



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

June 22, 2021

SUBJECT: The City of Wheatland staff requests City Council receive a presentation from staff regarding the current development projects within the City.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff requests City Council receive a presentation regarding the current development projects within the City. Council action is not required.

Discussion

Planning staff will discuss and update the Council on the following projects within the City of Wheatland as part of three discussion topics, Johnson Rancho and Hop Farm, Housing Element Related Projects, and Other Projects.

Johnson Rancho and Hop Farm Development Projects

In 2014 Wheatland annexed 4,500 acres extending the city limit line east. The area consisted of two primary land areas: The Johnson Rancho and Hop Farm. The following projects are located in the Johnson Rancho and Hop Farm properties.

Employment Zone Feasibility Study

The City of Wheatland was awarded \$100,000 from SACOG to prepare a Business Park Feasibility Study. Wheatland has very little property appropriately zoned for non-retail, job creating uses. The Business Park Feasibility Study will identify the opportunities and potential locations of an Employment Zone to provide unique employment generating uses for Wheatland residents to support the planned growth of the City. City Council received a presentation update from the consultant, Applied Development Economics (ADE) on February 9, 2021. Staff estimates Council will see the final draft Study within the next two months.

Town Center Grant Project

The City of Wheatland was awarded \$100,000 from SACOG's Community Design Funding Program to assist with the funding of necessary planning and entitlement processing to identify and support additional non-residential development along Spenceville Road. This study will

identify the opportunities for the potential location of a new town center for an expanded City of Wheatland, which could consist of business park uses including high-tech spaces, retail, and a 24-acre Civic Center to accommodate the new Police Department, Fire Department, City Hall, community park, and the expansion of other civic uses. Planning staff is currently preparing the draft Memorandum of Understanding (MOU) with SACOG that will be brought to the Council for adoption in July.

Agricultural Standards Project

The City of Wheatland currently has approximately 1,500 acres of active agricultural production land within city limits, and staff has identified a need to adopt zoning protections and standards for the preservation of agriculture. The City of Wheatland General Plan and Municipal Code currently do not include standards that regulate agricultural land and agricultural production; therefore, City staff has been working with an Ad-Hoc Committee consisting of two City Council members, two Planning Commissioners, two local agricultural producers, and a local business owner to create a Right-to-Farm Ordinance, an Agricultural Coming District Ordinance, and Citywide Goals, Objectives, and Implementation Measures. The Ad-Hoc Committee meetings have been completed and staff is currently preparing for the draft ordinances and citywide goals for Planning Commission review and City Council adoption.

South Yuba Transportation Improvement Authority

The South Yuba Transportation Improvement Authority (SYTIA) was created as a Joint Powers Authority for the purpose of providing improvements to the transportation system located in the southern portion of Yuba County, including within the Wheatland city limits. SYTIA is currently in the process of conducting financing studies to assess the planning and construction cost of the Wheatland bypass. The SYTIA board hired Dokken Engineering to prepare the Comprehensive Implementation Strategy (CIS) to provide an analysis of the south county transportation improvements. Staff estimates Council will see the final draft CIS in August.

Wheatland Regional Sewer Project

The Wheatland Regional Sewer Project includes the development of an 8-mile-long sewer pipeline that conveys Wheatland's sewage to the Olivehurst Public Utility District's (OPUD) proposed South County Wastewater Project (SCWA). The purpose of this project is to increase the City of Wheatland's Capacity for waste management in response to planned developments. The proposed project will move 1.5 million gallons per day (MGD) of Wheatland's wastewater to OPUD's SCWA. In addition, the project would construct three sewer pump stations to pump the flow of wastewater to OPUD's proposed SCWA. Planning staff is currently working with the City Engineer and preparing the environmental review document for the proposed project. Staff estimates project approval in early 2022.

Housing Element Related Projects

The following projects are related to Housing Element preparation and implementation.

Accessory Dwelling Unit Ordinance

Wheatland's 5th Cycle Housing Element Update included a Program to prepare and adopt a local Accessory Dwelling Unit Ordinance for compliance with new State law. Staff has prepared the draft Ordinance and after discussions in two public meetings, the Wheatland Planning

Commission has recommended Council adoption of the Ordinance, which is planned to go to Council on July 13, 2021.

Density Bonus Ordinance

Wheatland's 5th Cycle Housing Element Update included a Program to prepare and adopt a local Density Bonus Ordinance for compliance with State law. Staff has prepared the draft Ordinance and the Wheatland Planning Commission has recommended Council adoption of the Ordinance, which is planned to go to Council on July 13, 2021.

Site Plan and Design Review Ordinance

Chapter 18.67: Architectural Review, in the Wheatland Zoning Code currently only applies to development in commercial districts. Staff has prepared an amendment to Chapter 18.67 to also be required for residential projects with four or more units. This proposed amendment is intended to provide a staff-level site plan and design review process for permitted-by-right residential development projects. Staff plans to bring this proposed ordinance to the Wheatland Planning Commission for review in July and then to Council for adoption.

First Street Senior Housing Project

The approximately 2.0-acre vacant property located at the corner of First Street and E Street is proposed for the construction of a 32-unit senior living development with a joint use community center. City staff is currently reviewing the proposed site plan and architectural elevations. The applicant intends to use HOME funds for the development of the project. A senior housing project is a permitted-use at the proposed location. Staff is currently reviewing the proposed site plan.

Spenceville Road Family Housing Project

The approximately 9.0-acre vacant property located along Spenceville Road, east of Main Street and west of McCurry Street is proposed to include two phases of approximately 48 multi-family apartments (approximately 100 total multi-family units). A multi-family housing project is a permitted-use at the proposed location. City staff will conduct site plan and design review of the project prior to the approval of any building permits. Staff is awaiting project submittal.

6th Cycle (2021-2029) Housing Element Project

The City of Wheatland was awarded \$65,000 from the California Department of Housing and Community Development Local Early Action Planning (LEAP) Grant Program for the preparation of the City of Wheatland's 6th Cycle Housing Element. In addition, the City of Wheatland was awarded an additional \$10,000 as a part of SACOG's Regional Early Action Planning (REAP) Grant Program for the required community outreach component of the Housing Element preparation, which will begin in July 2021.

Residential Rezone Project

The City of Wheatland was awarded \$40,000 from SACOG's REAP Grant Program to assist with the costs for the necessary planning and entitlement processing to subdivide and rezone approximately 15 acres of the existing 43-acre property, formerly known as the Almond Estates Project. The approximately 15-acre portion would be rezoned from Residential Single-Family

(R-1) to include a mix of R-1 and Multi-Family Residential (R-3) in order to assist the City in meeting the 6th Cycle (2021-2029) Regional Housing Needs Plan. Planning staff is currently preparing the draft MOU with SACOG that will be brought to the Council for adoption in July.

Other Projects

The following projects are additional projects located throughout the City of Wheatland.

Caliterra Ranch

The approximately 193-acre vacant property located on the south side of Wheatland Road in western Wheatland (APNs 015-180-074-000 and 015-180-079) is proposed for the construction of 552 single-family units, 4.0 acres of commercial, and 5.0-acres of park to be developed over several phases. Final Maps and Improvement Plans have been approved for Phase I (Village I and Village II). The property owner is in current discussions with a home builder for the sale and construction of the first phase of the project.

Heritage Oaks Estates

The Development Agreements and Vesting Tentative Subdivision Maps for both the Heritage Oaks Estates East and West projects have expired.

Bishops Pumpkin Farm Expansion and Annexation

The Bishop Pumpkin Farm currently operates a 40-acre Agritourism operation in the City of Wheatland. The Bishop Pumpkin Farm has recently purchased the property formerly known as Roddan Ranch (approximately 100 acres) for future expansion opportunities. City staff has been in discussion with the Bishop Pumpkin Farm for the future annexation of the property formerly known as Roddan Ranch. Staff is awaiting annexation project submittal.

AB 1600 Fee Study

The City of Wheatland received SB 2 grant funds for the preparation of an AB 1600 Fee Study Update. The current AB 1600 fees are currently based on the City of Wheatland 2006 Background Report and General Plan, which included a number of proposed roadways, bridges, and other utility infrastructure that is not feasible today. The Fee Study Update may result in reduced development impact fees, which could encourage new development. City Engineering staff is currently working on background studies. Staff estimates Council will see the final draft Study by the end of 2021.

Fiscal Impact

None.

Attachments

None.