



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

March 26, 2024

SUBJECT: City of Wheatland General Plan Annual Progress Report for 2023.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff recommends that the City Council receive and file the General Plan Annual Progress Report and provide direction to staff to submit the Annual Progress Report to the State.

Background

All cities and counties in California are required to prepare a long-term comprehensive plan, known as a General Plan, to cover a wide range of issues to guide future growth. General Plans are required to have the following components or Elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice. Pursuant to Government Code (GC) §65400. California requires an annual report on the status of the General Plan and progress in its implementation. Part of the State's requirement is the presentation of the report to the local legislature, which is the Wheatland City Council.

Discussion

The attached Annual Progress Report Memo provides an overview to the California Office of Planning and Research summarizing the progress the City of Wheatland has made in implementing the programs contained within the General Plan in order to achieve the adopted Goals and Policies.

Overall, the City of Wheatland has made great progress towards reaching its goals related to Land Use and Community Character, Transportation and Circulation, Economic Development, Housing, Public facilities and Services, Recreational, Education, and Community Services, Historic Preservation, Environmental Resources, and Health and Safety.

It should be noted that the City of Wheatland has begun preparing the General Plan Update. A general plan consultant has been selected and the community stakeholder meetings have been completed. A review of the existing General Plan is underway and the public workshop meetings will begin in the coming weeks.

Fiscal Impact

None.

Attachment

1. City of Wheatland 2023 General Plan Annual Progress Report

TO: Office of Planning and Research

FROM: Wheatland Planning Department

CONTACT: Kevin Valente, Senior Planner
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SUBJECT: City of Wheatland General Plan Annual Progress Report Memo

DATE: March 29, 2024

The Wheatland General Plan Annual Progress Report for reporting year 2023 was received and filed by the Wheatland City Council on March 26, 2024.

The City of Wheatland's General Plan was adopted July 11, 2006 and includes goals, policies, and implementation measures for land use and community character, transportation and circulation, economic development, housing, public facilities and services, recreational, educational, and community services, historic preservation, environmental resources, and health and safety. Within each chapter of the Wheatland General Plan are implementation programs specific to that chapter that serve as measures to take in order to reach the goals outlined in the General Plan.

The City of Wheatland is currently initiating the progress of updating the City's General Plan. Currently, the required background report is being prepared, as well as a Request for Qualifications to identify a consultant to prepare the Update.

This document will provide an overview of the implementation programs contained within the Wheatland General Plan. Overall, the City of Wheatland has made great progress towards reaching its goals. Below includes an analysis of the implementation programs that have been completed since the adoption of the Wheatland General Plan.

Land Use and Community Character Implementation Measures

In regards to land use and community character, the City continues to annually review the General Plan to assure the adopted policies and programs reflect the development needs of the community (Implementation Program [IP] 1.1). The City provides a Housing Element Annual Progress Report to HCD, OPR, and SACOG on an annual basis. Since the adoption of the General Plan, the City has adopted several zoning amendments to provide consistency with the General Plan (IP 1.3). Residential and commercial development and design guidelines were published in 2017 to promote well-designed neighborhoods, open spaces, streetscapes, walking, biking, and transit use (IP 1.4).

The City was rewarded grant funding for the Safe Routes to School (SRTS) program, which consisted of roadway resurfacing, new pedestrian ramps, drainage, and sidewalk improvements. The City continues to seek permanent funding sources for ongoing street tree replacement and maintenance (IP 1.6). A Downtown Corridor Improvement Plan (DCIP) has been prepared and is intended guide the City in developing and maintaining an economically, socially, and physically-attractive Downtown (IP 1.10). The City has also established a Community Cleanup Day with help from Recology Yuba-Sutter (IP 1.7).

Although the City has made substantial progress, a few implementation programs included in the General Plan were not met. A Downtown Improvement Association has not yet been formed (IP 1.11) and a Right-To-Farm Ordinance has been prepared but not yet adopted (IP 1.12).

Transportation and Circulation

In regards to transportation and circulation, the City has formed a Joint Powers Agreement with Yuba County to form the South Yuba Transportation Improvement Authority (SYTIA). SYTIA is working to complete the proposed State Route (SR) 65 Bypass Project, consistent with the General Plan IPs 2.3 and 2.4. The SR 65 Bypass Project continues to make progress in securing funding. SYTIA conducts board meetings for the project. Thus far, a traffic impact fee has been prepared.

In 2014, the City adopted the City of Wheatland Bikeway Master Plan to ensure the provision and promotion of safe bicycle use within the City (IP 2.8).

Economic Development

The Wheatland City Manager monitors the City's economic development strategic plan, and presents the annual update to the Wheatland City Council each year (IP 3.2).

Housing

Since the adoption of the General Plan, the City has redesignated and rezoned several acres of land to consistently meet the City's RHNA (IP 4.1). The Zoning Ordinance has also since been amended to provide affordable housing density bonuses consist with State Law (IP 4.2). The City is consistent with State Laws regarding affordable housing and has approved an Ordinance amending the zoning code regarding Accessory Dwelling Units (ADU). Parking requirements for multi-family and single-family housing was also revised as a part of the ADU Ordinance. The City currently has one affordable housing project in process, and one affordable housing project in construction (IP 4.10). The City also expedites the processing of affordable housing projects, and encourages the development of self-help housing (IP 4.5 and 4.9). The General Plan and the Zoning Code has also been amended to allow up to 30 dwelling units per acre for high density residential and R-3 zoning.

The General Plan includes the implementation program to continue the annexation of Caliterra Ranch (FKA Jones Ranch), which has since been annexed and is currently being developed for residential uses (IP 4.13). The Zoning Ordinance has also since been amended to allow home child care facilities as a conditional use in R-1 zones. The City has also worked with Yuba and Sutter Counties Child Care Coordinators to ensure the Zoning Ordinance promotes child care centers as well as home child care facilities.

Public Facilities and Services

The City of Wheatland has recently adopted the 2022 Pavement Management Program, which aims to improve the conditions of public streets. This plan includes the evaluation of current conditions, and then recommend budget requirements for maintenance and rehabilitation of the City's street system. The creation of this document directly relates to Implementation program 5.4 from the General Plan – "The City shall prepare and periodically update a Pavement Management Plan." The City continues to work towards implementing this program and maintaining and rehabilitant City streets.

The City recently updated the AB 1600 Fee Study which relates to IP 5.2 - The City shall prepare, annually review, and update every five years the Infrastructure Financing Plan and IP 5.5 – The City shall prepare development dee schedules based on the Infrastructure Financing Plan.

Recreational, Educational, and Community Services

The City is currently in the process of preparing a Parks Master Plan to identify the locations of major parks and recreational facilities, specific criteria and standards for the development and maintenance of parks, recreation centers, and open space resources. The Parks Master Plan will include provisions for the development of new parks in connection with new development and the development of parks to address existing deficiencies (IP 6.1).

Historic Preservation

This City has not yet completed a historic resource inventory of all historically and architecturally significant buildings and sites in the City and surrounding planning area. The City has not yet adopted a Historic Preservation Ordinance that regulates the preservation, rehabilitation, conversion, demolition, or other changes to historic buildings and sites.

The City continues to pursue Federal and State grants for historic preservation projects involving public-private partnerships, including HOME, Community Development Block Grant (CDBG), and Transportation Enhancement Activities (TEA) grant applications, where appropriate (IP 7.3).

Environmental Resources

Since the adoption of the General Plan, the City has been monitoring any activities that may degrade the aquifers of Bear River and Dry Creek and subsequently affect City water supplies (IP

8.1). With regards to amending the City's Zoning Ordinance to assure adequate standards for watershed protection have been adopted, the City's Zoning Ordinance was last updated in 1991 with regards to standards for watershed protection (IP 8.2).

Health and Safety

In regards to health and safety, the City has implemented the General Plan IPs through the adoption of the Yuba County Local Hazard Mitigation Plan (LHMP). The LHMP evaluates and addresses the same hazards that must also be addressed in local government general plans in California (IP 9.1). Recognizing that the potential duplication of effort over evaluation of the same issues, efforts to update the Health and Safety Element should be conducted in coordination with the multi-hazard mitigation plan and to also ensure AB2140 Compliance.

Additionally, the City completed Flood Protection Master Plans for external source and internal source flooding in 2005 (IP 9.3).

Administration and Implementation

For administration and implementation, the City conducts an annual review of the General Plan, including the General Plan Policy Document and Background Report (IP 10.1 and 10.2). The City also investigates and implements, as appropriate, mechanisms to be used for funding General Plan updates (IP 10.3). The City reviews and amends, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan (IP 10.4). The City also implements the provisions of the General Plan through ongoing project review process (IP 10.5).

Conclusion

The City of Wheatland continues to review the General Plan annually, and is currently beginning the process of preparing a General Plan Update. The City of Wheatland has acquired a General Plan Update consultant, and are currently conducting stakeholder meetings and beginning the public outreach process.