

**MARCH 19, 2024, MINUTES  
CITY OF WHEATLAND  
REGULAR PLANNING COMMISSION MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 6:30 P.M.**

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

**OTHER OFFICIALS PRESENT** T. Raney, Community Development Director  
D. Schilling, City Engineer  
L. Thomason, City Clerk

**PLEDGE OF ALLEGIANCE**

Planning Commissioner Chair led the pledge of allegiance.

**PUBLIC COMMENT**

None.

**CONSENT**

Motion was made by Planning Commission Vice Chair D. Pesenti, Seconded by Planning Commissioner K. Thomason to **approve minutes from the regular meeting on November 7, 2023**. Vote called – All. Motion carried.

**REGULAR CALENDAR**

1) Planning Commissioner D. Panteloglow nominated D. Pesenti to serve as Planning Commission Chair. No second. Planning Commission Vice Chair D. Pesenti motioned to **leave board members as status quo**. Seconded by Planning Commissioner K. Thomason. Vote called – AYES: All. Motion carried.

**PUBLIC COMMENT**

None.

**PUBLIC HEARING**

1) Community Development Director Tim Raney presented the staff report for consideration to recommend City Council approval of the proposed City of Wheatland Development Agreement Concerning Avoca Orchards 1 and 2. Staff have been in discussion with the landowner Avoca Wheatland, LLC to establish funding for the General Plan Update and regional drainage issues. Terms have been agreed on for a proposed Development Agreement (DA). The DA shall go to the city's Planning Commission for review prior to City Council consideration. Avoca Wheatland, LLC controls approximately 385 acres of and outside the current Wheatland city limits, which currently include active

agricultural operations. These properties are identified as Avoca Orchard 1, 2 and 3. Avoca Orchard 3 has been recently approved for rezoning and annexation by the City of Wheatland and is currently under consideration by the Yuba County Local Agency Formation Commission (LAFCo). Avoca 3 is not included in this proposed Development agreement (DA). City staff has been coordinating with the local Reclamation Districts to address the drainage issue in the western area of the City and considering possible solutions and development of a new Storm Water Detention and Pumping facility near the Bear River. Avoca 1 would be the preferred location. City staff has conducted negotiations with Avoca Wheatland, LLC to prepare the proposed DA that benefits the City and the landowner. The proposed DA states Avoca Wheatland, LLC will provide \$50,000 to the city towards the cost of preparing the new City of Wheatland Storm Water Drainage Master Plan. This proposed storm water master plan will identify the needed facilities to address the city's and the local Reclamation District's drainage concerns. A storm water master plan is a necessary component of the General Plan Update. Avoca Wheatland, LLC will dedicate up to 20 acres of Avoca Orchard 1 for regional storm water detention and pumping. Avoca Wheatland, LLC would receive credits and reimbursements equivalent to the market value of the land designated for storm water detention and pumping to be used to offset development impact fees for storm water drainage, public park fees and other city development fees. The proposed DA states the \$50,000 towards the City of Wheatland Storm Water Drainage Master Plan shall be provided to the city within 30 days of the recordation of this proposed DA. The exact location of the proposed 20 acres shall be determined by the City and Avoca Wheatland, LLC. Development is not currently proposed for the Avoca Orchards properties; however as requested by Avoca Wheatland, LLC the City of Wheatland will consider Avoca Orchard 2 as part of the City's future development potential in the upcoming General Plan Update and retain the existing land use designations.

**Public Comment** – None

**Planning Commission Comments -**

Chairman G. Hart commented on impact fee credits.

Commissioner D. Panteloglou commented on present and future value of land, why Avoca 1 and 2 are included and length of time.

Commissioner K. Thomason commented on timeline for development, reimbursement of the \$50K if land is sold, what happens if costs exceed \$50K, and timeline for study, and dedication of land.

Vice Chairman D. Pesenti commented on the \$50K (what does it do?), and the look of the detention basin when finished.

T. Raney explained the drainage issue and the applicant wants to maintain General Plan designation.

Motion was made by Vice Chair D. Pesenti, Seconded by Commissioner Thomason to **adopt Resolution No. 2024-01 Recommending City Council Adoption of the Development Plan Agreement Concerning Avoca Orchards 1 and 2**. Vote called – AYES: All. Motion carried.

**REPORTS –**

City Engineer D. Schilling reported on the SACOG 2025 Blueprint, the Wheatland Expressway Bypass and work on SR 65 at the McDevitt signal.

T. Raney reported on General Plan Workshops and the Wheatland 150-year celebration.

With no other business before the Commissioners, the meeting adjourned at 6:30 p.m.

Respectfully submitted,  
Tim Raney, Community Development Director

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