



# Regular Planning Commission Meeting Minutes

February 04, 2025, at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

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Planning Commission meetings are held in-person and are no longer available via ZOOM.

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. OPENING MATTERS

### 1.1 Call to Order and Roll Call

Planning Commission Chair Greg Hart called the meeting to order at 6:00 p.m.

### 1.2 Pledge of Allegiance to the Flag

Planning Commission Chair Greg Hart led the Pledge of Allegiance.

## 2. 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 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 Commission **MAY** discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

None

## 3. CONSENT CALENDAR

### 3.1 DRAFT - Regular Planning Commission Meeting Minutes - 12/03/24.

Motion was made to approve **minutes from the regular Planning Commission meeting on December 3, 2024.** Vote called – AYES: Motion carried.

## 4. REGULAR CALENDAR

### 4.1 Appointment of Planning Commission Chair, Vice-Chairman, and Secretary to one- year terms.

Planning Commissioner Debbie Panteloglew made the **motion to nominate Planning Commission Chair Greg Hart to serve as the Planning Commission Chair, Seconded by Planning Commissioner Ken Thomason.** With no other nominations, vote called - AYES: All. Motion carried.

Planning Commissioner Ken Thomason made the **motion to nominate Planning Commissioner David Pesenti to serve as Planning Commission Vice Chair, Seconded by Planning Commission Chair Greg Hart.** With no other nominations, vote called - AYES: All. Motion carried.

## **5. PUBLIC HEARING**

**\*\*Planning Commission Vice Chair David Pesenti** recused himself from the remainder of the meeting stating he has a conflict of interest on this agenda item.

Kevin Valente, AICP Senior Planner presented a PowerPoint presentation for Planning Commissioners and audience members. The presentation included information on the Heritage Oaks Estates East project related to the project location including size and zoning information, project background related to the Environmental Impact Report (EIR) and Initial Study, the proposed project residential villages, single family lots, lot sizes and acres dedicated to parkland. Proposed entitlements to certify the final EIR, General Plan Map Amendment, Planned Development (PD) Amendment and Vesting Tentative Subdivision Map. Site Plan and Design Review, CEQA Review and staff recommendation.

### **Planning Commissioner Comments:**

Planning Commissioner D. Panteloglew commented on the park area and shrubbery around the detention basin with concerns of rain and children in the area. Exhibit C of the staff report refers to Bear Creek, it should be Bear River. Exhibit E needs to be enforced to make sure the work site is cleaned up. Panteloglew questioned if the proposed project will be in a flood zone and if it be a Mello Roos community. City Engineer Dane Schilling explained the project is elevated and not in a flood zone. Panteloglew stated the Wheatland area has affordable housing and questioned how building fees are calculated. Community Development Director Tim Raney responded that building fees are based on a formula.

Phil Rodriguez from Lewis Homes stated he approves the quality of homes and plans in the proposed project. Rodriguez also stated the proposed project will have Mello Roos.

Planning Commissioner Ken Thomason questioned when development of the proposed project will begin. P. Rodriguez answered, within a year, with a final build-out projection of five years. K. Thomason questioned when there will be a Caltrans meeting to discuss the traffic light installation. Rodriguez responded that the traffic light will be operating on day one.

Planning Commission Chair Greg Hart commented on the detention basins and mitigation for safety. Phil Rodriguez answered yes, a plan will be developed for safety measures related to the detention basins. T. Raney added this will be added to the Conditions of Approval for the Project.

### **Public Comment**

Dean Webb commented on lot sizes and raising standards in Wheatland to require bigger lot sizes of 6000 square feet. Webb stated he does not approve of the project. Planning Commission Chair responded that larger lots need larger houses and have large price tags.

Community Development Director Tim Raney explained the City has a 1991 Zoning Code and the Planned Development has separate zoning guidelines. Raney stated that in 2002 the City adopted smaller lot sizes only specific to proposed projects.

Planning Commissioner D. Panteloglow questioned if subdivisions since 1991 are required to have 6000 square foot lots.

Phil Rodriguez explained the street in the proposed project from Highway 65 to Bishop's Pumpkin Farm will be built within the first two phases of the subdivision. Rodriguez commented on the proposed map, the prior map and price point range. Rodriguez also stated that the proposed project is not diminishing any standards in the City.

Rick Bogdanoff commented on lot sizes in the 1960's.

City Engineer commented on the Regional Sewer Project will be funded by a loan and repaid by consumers of new homes.

Greg Rose commented on the price point of new homes in the proposed project. P. Rodriguez responded to below \$500K.

Planning Commissioner Debbie Panteloglow made the motion, Seconded by Planning Commission Ken Thomason to **approve Resolution No. 2025-01 for consideration to recommend the Wheatland City Council approve a General Plan Amendment, Planned Development Rezone, Vesting Tentative 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. The motion included an additional Condition of Approval for a plan to be developed for safety measures related to the detention basins.** Vote called – AYES: All. Motion carried.

## 6. REPORTS

City Engineer D. Schilling reported on the Caltrans meeting for discussion of improvements at the intersection of Highway 65 and Dairy Road.

Community Development Director reported that two new council members have been appointed to the General Plan Ad Hoc Committee.

## 7. With no other business before the Planning Commission, the meeting adjourned at 7:23 p.m.

Respectfully submitted,  
Kevin Valente, AICP  
Senior Planner