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**CITY OF WHEATLAND AGENDA
FOR THE REGULAR
PLANNING COMMISSION MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
APRIL 4, 2023, 6:00 P.M.**

Planning Commission meetings will be held in-person and no longer available via ZOOM

(Please keep cell phones turned off during the meeting)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761 or (530) 633-9102 (fax). Requests must be made as early as possible and at least one-full business day before the start of the meeting.

1.0 OPENING MATTERS

- 1.1 Call to Order and Roll Call**
- 1.2 Pledge of Allegiance to the Flag**

2.0 PUBLIC COMMENT

At this time, the public is permitted to address the Planning Commission on non-agendized items. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Planning Commission may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future Planning Commission agenda. The exceptions under which the Planning Commission MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

3.0 CONSENT CALENDAR

- 3.1 Approve minutes from the March 7, 2023, regular Planning Commission meeting.**

4.0 PUBLIC HEARING

- 4.1 Consideration to recommend City Council approval of the Pottery World/Avoca Orchards Annexation Project (Tim Raney, Community Development Director)**

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Staff Recommendation:

Staff recommends that the Wheatland Planning Commission hold the public hearing on the proposed Pottery World/Avoca Orchards Annexation Project, and upon close of the public hearing:

- Adopt a Resolution recommending City Council approve the Pottery World/Avoca Orchards Project Initial Study/Mitigated Negative Declaration (IS/MND), the Pottery World/Avoca Orchards Project Mitigation Monitoring Program (MMP), and Errata Sheet (see Attachment 2);
- Adopt a Resolution recommending City Council approve the annexation of 140 acres into the City of Wheatland (see Attachment 3);
- Adopt a Resolution recommending City Council approve the General Plan Map Amendment for the 30-acre Pottery World project site from Urban Reserve (UR) to Employment (E) (see Attachment 4); and
- Adopt a Resolution recommending the City Council approve the proposed Ordinance Rezoning the 140-acre project area to Light Industrial (M-1), Residential Single-Family (R-1), and Two-Family Residential (R-2) (see Attachment 5).

5.0 REPORTS

6.0 ADJOURN