



# CITY OF WHEATLAND

## CITY COUNCIL MEETING STAFF REPORT

January 12, 2021

**SUBJECT:** The City of Wheatland staff requests City Council provide direction to staff to submit an application to the Sacramento Area Council of Governments (SACOG) for the 2021 Community Design Funding Program.

**PREPARED BY:** Tim Raney, Community Development Director

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### **Recommendation**

Staff requests City Council provide direction to staff to submit an application to SACOG for the 2021 Community Design Funding Program.

### **Background and Discussion**

SACOG's Community Design Funding Program for 2021 (Round 9) provides grants to local government agencies and their partners to implement the SACOG Blueprint Principles.

#### **SACOG's Blueprint Principles**

- Transportation Choice
- Compact Development
- Mixed-Use Development
- Housing Choice and Diversity
- Use of Existing Assets
- Natural Resource Conservation
- Quality Design

The City of Wheatland is eligible to apply for up to \$100,000 of non-competitive grant funds for planning related tasks.

Currently, Wheatland has very little property appropriately zoned for non-retail, job creating uses. As a result, the City of Wheatland, with previous SACOG Grant funding, is preparing a study to identify a preferred business park site(s), analyze feasibility, and determine the action steps required to achieve success in job creation throughout the entire annexation area.

To date, the Business Park Feasibility project has identified the northern Hop Farm portion of the Johnson Rancho and Hop Farm Annexation site as one of the most feasible locations to

support job-generating investment. However, when the City annexed the 4,500-acre Johnson Rancho and Hop Farm Annexation Project into the City as Planned Development (PD) with Tier 1 zoning, the PD only provided basic zoning information related to capacities of development and basic design guidelines. The PD zone requires Tier 2 zoning approval to provide the details of the approved development prior to any additional mapping.

In addition, City staff has been working with the Hop Farm land-owner to identify development opportunities and constraints on the northern portion of the Hop Farm. Staff proposes to have the northern portion of the Hop Farm develop into a new town center for an expanded City of Wheatland. This new town center could consist of business park uses including high-tech spaces, retail, and a 24-acre Civic Center to accommodate the Police Department, Fire Department, a City Hall, a community park, and for possible expansion of other civic uses.

In order to achieve the correct entitlements for the property, the City of Wheatland needs to complete a Tier 2 rezone of the northern portion of the Hop Farm and provide the detailed planning efforts to ensure quality development. Consistent with the SACOG blueprint, this refined zoning would support future development focused on the reduction of Vehicle Miles Traveled (VMT), live/work opportunities, alternate transportation modes, quality development, and space making by implementing the Blueprint Growth Principles.

Therefore, city staff is proposing to apply for the \$100,000 SACOG grant funds to cover the City's cost while completing the following tasks:

- Visioning Study identifying potential land uses, acreage, and floor area ratios (FAR);
- Develop a preliminary site plan for the preferred location;
- Preliminary water and sewer utility connections
- Prepare DRAFT Tier 2 Zoning;
- Prepare and process required CEQA analysis; and
- Adopt Tier 2 Zoning.

Upon receiving SACOG approval of the grant application (estimated April 2021), staff will bring a draft Memorandum of Understanding (MOU) between SACOG and the City for City Council's approval.

### **Fiscal Impact**

None. It should also be noted that SACOG's Community Design Funding Program no longer requires a 10 percent city match.

### **Attachments**

None.