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**CITY OF WHEATLAND AGENDA
FOR THE REGULAR
PLANNING COMMISSION MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
December 3, 2024, 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 July 16, 2024, regular Planning Commission meeting.**

4.0 PUBLIC HEARING

- 4.1 Consideration to recommend the Wheatland City Council approve a General Plan Amendment, Planned Development Rezone, Vesting Tentative Subdivision Map, and Site Plan and Design Review for the Heritage Oaks Estates East Project located west of State Route 65 and south of Main Street (Tim Raney, Community Development Director)**

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Staff recommendation:

Staff recommends that the Wheatland Planning Commission conduct a public hearing on the proposed development, and upon close of the public hearing, adopt the attached resolution recommending the Wheatland City Council take the following actions:

1. Certify the Final Environmental Impact Report (EIR), adopt the California Environmental Quality Act (CEQA) Findings of Fact and Statement of Overriding Considerations (FOF/SOCs), and adopt the Mitigation Monitoring and Reporting Program (MMRP);
2. Approve the General Plan Amendment;
3. Approve the Planned Development (PD) Rezone;
4. Approve the Vesting Tentative Subdivision Map; and Approve the Site Plan and Design Review.

5.0 REPORTS

6.0 ADJOURN