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**CITY OF WHEATLAND
AGENDA FOR THE
REGULAR PLANNING
COMMISSION MEETING
May 16, 2017 6:00 P.M.
Wheatland Community Center
101 C Street, Wheatland, CA**

(Please keep cell phones turned off during the meeting)

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.

1.0 OPENING MATTERS

- 1.1 Call to Order and Roll Call**
- 1.2 Pledge of Allegiance to the Flag**

2.0 PUBLIC COMMENTS

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 take action on items not appearing on the agenda are contained in Government Code §54954.2(b)(1)(2)(3).

Election of Planning Commission Chairman, Vice-Chairman, and Secretary to one year terms.

Staff Recommendation:

As per Municipal Code requirements, conduct elections of Commission Officers.

3.0 PUBLIC HEARING

- 3.1 Consideration to recommend City Council approval of a proposed Development Agreement amendment for the Heritage Oaks Estates-West Subdivision project between the City of Wheatland and DeValentine Family Partnership, a general partnership. (Raney)**

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the front Counter at City Hall located at 111 C Street, Wheatland, CA during normal business hours.

Staff Recommendation:

- Staff requests that the Planning Commission recommend Wheatland City Council approval of the amendment to the Development Agreement for the Heritage Oaks Estates – West Subdivision project. The Development Agreement was originally executed between the City of Wheatland and DeValentine Family Partnership, a general partnership in 2007.

3.2 Recommend City Council adoption of the City of Wheatland 2013-2021 Housing Element Update Initial Study/Mitigated Negative Declaration and approval of the City of Wheatland 2013-2021 Housing Element Update. (Raney)

Staff Recommendation:

- Staff requests that the Planning Commission recommend that the Wheatland City Council adopt the City of Wheatland 2013-2021 Housing Element Update Initial Study/Mitigated Negative Declaration, and approve the City of Wheatland 2013-2021 Housing Element Update.

4.0 REPORTS

5.0 ADJOURN