

**DECEMBER 03, 2024, MINUTES  
CITY OF WHEATLAND  
REGULAR PLANNING COMMISSION MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 7:03 P.M.**

**PLANNING COMMISSIONERS PRESENT**

G. Hart, D. Pesenti, W. Tinsley  
K. Thomason. ABSENT – D. Panteloglow

**OTHER OFFICIALS PRESENT**

T. Raney, Community Development Director  
K. Valente, AICP  
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 Commissioner W. Tinsley, Seconded by Planning Commissioner K. Thomason to **approve minutes from the regular meeting on July 16, 2024**. Vote called – AYES: All. Motion carried.

*Planning Commission Vice Chair D. Pesenti and Planning Commissioner W. Tinsley recused themselves for the remainder of the meeting stating they both have a conflict of interest with the proposed project for the public hearing item.*

**PUBLIC HEARING**

1) Community Development Director, Tim Raney introduced discussion of the proposed project for the Heritage Oaks Estates East Project. Senior Planner K. Valente presented the staff report for 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. The proposed project would include up to 685 single-family residences, community parks landscape corridor, open space, internal roadway system and landscaping and utilities improvements. The proposed project would require City approval of a General Plan Amendment, PD Rezone with an associate General Development Plan, Vesting Tentative Subdivision Map, and Site Plan and Design Review. An EIR was prepared for the proposed project in accordance with CEQA. Significant and unavoidable impacts that would persist even with mitigation measures are described in detail in the project EIR related to Air Quality and Greenhouse Gas Emissions. Base on information in the staff report and the Findings of Fact in the proposed resolution and subject to conditions of approval, staff recommends that the Wheatland Planning Commission

consider adopting the resolution recommending the Wheatland City Council take action to certify the final EIR, adopt the CEQA FOFs/SCOs, and adopt the MMRP, approve the General Plan Amendment, approve the PD Rezone, approve the Vesting Tentative Subdivision Map and approve the Site Plan and Design Review.

Project applicant Phil Rodriguez from Lewis Homes was available with information on the proposed project for Planning Commissioners and audience members.

At this time, it was determined to proceed with the public hearing with only two Planning Commissioners present and hear public comment.

#### **Planning Commissioner comments –**

Planning Commission Chair G. Hart commented of masonry walls, fencing, school districts, design, and construction of a sewer/lift station, well site, water storage and existing baseball fields. Hart also requested comments from Fire Chief Art Paquette.

Planning Commissioner K. Thomason commented on single story homes, highway 65 stop lights, construction traffic, parks, and schools.

#### **Public Comment –**

Property owner of the Heritage Oaks Estates West property Steve DeValentine commented on Malone Ave.

Henry Gilbert commented on security issues and zoning.

Chris Walsh commented on property along Highway 65, lights, traffic control and school districts.

Phil Rodriguez commented on inter district transfers of school students.

Tina Garcia commented on smaller lots, recreation for children and the community pool.

City Manager Bill Zenoni commented on pool funds.

Motion was made by Planning Commission Chair, G. Hart, Seconded by Planning Commissioner K. Thomason to adopt Resolution No. 2024-04 Recommending the Wheatland City Council 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); General Plan Amendment; Planned Development (PD) Rezoned; Vesting Tentative Subdivision Map; and Site Plan and Design Review. Vote called – AYES: Hart, Thomason. With no other Planning Commissioners present during the vote: Motion failed.

#### **REPORTS**

Planning Commission Chair G. Hart reported on the traffic signal at McDevitt.

With no other business before the Commissioners, the meeting adjourned at 7:03 p.m.

Respectfully submitted,

Kevin Valente, Senior Planner

DRAFT