

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Wheatland will hold a meeting on **Tuesday, June 21, 2016** at the Wheatland Community Center, 111 C Street, Wheatland, California to consider the following request. The Planning Commission meeting is scheduled to begin at 6:00 p.m.

Discussion and consideration of the following item:

- **Consideration for approval of the Bear River Walnut Huller and Dryer Building Conditional Use Permit.** The applicant is proposing an 18,480-square-foot, pre-engineered metal building to house a new walnut huller and dryer for the private use of Bear River Walnut Ranch located at 2071 Spenceville Road, identified as Yuba County Assessor Parcel Number (APN) 015-360-052, in the City of Wheatland. The project site is currently in agriculture production with walnut orchards and winter wheat crops.

The City has determined that the project would be exempt from environmental review, according to CEQA Guidelines (Section 15311, *Accessory Structures*), given that the proposed walnut huller and dryer is a minor structure accessory to the existing agricultural use.

Information on the proposed discussion items is available for review at Wheatland City Hall, located at 111 C Street, Monday through Friday from 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m.

All Interested Persons are invited to attend the public hearing and present written and/or oral comments on the approval associated with the proposed development agreement amendment. If you challenge the approval of the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing (Government Code Section 65009).

The City of Wheatland does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public meeting is fully accessible to mobility-impaired individuals. In compliance with the Americans with Disabilities Act, the City of Wheatland encourages those with disabilities to participate fully in the public hearing process. If you have special needs, in order to allow you to attend or participate in this public hearing process, please contact the City Clerk well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

Any person interested in any agenda item may contact the City Clerk prior to the meeting date for further information. If you have any questions regarding the items, please contact Tim Raney at (916) 372-6100 or at timraney@raneymanagement.com.

Date: June 7, 2016

For publication by June 10, 2016

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