Approval

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.

Attachment 2

3. All required easements or rights-of-way for improvements shall be obtained by the developer at no cost to the City. Advance permission shall be obtained from all pertinent property owners and easement holders, if applicable, for any work done within such property or easements.
4. The use of construction equipment shall be restricted to weekdays between the hours of 7:00 AM and 6:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
5. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the Feather River Air Quality Management District.
6. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
7. Any expansion of this use or substantial modification that results in a change of use shall require additional review by the Community Development Director in accordance with Wheatland Municipal Code
8. The project and all proposed improvements shall comply with the City of Wheatland Municipal Code and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.
9. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and peak commute-hour traffic shall not be impeded by construction related activity. Drawings of improvements in the public right-of-way shall be included with the encroachment permit application.
10. All access driveways and sidewalks shall be constructed to current ADA and City Standards, subject to review and approval by the City Engineer.
11. All cracked, broken or damaged concrete curb, gutter, and sidewalk in the public right-of-way along the project frontage shall be removed and replaced as required by the City Engineer.
12. All buildings, parking and access shall meet ADA/Title 24 requirements as determined by the Chief Building Official.
13. The existing water meter box and lid in the proposed driveway area shall be replaced with a traffic rated meter box and lid, or the service shall be relocated outside of the driveway with new meter box and lid.
14. Parking spaces shall be constructed pursuant to Chapter 18.63 of the Wheatland Municipal Code, subject to review and approval by the City Engineer.

Attachment 2

15. Prior to building permit approval, provide a Landscape Plan identifying all proposed landscaping. Parkway landscape tree and planting materials shall be in accordance with City of Wheatland Standards and approved by Planning. Landscape shall show immediate results and be permanently maintained in good condition.
16. All proposed trees and landscaping shall be in compliance with the adopted City of Wheatland Recommended Street Tree List, subject to review and approval by the Community Development Director.
17. Maintenance of all landscaping and irrigation within the public right-of-way shall be the responsibility of the applicant.
18. Provide a red curb on the Third Street property frontage from the crosswalk stripe to the driveway, subject to review and approval by the City Engineer.
19. The auto sales business shall be by "appointment only".
20. All lighting shall be consistent with the approved lighting plans and shall be turned off by 10:00 PM.
21. The applicant shall provide a six-foot tall good neighbor wood fence to screen the proposed use from the neighboring residence on Third Street.
22. Signs were not reviewed as part of the approval of the proposed project. A sign permit shall be required for the installation of any new signs and shall be subject to approval by the Planning Department staff before the issuance of the sign permit and shall be in compliance with sign code.
23. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.
24. The Site Plan and Design Review approval shall expire two years from the date of approval (expires July 16, 2026) and shall become null and void in accordance with the Wheatland Municipal Code, unless the use has been established.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City of Wheatland Planning Commission, at a regular meeting thereof, held on the 16th day of July, 2024 by the following vote:

AYES:

NOES:
ABSTAIN:
ABSENT:

APPROVED:

Planning Commission Chairperson

ATTEST:

City Clerk