

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHEATLAND
AMENDING THE HERITAGE OAKS ESTATES PLANNED DEVELOPMENT
COMBINING DISTRICT**

The City Council of the City of Wheatland does ordain as follows:

SECTION 1: Purpose and Authority. The purpose of this ordinance is to amend the City's zoning map in the Heritage Oaks Estates East Planned Development (PD) by incorporating the land plan and development standards allocated to the Heritage Oaks Estates East PD in the Heritage Oaks Estates East General Development Plan. This ordinance is adopted pursuant to Government Code sections 65853-65857, Wheatland Municipal Code chapter 18.85, and other applicable law.

SECTION 2: Findings. The City Council hereby finds and determines as follows:

- A. The Wheatland Planning Commission has conducted a duly noticed public hearing on December 3, 2024, in accordance with the law, and recommends that the City Council amend the City's zoning map in the Heritage Oaks Estates East PD by incorporating the land plan and development standards allocated to the Heritage Oaks Estates East PD in the Heritage Oaks Estates East General Development Plan.
- B. The City Council has conducted a duly noticed public hearing in accordance with the law, and now desires to approve the amendment of the Heritage Oaks Estates East PD zoning map.
- C. The City Council has evaluated the amendment of the Heritage Oaks Estates East PD zoning map and the City's General Plan and has determined that the amendment of the Heritage Oaks Estates East PD is consistent with the General Plan.
- D. The City Council has determined that, pursuant to the California Environmental Quality Act, and after full consideration of the administrative record, including the Environmental Impact Report, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations prepared for the project, that there is no substantial evidence that these changes to the previously approved project will have a significant effect on the environment.

SECTION 3: Approval of Amendment. The City Council hereby approves the land plan and development standards allocated to the Heritage Oaks Estates East PD in the Heritage Oaks Estates East General Development Plan, attached as Exhibit A.

SECTION 4: Effective Date. This ordinance shall take effect 30 days after its final passage.

SECTION 5: Posting. Within 15 days from the date of passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City.

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I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Wheatland, held on the _____ of _____, 2025, and passed and adopted at a regular meeting thereof, held on the _____ of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor of the City of Wheatland

ATTEST:

City Clerk of the City of Wheatland

Exhibit A