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**CITY OF WHEATLAND AGENDA  
FOR THE REGULAR  
PLANNING COMMISSION MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
SEPTEMBER 5, 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 April 4, 2023, regular Planning Commission meeting.**

**4.0 PUBLIC HEARING**

- 4.1 Consideration to approve the Tentative Map for 412 Third Street and 419 Fourth Street. (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 Tentative Parcel Map, and upon close of the public hearing, adopt the attached Resolution (see Attached 2) approving the requested Tentative Parcel Map (see Exhibit 1 to Attachment 2) located at 412 Third Street and 419 Fourth Street.

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

**Staff Recommendation:**

Staff recommends that the Wheatland Planning Commission hold the public hearing on the proposed development, and upon close of the public hearing, adopt the attached resolution approving the requested Site Plan and Design Review for the proposed auto sales business located at 603 Third Street (see Attachment 2).

**4.3 Consideration to recommend City Council approval of the 1973 State Route 65 Annexation Project.**

**Staff Recommendation:**

Staff recommends that the Wheatland Planning Commission hold the public hearing on the proposed 1973 State Route (SR) 65 Annexation Project, and upon close of the public hearing:

- Adopt a Resolution recommending City Council approve the 1973 SR 65 Project Initial Study/Mitigated Negative Declaration (IS/MND) and the 1973 SR 65 Project Mitigation Monitoring and Reporting Program (MMRP) (see Attachment 2);
- Adopt a Resolution recommending City Council approve the annexation of 1.8 acres into the City of Wheatland (see Attachment 3);
- Adopt a Resolution recommending City Council approve the General Plan Map Amendment for the 1.8-acre project site from Medium Density Residential (MDR) to Commercial (C) (see Attachment 4); and
- Adopt a Resolution recommending the City Council approve the proposed Ordinance Prezoning the 1.8-acre project area to Heavy Commercial (C-3) (see Attachment 5).

**5.0 REPORTS**

**6.0 ADJOURN**