

**JANUARY 17, 2023, MINUTES  
CITY OF WHEATLAND  
REGULAR PLANNING COMMISSION MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 6:55 P.M.**

**PLANNING COMMISSIONERS PRESENT** G. Hart, D. Panteloglow, D. Pesenti. K. Thomason, W. Tinsley

**OTHER OFFICIALS PRESENT** K. Valente, Senior Planner  
L. Thomason, Secretary  
J. Johnson, Account Clerk

**PLEDGE OF ALLEGIANCE**

Planning Commissioner Vice Chair led the pledge of allegiance.

**PUBLIC COMMENT**

None.

**CONSENT**

Motion was made by Planning Commissioner D. Panteloglow, Seconded by Planning Commissioner K. Thomason to **approve minutes from the regular meeting on June 21, 2022.** Vote called – AYES: All. Motion carried.

**REGULAR CALENDAR**

1) City Clerk Lisa Thomason administered the Oath of Office to Planning Commissioners David Pesenti and Ken Thomason.

2) Planning Commission Vice Chair G. Hart nominated himself to serve as the Planning Commission Chairman. With no other nominations it was moved by Planning Commissioner K. Thomason, Seconded by Planning Commissioner W. Tinsley to **appoint G. Hart as Planning Commission Chairman.** Vote called – AYES: All. Motion carried.

Planning Commissioner D. Pesenti nominated himself to serve as the Planning Commission Vice Chair. With no other nominations it was moved by Planning Commissioner W. Tinsley, Seconded by Planning Commission Chairman G. Hart to **appoint D. Pesenti as the Planning Commission Vice Chairman.** Vote called – AYES: All. Motion carried.

Planning Commissioner W. Tinsley nominated himself to serve as the Planning Commission Secretary. With no other nominations it was moved by Planning Commissioner W. Tinsley,

Seconded by Planning Commission Vice Chair D. Pesenti to **appoint W. Tinsley as the Planning Commission Secretary**. Vote called – AYES: All. Motion carried.

## **PUBLIC HEARING**

1) Senior Planner Kevin Valente presented the staff report for consideration to approve the requested conditional use permit for the operation of a medical clinic at 114 D Street (APN 015282-017-000). The City of Wheatland has been approached by Harmony Health Medical Clinic and Family Resource Center to open a medical clinic facility located at 114 D Street. Harmony Health Medical Clinic and Family Resource Center is a Federally Qualified Health Center (FQHC), which has been in business for over 25 years. Harmony Health currently operates multiple clinics in Marysville and Yuba City and a mobile clinic, which has been offering services one day a week at the Wheatland High School. The proposed project location consist of an existing building previously occupied by Umpqua Bank. The City of Wheatland General Plan Land Use Map currently designates the site Commercial (C) and has a current zoning designation of Heavy Commercial (C-3). The Wheatland zoning code defines a medical clinic as an institution providing health services or medical or surgical care for outpatients only, and where overnight facilities are not provided. A medical clinic is permitted in the C-3 zoning district with Planning Commission approval of a use permit. The proposed medical clinic would provide primary care, internal medicine, pediatric services, medicated assisted treatment, and substance abuse disorder services. The proposed clinic would be open Monday, Tuesday, Thursday, and Friday from 8:00 AM to 7:00 PM. Services would be provided by a team made up of physicians, nurse practitioners, physician assistants, behavioral health professionals, chiropractors, acupuncturists, nurses, and support staff. The proposal medical clinic does not propose any exterior modifications to the existing building, and therefore, the project does not require Site Plan and Design Review. In addition, any proposed signage would be subject to future City review pursuant to the City's sign code. The project site currently has six existing parking spaces with one ADA parking space to serve the proposed use. Additional street parking is also available on Second Street. Staff has identified the existing available parking would be sufficient for the proposed use. City staff has prepared draft conditions of approval to ensure the safe operation of this facility. These draft conditions of approval require the proposed facility to comply with all County, State, and Federal requirements including, but not limited to, the proper handling of any biohazardous and medical waste and any and all necessary interior improvements for a medical clinic. The interior lobby and waiting area shall be constructed of adequate size to prevent any patients and/or pedestrians congregating or waiting outside the facility, and sufficient exterior lighting shall be provided subject to review and approval by the Wheatland Police Department. The draft conditions of approval for the proposed operation are included as an attachment to this staff report. The proposed project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section number 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Planning Commissioner W. Tinsley commented of employees, administering medication, number of patients per day and any plans for use of the bank vault.

Planning Commissioner D. Panteloglow commented on parking, main directive, affiliation with other medical facilities, exterior lighting and review to meet minimum standards, interior lobby, determination of hours, inviting other areas to come to Wheatland, clients in medical treatment, major clientele, senior population, birthing and prenatal care, continuing care at Wheatland High School, capacity of patients, water birthing and neonatal/perinatal care.

Planning Commission K. Thomason commented on parking on First Street next to gas station, serving only Wheatland residents, urgent care, x-ray treatment, clinic still available at the High School, local employees, how long before opening. Thomason stated it is a needed service for Wheatland.

Planning Commission Chairman G. Hart commented on concerns of limited parking, proceeds, walk-in or appointment, same draw as an urgent care. Hart stated it is a needed service for Wheatland.

Planning Commission Vice Chair D. Pesenti commented on projections of patients, treatment of minor injuries. Pesenti stated the project will be positive for Wheatland if it grows.

Representative from Harmony Health, Rachel Ferris responded to comments from the Planning Commission. Ferris explained that the clinic is a family practice to provide health care services. The clinic runs on grant funding and works on the side of prevention not intervention. There are no prescription medications kept on site and no x-ray services. Residents and people from the surrounding area can walk in or make an appointment to be seen to treat minor illness or injuries. Employees will be hired locally or from Yuba City and Marysville. Ferris added that the clinic on wheels will still be available one day a week for set hours.

Motion was made by Planning Commissioner W. Tinsley, Seconded by Planning Commission Vice Chair D. Pesenti to **adopt Resolution No. 2023-01 Approving the Conditional Use Permit for the Harmony Health Medical Clinic Project Located at 114 D Street (APN-015-282-017)**. Vote called – AYES: All. Motion carried.

## **PUBLIC COMMENT**

None.

## **REPORTS**

None.

With no other business before the Commissioners, the meeting adjourned at 6:55 p.m.

Respectfully submitted,  
Kevin Valente, Senior Planner