



City of Wheatland

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PLANNING COMMISSION MEETING STAFF REPORT

Date: May 16, 2017
Agenda Item: 2

Subject: 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.

Prepared by: Tim Raney, Community Development Director

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.

Background

The following section describes the State requirements for Housing Elements, the Regional Housing Needs, and the previous Housing Element planning periods.

State Law

State Housing Element law (Government Code Section 65583) requires each local government entity to adopt a comprehensive long-term general plan for the physical development of their city or county. The Housing Element is one of the seven mandated elements composing the General Plan. State law, through the Housing Element, addresses the existing and projected housing needs within all economic segments of the State's various communities, including the City of Wheatland. The legal mandate recognizes that in order for the private sector to adequately address housing needs, local governments must adopt land use plans and other planning programs to create opportunities that do not constrain development of affordable housing. Housing policy in the State is dependent on the effective development and implementation of local general plans and particularly housing elements.

State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- e) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs.

State law requires the Housing Element to be updated every four years, twice within the eight year planning period. The City of Wheatland has not had a completed Housing Element that was certified by the State of California Department of Housing and Community Development (HCD) since 2004. The current Housing Element planning period is 2013-2021.

Regional Housing Needs Allocation

The total Regional Housing Needs Allocation (RHNA) for the 2013–2021 Housing Element planning period, as determined by the Sacramento Area Council of Governments (SACOG), is 483 units (see Table 1). Based on the average household size in the City of 2.8 persons per household and the RHNA of 483 dwellings, implementation of the 2013–2021 Housing Element has the potential to increase the City's population by approximately 1,352. However, the Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California, and would not cause development or redevelopment of specific projects within the City.

Income Level	RHNA	Percent of Total
Extremely Low	55	11.3%
Very Low	55	11.3%
Low	76	15.7%
Moderate	90	18.6%
Above Moderate	208	43.1%
Total	483	100.0%
<i>Source: SACOG.</i>		

As shown in Table 1, the SACOG RHNP allocated 483 new housing units to Wheatland for the period 2013 to 2021. Of the 483 housing units, 55 units are to be for Extremely Low income households, 55 units for Very Low income households, 76 for Low income households, 90 units for Moderate income households, and 208 for Above Moderate income households.

An important component of the Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of these sites in fulfilling the City’s share of the RHNA, as determined by SACOG. The intent of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

According to the U.S. Department of Housing and Urban Development (HUD), housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). SACOG adopted their Regional Housing Needs Plan (RHNP) on September 20, 2012, which officially assigns the allocations to cities and counties in the six-county Sacramento region. SACOG’s 2012 RHNP covers the current planning period from January 1, 2013 to October 31, 2021, and defines the lower income unit categories as follows:

- **Low-Income Unit:** is one that is affordable to a household whose combined income is at or between 50 and 80 percent of the median income.
- **Very Low-Income Unit:** is one that is affordable to a household whose combined income is at or lower than 50 percent of the median income.

The City of Wheatland 2013–2021 Housing Element Update sets forth a number of specific goals as well as policies and programs describing how the City aims to reach them. The approval of the City of Wheatland 2013–2021 Housing Element Update would enable the City to preserve, improve and develop housing for all incoming segments of the community and show how the City intends to meet the RHNA numbers assigned by SACOG.

Previous Housing Element Planning Periods

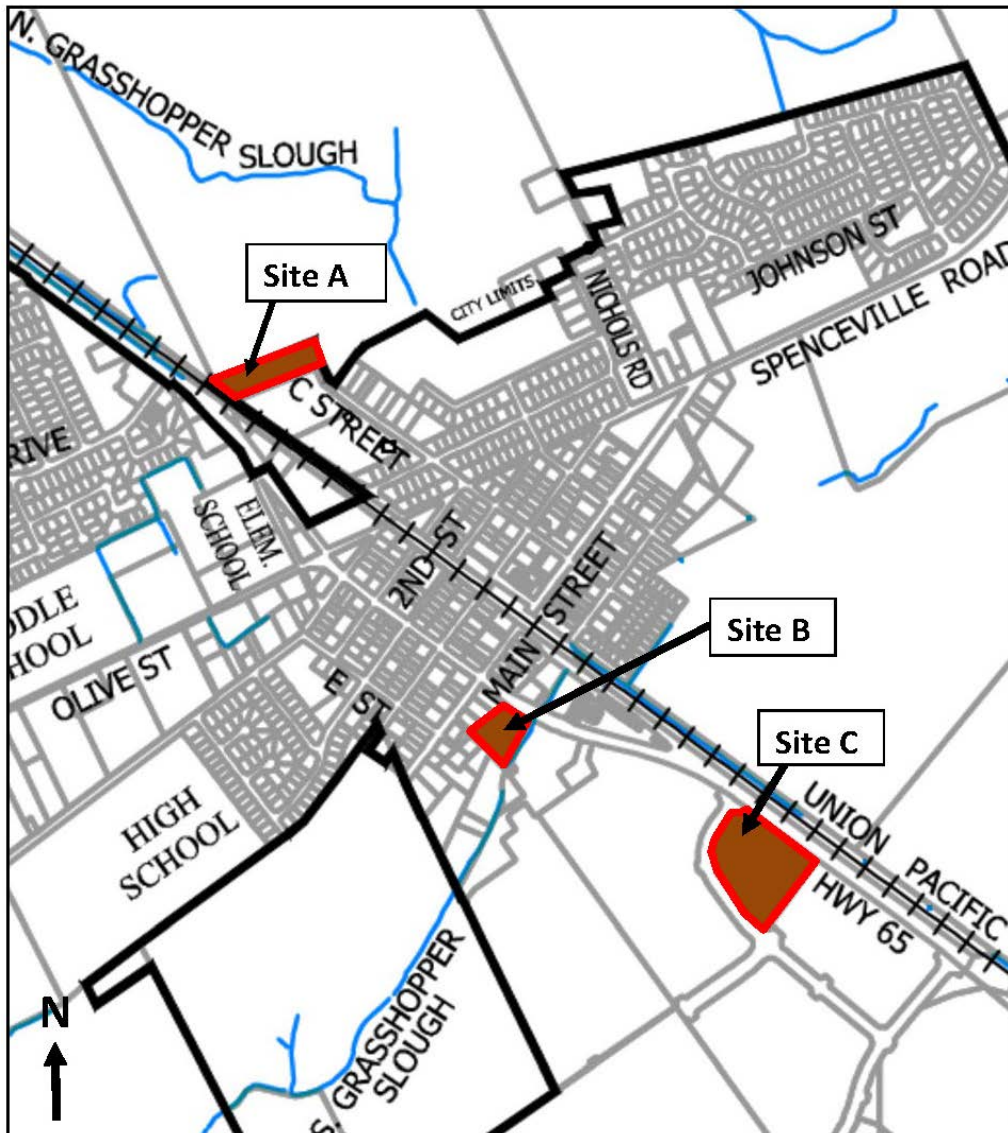
As stated above, the City of Wheatland has not had a Housing Element certified by the State since 2004. Therefore, the proposed 2013-2021 Housing Element must show how the City intends to meet the previous RHNA numbers assigned by SACOG as well. As seen in Table 2 the RHNA determined by SACOG for the 2000 to 2007, 2006 to 2013, and the 2013 to 2021 planning periods combine for a total of 826 affordable housing units.

Table 2	
City of Wheatland Regional Affordable Housing Needs Allocation	
Income Level	RHNA
2000-2007 Planning Period	
Very Low	164
Low	133
2000-2007 Affordable Housing Subtotal	297
2006-2013 Planning Period	
Very Low Income	192
Low Income	151
2006-2013 Affordable Housing Subtotal	343
2013-2021 Planning Period	
Extremely Low Income	55
Very Low Income	55
Low Income	76
2013-2021 Affordable Housing Subtotal	186
Affordable Housing Total	826
<i>Sources: SACOG.</i>	

Available City of Wheatland Multi-Family Sites

The three vacant multi-family sites within the existing Wheatland City limits are described in more detail below (see Figure 1).

Figure 1 - Available Multi-Family Sites



Site A

Site A is a 2.24-acre vacant site, identified as APN 015-500-018-000, currently zoned R-3 (Multi-family) and located at the northern end of C Street. Using a reasonable buildout density potential of 17 dwelling units per acre (du/ac), Site A could potentially provide up to 38 multi-family units. Known environmental constraints have not been identified for the site. It should be noted that the proposed City of Wheatland 2013-2021 Housing Element Update includes Programs that require the City to amend the General Plan to modify the High-Density Residential Land Use Designation to allow a density range of 8.1 du/ac to a maximum of 20

du/ac, an increase from 8.1 du/ac to a 16 du/ac, and to amend its Zoning Ordinance to allow a maximum du/ac increase from 18 du/ac to a maximum of 20 du/ac in the R-3.

Site B

Site B is a 1.85-acre vacant site, identified as APN 015-490-018-000, currently zoned R-3 and located on State Route (SR) 65 south of the SR 65 and Main Street intersection. Using a reasonable buildout density potential of 17 du/ac, Site B could potentially provide up to 32 multi-family units. Known environmental constraints have not been identified for the site.

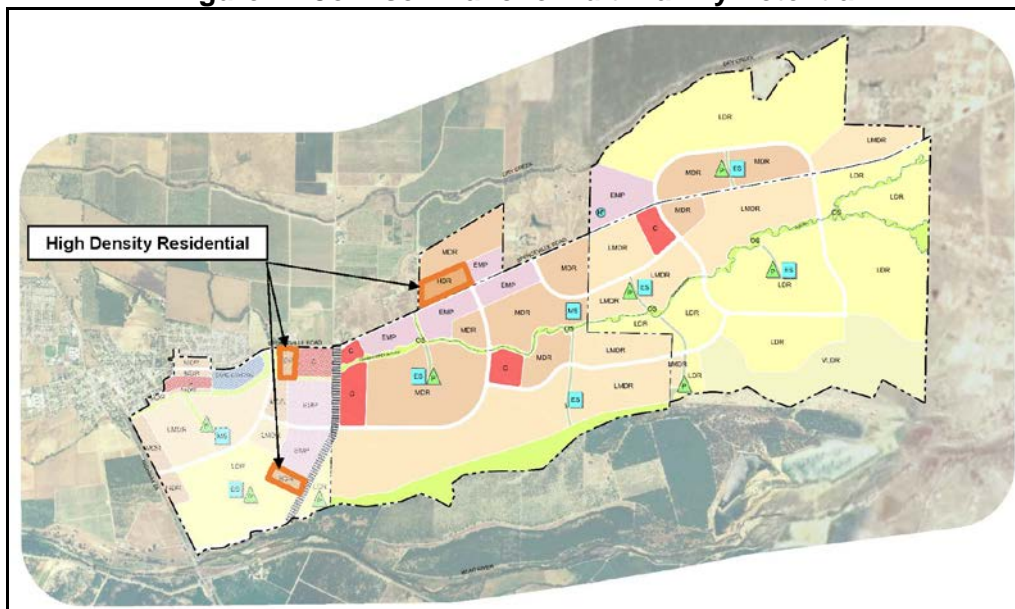
Site C

Site C is a 6.3-acre vacant multi-family site located on SR 65 near the City of Wheatland's southern boundary. Site C is a portion of the approved Heritage Oaks Estates East subdivision. Using a reasonable buildout density potential of 17 du/ac, Site C could potentially provide up to 108 multi-family units. Site C was previously analyzed as part of the Heritage Oaks Estates Project Environmental Impact Report.

Johnson Rancho Potential

On August 13, 2014, the City of Wheatland annexed 4,149.4 acres into the City of Wheatland, known as the Johnson Rancho and Hop Farm Annexation Project. The Johnson Rancho properties include approved General Plan land uses, rezoning, and Stage One design guidelines. Johnson Rancho contains 30 acres of multi-family designated lands and 500 mixed-use units (see Figure 2). Using a reasonable buildout density potential of 17 du/ac, Johnson Rancho could potentially provide up to 510 multi-family units with 500 more mixed-use units, totaling 1,010 units. Although the Johnson Rancho properties still require Stage Two Zoning, development is expected to begin during the 2013-2021 RHNP time period. The Johnson Rancho and Hop Farm Annexation Project Environmental Impact Report previously analyzed the potential environmental impacts resulting from Johnson Rancho multi-family development.

Figure 2 - Johnson Rancho Multi-Family Potential



As seen in Table 3, the City of Wheatland currently has sufficient vacant residential land to meet SACOG's affordable housing allocation for the City.

Table 3 Wheatland Affordable Housing Buildout Potential		
Site Location	Acres	Unit Potential
Site A	2.24	38
Site B	1.85	32
Site C	6.3	108
Johnson Rancho	30.0	1,010
Total	40.39	1,188
2000-2021 RHNA	-	826
Excess Potential	-	362

Document Preparation Process

The City of Wheatland held two public workshops (prior to completing the Draft Housing Element Update) on August 24, 2016 and on September 21, 2016 to solicit public input and encourage public participation in the Housing Element Update process. Notice of the workshops was sent to local stakeholders as well as posted publicly on the City of Wheatland website and in the local newspaper to ensure that a variety of residents could attend.

An Ad-Hoc Committee made up of Planning Commission and City Council members was previously developed to create the City of Wheatland Bikeway Master Plan, so this committee assisted in the preparation of the Draft Housing Element Update as well.

The first workshop on August 24th was attended by Wheatland Community Development Department staff, three Planning Commission/City Councilmembers, and one member of the public. City staff gave a brief presentation on the Housing Element requirements, the City's share of the regional housing needs, and the update process. Members of the public were asked if they had, or knew of, any housing-related needs or concerns that the City should consider in its upcoming draft Housing Element Update. This presentation was followed by an informal question and answer session about the City's housing need requirements.

The second workshop was attended by Wheatland Community Development Department staff, four Planning Commission/City Councilmembers, and seven members of the public. This workshop began with a review of the first workshop and then covered the programs, goals, and implementation measures proposed in the Draft Housing Element Update.

Key discussion points and public input from the workshops were recorded in notes prepared by staff to be considered in the drafting of the Housing Element. Attendees at the workshop were told they could fill out a written comment form in addition to providing a verbal comment at the workshop. They were also given the opportunity to provide their contact information on the sign-in sheet which included a request to receive future notices regarding the Housing Element Update process.

CEQA Review

The City prepared an IS/MND (see Attachment 1) for the City of Wheatland 2013-2021 Housing Element Update in accordance with the California Environmental Quality Act (CEQA).

The Housing Element IS/MND determined that the City of Wheatland 2013-2021 Housing Element Update would not result in a significant effect on the environment because the City's Housing Element Update is a long-range planning, policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California, and does not include any specific development proposals, nor does the project grant any entitlements for development.

Tribal Consultation

Per Assembly Bill (AB) 52 and Senate Bill (SB) 18, the City of Wheatland notified the United Auburn Indian Community of the Auburn Rancheria (UAIC) of the City of Wheatland Housing Element Update. Staff received delivery confirmation on December 16, 2016. The City of Wheatland received a response letter from the UAIC on January 26, 2017, outside of the 30-day AB 52 response period, which ended January 15, 2017, but within the 90-day SB 18 response period.

The UAIC requested copies of any archaeological reports prepared for the proposed project. Staff responded explaining the project is a city-wide policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. As such the Housing Element Update does not include associated project specific cultural resource surveys, archaeological reports, or other environmental documents. In addition, at such time the City receives any project-specific applications, the UAIC would be informed of such development, as necessary (see Attachment 5).

Comments on Initial Study/Mitigated Negative Declaration

The IS/MND was routed for public review from February 27, 2017 to March 28, 2017 and received the following comment letters.

Central Valley Regional Water Quality Control Board

The City of Wheatland received a public comment letter from the Central Valley Regional Water Quality Control Board (CVRWQCB), dated March 21, 2017 (see Attachment 3). The CVRWQCB's letter discusses stormwater and water quality regulations that any future residential development identified in the Housing Element Update would be subject to compliance.

California Department of Fish and Wildlife

City staff had personal communication with the California Department of Fish and Wildlife (CDFW). After coordination between (CDFW) and City staff, the City has incorporated additional clarification in the Biological Resources section with regards to the property identified as Site A in the City of Wheatland Housing Element Update, as described in the Errata Sheet (see Attachment 4). The revisions are for clarification purposes only and do not alter the conclusions of the IS/MND.

California Rural Legal Assistance

The City of Wheatland received a public comment letter from the California Rural Legal Assistance (CRLA), dated March 28, 2017 (see Attachment 3). The comment letter received from the CRLA requested additional clarification for State law requirements for Housing Elements related to the analysis of the 2004 City of Wheatland Housing Element, the housing needs assessment, and proposed goals, policies, and programs.

Analysis of Previous Housing Element

The CRLA comment letter received requested additional analysis addressing which individual housing programs exist as a result of the previous Housing Element and whether these programs have been effective or appropriate in attaining State housing goals.

The Draft City of Wheatland 2013–2021 Housing Element Update has been revised to include a more comprehensive review of the previous Housing Element (see Section 1.5 of the City of Wheatland 2013–2021 Housing Element Update).

Housing Needs Assessment

The CRLA comment letter received requested additional analysis of housing for all income levels. Staff has revised the Draft Housing Element Update to show single-family buildout potential (see Section 2.3.8 of the City of Wheatland 2013–2021 Housing Element Update). In addition, staff revised Program 4 in Section 4.2 of the City of Wheatland 2013–2021 Housing Element Update for more clarification to the State law requirement for at least one zone allowing emergency shelters by right.

Furthermore, the CRLA comment letter received also requested additional analysis for the projected RHNA assigned to Wheatland, the type of housing constructed since 2001, local analysis of the farmworker population, and a discussion of which impact fees could be reduced or removed to further facilitate development of affordable housing.

Regional Housing Needs Allocation

The City of Wheatland's 2004 Housing Element concluded the RHNA assigned to the City of Wheatland was too large for Wheatland to accommodate. This is not the current determination of City staff, and the Draft City of Wheatland 2013–2021 Housing Element Update identifies sufficient amount of development potential within the City for all income levels for the current planning period.

Past Housing Development

The CRLA comment letter received requested additional explanation regarding past housing development in Wheatland. Since 2001, 569 single-family homes were built in the City of Wheatland; however, 80 percent of the 569 single-family homes constructed in Wheatland since the year 2001 were built in 2002, 2003, and 2004. Residential development in the City came to a complete halt during the recession and the City has not seen a significant amount of development since.

Farmworker Housing

The CRLA comment letter received requested local analysis of the need for housing for farmworkers and the homeless population. Current data for farmworker and homeless population in the City of Wheatland is unavailable at this time. However, the City of Wheatland recognizes a farmworker population exists in the City of Wheatland, and therefore, the City intends to address the special housing needs for farmworkers by encouraging affordable housing development in the City.

Fees

The CRLA comment letter received requested the City of Wheatland include additional analysis regarding what fees may be reduced or removed, to further facilitate development of affordable housing in its jurisdiction. The City of Wheatland Development Impact Fees are based off a State Mandated AB 1600 fee study. Wheatland currently does not have the ability to reduce or remove fees; however, the City established priority for sewer rights for affordable housing project. Sewer capacity is the City of Wheatland's primary constraint for development.

Proposed Goals, Policies, and Programs

The CRLA comment letter received requested additional discussion regarding implementation of the draft goals, policies, and programs describing the process Wheatland plans to implement these goals, policies, and programs. Staff has revised the draft programs to define a more concrete timeline and implementation process.

Alternatives

The Planning Commission could choose to recommend that the City Council not adopt the City of Wheatland 2013-2021 Housing Element Update IS/MND and not approve the City of Wheatland 2013-2021 Housing Element Update and continue to have an out of compliance Housing Element, which would limit access to funding opportunities.

Conclusion

Based on the information contained in the staff report, staff recommends that the Planning Commission take the following actions:

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

Attachments

1. City of Wheatland 2013-2021 Housing Element Update IS/MND.
2. Draft City of Wheatland 2013-2021 Housing Element Update.
3. City of Wheatland 2013-2021 Housing Element Update IS/MND Comments.
4. City of Wheatland 2013-2021 Housing Element Update IS/MND Errata.
5. Tribal Consultation – United Auburn Indian Community of the Auburn Rancheria.

Initial Study / Mitigated Negative Declaration

City of Wheatland 2013-2021 Housing Element Update

Prepared for
the City of Wheatland



February 2017

Prepared by



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Appendix A Draft City of Wheatland 2013–2021 Housing Element Update

CITY OF WHEATLAND

Initial Study

BACKGROUND

1. Project Title: City of Wheatland 2013-2021 Housing Element Update
2. Lead Agency Name and Address: City of Wheatland
Community Development Department
111 C Street
Wheatland, CA 95692
3. Contact Person and Phone Number: Tim Raney
Community Development Director
(916) 372-6100
4. Project Location: Wheatland, CA
5. Project Sponsor's Name and Address: City of Wheatland
Community Development Department
111 C Street
Wheatland, CA 95692
(916) 372-6100
6. General Plan Designation: N/A
7. Existing Zoning: N/A
8. Proposed Zoning: N/A

SOURCES

The following documents are referenced information sources utilized by this analysis:

1. Beale Air Force Base. *Comprehensive Land Use Plan*. Adopted 1987, amended 1992.
2. CalRecycle. *Countywide, Regionwide, and Statewide Jurisdiction Diversion/Disposal Progress Report*. Available at: <http://www.calrecycle.ca.gov/>. Accessed on February 22, 2017.
3. City of Wheatland. *City of Wheatland Community Vision*. July 2008.
4. City of Wheatland. *City of Wheatland General Plan Draft and Final Environmental Impact Report*. July 11, 2006.
5. City of Wheatland. *General Plan Policy Document*. Adopted July 11, 2006.
6. City of Wheatland. *Housing Element Update Background Report*. January 27, 2005.
7. City of Wheatland. *Housing Element Update Policy Document*. January 27, 2005.
8. City of Wheatland. *Wheatland Bikeway Master Plan*. October 2014.
9. City of Wheatland. *Wheatland Municipal Code*. Current through July 2016.

10. Sacramento Area Council of Governments. *Regional Housing Needs Plan 2013-2021*. Adopted September 20, 2012.
11. State of California Department of Finance. *Population and Housing Estimates for Cities, Counties, and the State*. Available at: <http://www.dof.ca.gov/>. Accessed on February 22, 2017.
12. Yuba County. *Yuba County 2030 General Plan*. Adopted June 7, 2011.

INTRODUCTION

The following document is an Initial Study resulting in a Mitigated Negative Declaration (IS/MND) prepared pursuant to the California Environmental Quality Act (CEQA), for the City of Wheatland 2013–2021 Housing Element Update (proposed project). This IS/MND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines to evaluate the potential environmental impacts of the proposed project.

The City of Wheatland is located in Northern California’s Central Valley along State Route 65 (SR 65) in Yuba County, and has a land area of 8.19 square miles. SR 65 runs northwest to southeast and divides the City into eastern and western sections (see Figure 1). According to the California Department of Finance (DOF), the City has a 2014 population of 11,200 with 4,111 housing units. The individual setting for each impact analysis area is described in the respective analysis section.

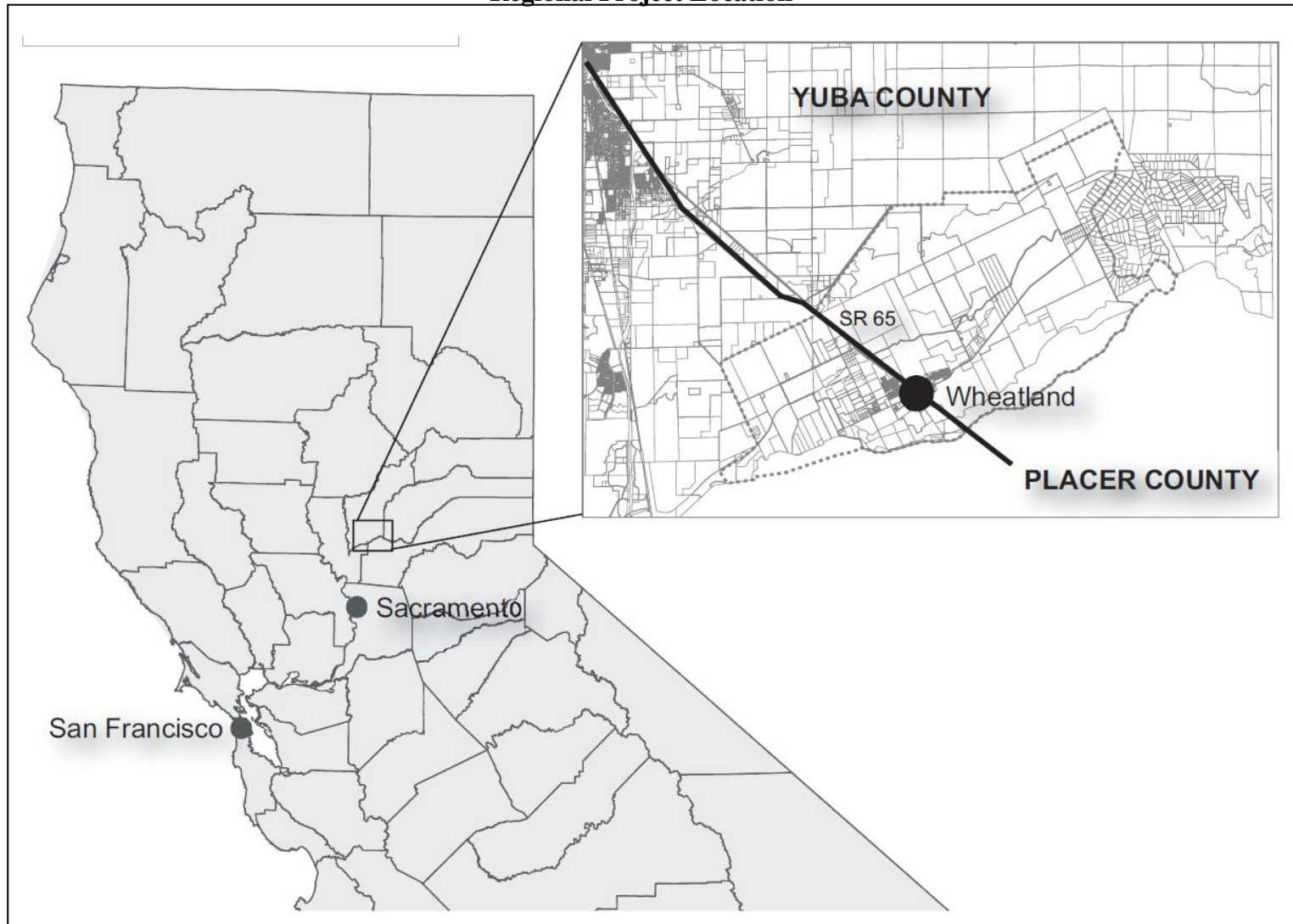
As part of the scope for the preparation of the proposed project, the City performed public outreach and workshops. An Ad Hoc Committee was appointed by City Council to serve as an advisory body for the preparation of other citywide documents (Bikeway Master Plan, Downtown Corridor Plan, and Community Design Standards). The Ad Hoc Committee consists of two City Council members and two Planning Commission members. A series of Ad Hoc Committee meetings were held in order for staff to obtain direction from the Ad Hoc Committee with respect to community’s interests and goals regarding housing within the City. In addition, important City of Wheatland stakeholders, such as land owners and developers were individually noticed of each Ad Hoc Committee meeting.

The meetings were also an opportunity for the public to provide input. Based upon the direction set by the Ad Hoc Committee, and stakeholder and community feedback during the workshops, the 2013–2021 Housing Element Update has been prepared.

PROJECT DESCRIPTION

The 2013–2021 Housing Element Update identifies the policies and programs that the City will implement to ensure that housing in Wheatland is affordable, safe, and decent. The Housing Element Update addresses housing needs by encouraging the provision of an adequate number of potential building sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing

Figure 1
Regional Project Location



stock. The City of Wheatland has a Regional Housing Needs Allocation (RHNA) of 483 housing units as shown in Table 1.

Income Level	RHNA	Percent of Total
Extremely Low	55	11.3%
Very Low	55	11.3%
Low	76	15.7%
Moderate	90	18.6%
Above Moderate	208	43.1%
Total	483	100.0%
<i>Source: SACOG, 2013.</i>		

The proposed project identifies the following three existing vacant residential sites within the Wheatland City limits with General Plan land use designations of high density residential and zoned multi-family (see Figure 2).

Site A

Site A is a 2.24-acre vacant site, identified as APN 015-500-018-000, currently zoned R-3 (Multi-family) and located at the northern end of C Street. Using a reasonable buildout density potential of 17 dwelling units per acre (du/ac), Site A could potentially provide up to 38 multi-family units.

Site B

Site B is a 1.85-acre vacant site, identified as APN 015-490-018-000, currently zoned R-3 and located on State Route (SR) 65 south of the SR 65 and Main Street intersection. Using a reasonable buildout density potential of 17 du/ac, Site B could potentially provide up to 32 multi-family units.

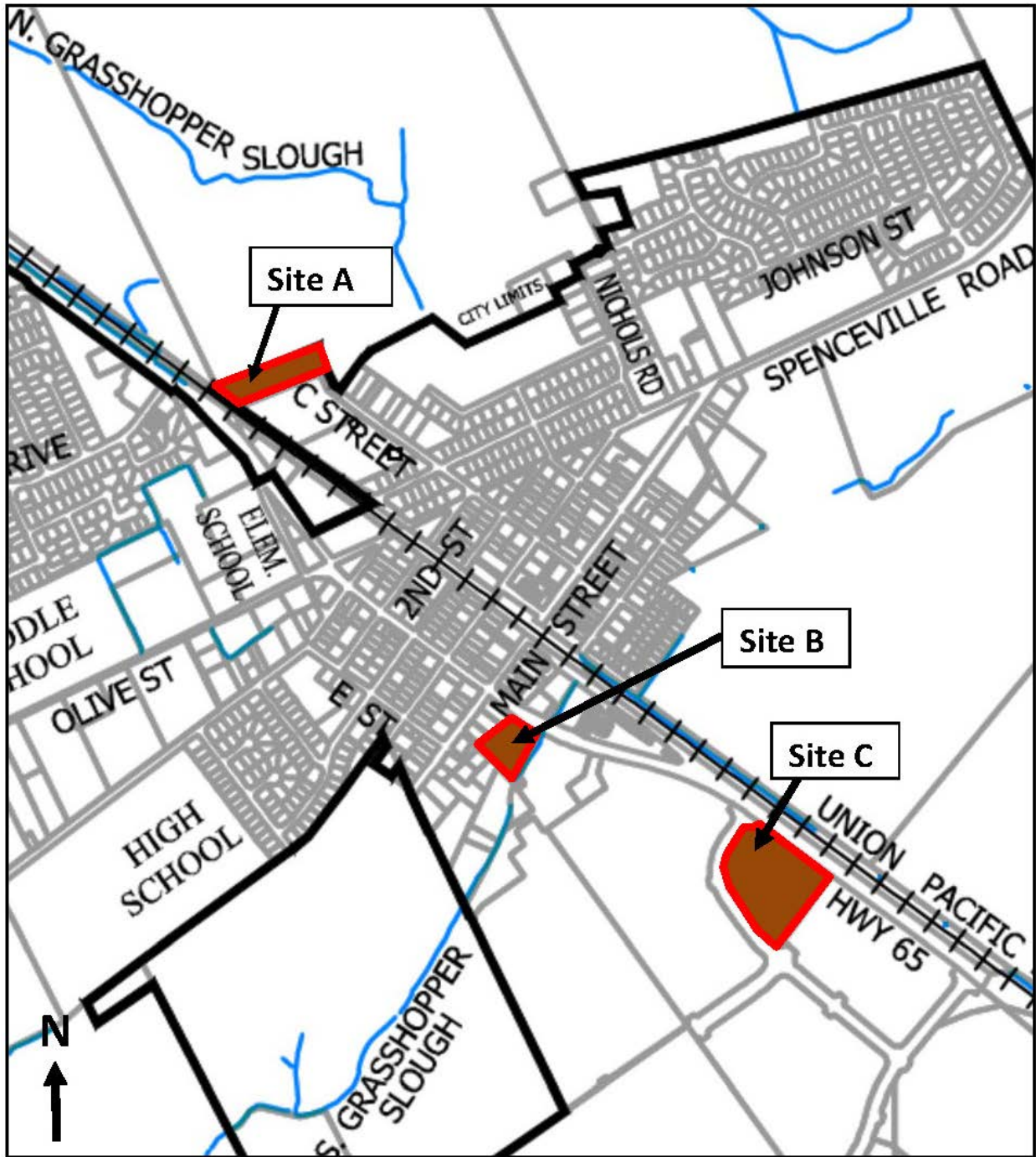
Site C

Site C is a 6.3-acre vacant multi-family site located on SR 65 near the City of Wheatland’s southern boundary. Site C is a portion of the approved Heritage Oaks Estates East subdivision. Using a reasonable buildout density potential of 17 du/ac, Site C could potentially provide up to 108 multi-family units.

Additional Multi-Family Potential

On August 13, 2014, the City of Wheatland annexed 4,149.4 acres into the City of Wheatland, known as the Johnson Rancho and Hop Farm Annexation Project. The Johnson Rancho properties include approved General Plan land uses, rezoning, and Stage One design guidelines, which contains 30 acres of multi-family designated lands and 500 mixed-use units. Using a reasonable buildout density potential of 17 du/ac, Johnson Rancho could potentially provide up to 510 multi-family units with 500 more mixed-use units, totaling 1,010 units. Although the

Figure 2
Available Multi-Family Sites



Johnson Rancho properties still require Stage Two Zoning, development is expected to begin during the 2013-2021 RHNP time period.

Housing Element Programs

The 2013–2021 Housing Element Update includes Program 2 that requires a change to the existing General Plan land use designation of Multi-Family High Density, increasing the maximum density of 16 dwelling units per acre to 20 dwelling units per acre. This change, however, does not result in physical development projects, and development projects are not proposed as part of the 2013–2021 Housing Element Update. In addition, the Housing Element Update includes programs that require amendments to the Zoning Ordinance to comply with State law. Housing Element programs that require amendments to the General Plan and/or Zoning Ordinance include the following:

- *Program 1:* The City shall amend its Zoning Ordinance to provide for affordable housing density bonuses consistent with State law.
- *Program 3:* The City shall amend its Zoning Ordinance to allow a maximum dwelling unit per acre (du/ac) increase from 18 du/ac to a maximum of 20 du/ac in the Multi-Family Residential Zoning District (R-3).
- *Program 4:* The City shall amend its Zoning Ordinance to identify at least one zone to permit emergency shelters without a conditional use permit or other discretionary action. This amendment shall identify sufficient capacity to accommodate the need for emergency shelters and at least one year-round emergency shelter.
- *Program 5:* The City shall amend its Zoning Ordinance to permit second dwelling units. The new second unit ordinance shall be consistent with State law.
- *Program 17:* The City shall amend its Zoning Ordinance to allow resident facilities (i.e., home child care and group homes) as a conditional use in R-1 areas as consistent with State law. The City shall continue to allow home day care facilities within the other residential zones as a conditional use.

The City has one to two years to complete the Zoning Ordinance changes required by the Housing Element. While this IS/MND addresses the impacts associated with the change, additional analysis may be necessary for the City to adopt the change to the ordinances and will depend on the wording and extent of the change.

Project Components

The City of Wheatland 2013–2021 Housing Element Update consists of the following components:

- *Introduction* – Presents the purpose of the Housing Element, consistency with the Wheatland General Plan, review of the previous City of Wheatland Housing Element, and a community profile of Wheatland.

- *Existing Conditions and Demographic Data* – Presents the summary of existing conditions within the City, Wheatland’s housing needs, and the current inventory of resources for the City.
- *Constraints, Efforts, and Opportunities* – Presents the governmental and non-governmental restraints, as well as the City’s constraint removal efforts, and opportunities for energy conservation.
- *Housing Program* – Presents the goals, policies, and programs of the City of Wheatland 2013-2021 Housing Element Update.

Project Implementation

The 2013–2021 Housing Element Update sets forth a number of specific goals as well as policies and programs describing how the City aims to reach them. The approval of the City of Wheatland 2013–2021 Housing Element Update would enable the City to preserve, improve and develop housing for all incoming segments of the community and show how the City intends to meet the RHNA numbers assigned by SACOG.

The proposed project includes the adoption of the City’s 2013–2021 Housing Element Update and does not include the development of multi-family housing identified in the Update. Therefore, physical changes to the environment would not occur and this IS/MND analyzes the policy-level impacts of adopting the City’s 2013–2021 Housing Element Update, not project-level impacts of specific improvements outlined in the Update.

PUBLIC AGENCIES WHOSE APPROVAL IS OR MAY BE REQUIRED: (e.g., permits, financing approval, or participation agreement.)

- City of Wheatland City Council.

The California Department of Housing and Community Development (HCD) reviews the Housing Element and determines whether it complies with State law; however, HCD approval is not required for the City’s adoption of the Housing Element.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Less Than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population, Employment, & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation & Circulation | <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial study:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Tim Raney, Community Development Director
Printed Name

Date

City of Wheatland
For

ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended, as appropriate, as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-d Wheatland is located in Northern California’s Central Valley along SR 65 in Yuba County. The City is located approximately one mile north of the Bear River and the tri-county boundary of Sutter, Placer, and Yuba Counties. The City is surrounded on all sides by agricultural parcels. The City of Wheatland’s 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California, and would not cause development or redevelopment of specific projects within the City. As such, the Housing Element Update would not have a substantial adverse effect on a scenic vista, and is not located within a scenic highway nor would the Housing Element degrade the existing visual quality or add new light or glare.

The 2013–2021 Housing Element Update is consistent with the City’s General Plan and therefore, specific goals and policies that have been identified in the Housing Element Update would be consistent with General Plan policies related to scenic vistas, scenic resources, historic buildings, and the visual character of the City. Furthermore, because the Housing Element Update is a policy-level document, site-specific designs or proposals are not included; therefore, an assessment of potential site-specific visual impacts resulting from future development proposals is not possible at this time. In addition, future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. As a result, impacts related to aesthetics and visual character of the area would be *less than significant*.

II. AGRICULTURE AND FOREST RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a According to the Department of Conservation’s 2010 Yuba County Important Farmland Map, the City of Wheatland contains Urban and Built-Up Land, Unique Farmland, and Prime Farmland. The 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California; therefore, the Housing Element Update would not convert any of the existing agricultural lands within the City of Wheatland to non-agricultural uses. In addition, future residential development identified within the Johnson Rancho and Hop Farm Annexation has been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR, and would be subject to additional environmental review when Stage Two Zoning occurs. Therefore, the 2013–2021 Housing Element Update would not result in any new impacts related to the conversion of Farmland, and a *less-than-significant* impact would occur.

- b The City of Wheatland is surrounded by agricultural uses; however, the City does not contain any land under a Williamson Act contract. The 2013–2021 Housing Element Update would not involve changes to agricultural zoning districts. As such, the Housing Element Update would not conflict with existing zoning for agricultural use or a Williamson Act contract, and *no impact* would occur.

- c,d The City does not include lands designated as forest land or timberland. Therefore, the 2013–2021 Housing Element Update would have *no impact* on forest land or timberland resources.

- e The Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. As such, the 2013–2021 Housing Element Update would not convert forest land or agricultural land, and ***no impact*** would occur.

III. AIR QUALITY. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-d Wheatland is located within the Feather River Air Quality Management District (FRAQMD). The FRAQMD is part of the Sacramento Valley Air Basin (SVAB) that includes Butte, Colusa, Glen, Tehama, Shasta, Yolo, Sacramento, Yuba, Sutter, and parts of Placer and Solano Counties. California and the federal government have established air quality standards for various pollutants. The standards are used to determine attainment of State and federal air quality goals and plans. Generally, State regulations are more strict standards than federal regulations. Air quality standards are set at concentrations that provide a sufficient margin of safety to protect public health and welfare. FRAQMD has adopted thresholds of significance for various pollutants intended to maintain attainment of federal and State air quality standards.

The 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. Although implementation of a successful Housing Element could be expected to assist residential development in the City, the lack of site-specific development applications, including the design and location of specific improvements, makes evaluation of the project’s air quality impacts highly speculative. In addition, future residential development would be required to adhere to General Plan goals and policies related to air quality, as well as federal, State, and regional air quality plans. Furthermore, future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. Therefore, because the proposed project is a policy-level document, a *less-than-significant* impact would result.

e Typical sources of objectionable odors include industrial or intensive agricultural uses. The proposed project does not involve any industrial or intensive agricultural development, and

therefore would not include any odor-producing uses. Thus, the project is a policy document and would not be expected to create any objectionable odors, and ***no impact*** related to production of odors would occur.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-d The 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. Although implementation of a successful Housing Element could be expected to assist residential development in the City, new residential development would not impact local rivers or streams. Principles from the City of Wheatland’s Community Vision document establishes controls on creekside development which seek to preserve and enhance riparian vegetation and habitat. Residential development proposed near local rivers or streams, would be subject to Policies 8.C.2 and 8.D.3 from the General Plan establish controls on creekside development to preserve and enhance riparian vegetation and habitat. Consequently, the Housing Element Update would not interfere with fish or wildlife movement or adversely affect wildlife corridors.

Successful implementation of the City of Wheatland Housing Element Update would require improvements in the area, which could adversely impact known and unknown biological resources in the area. Future residential development identified within the Johnson Rancho and Hop Farm Annexation and Site C have been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR and the Heritage Oaks Estates Project EIR respectively. In addition, future projects would be subject to federal, State, and local regulations, such as the Federal Endangered Species Act, the California Endangered Species Act, and Policies 8.C.2 and 8.D.3 found in the General Plan. However, future residential development of Sites A and B could impact special-status species found on-site. Therefore, a *potentially significant* impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the construction-related impacts to a *less-than-significant* level.

Sites A and B

IV-1. Prior to any ground disturbance related activities, a USFWS/CDFW-approved biologist shall conduct a preconstruction survey of Site A and Site B, as identified in the City of Wheatland 2013-2021 Housing Element. The surveys shall establish the presence or absence of on-site special status-species. Preconstruction surveys shall be conducted within 30 days of ground disturbance. The survey results shall be submitted to CDFW and the City of Wheatland Community Development Department.

e-f Improvements associated with the City of Wheatland 2013–2021 Housing Element would comply with all applicable ordinances of the City related to the preservation of sensitive environmental areas. The City of Wheatland is not subject to a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. In addition, improvements associated with the Housing Element Update would comply with the Community Vision, General Plan, and applicable City ordinances. The City of Wheatland’s Housing Element Update is a policy-level document and would not cause physical development of specific projects within the City. Furthermore, future residential development within the City would be required to comply with the City’s development standards. As a result, the impact would be *less than significant*.

V. CULTURAL RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a As stated in the Wheatland General Plan EIR, a number of historical resources have either been formally designated as properties listed on the National Register of Historical Places (NRHP), State Historic Landmark (SHL), California Points of Historical Interest, and/or California Historical Resources Inventory. However, a comprehensive historic resources inventory has not been prepared for either the City of Wheatland or the surrounding planning area and a high probability of additional unrecorded historic properties exists. The City has a formal review process to evaluate proposed demolition or alteration of historic buildings.

The City of Wheatland Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. In addition, future residential development identified within the Johnson Rancho and Hop Farm Annexation has been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR, and would be subject to additional environmental review when Stage Two Zoning occurs, including analysis for impacts to historic resources. Furthermore, future projects would need to be consistent with the General Plan goals and policies related

to cultural and historic resources, which include, but are not limited to, goals and policies found in the Cultural Resources, Land Use and Planning, and Public Service chapters as well as, federal, State, and local polices regarding preservation of historic resources. Therefore, the proposed project would result in a *less-than-significant* impact to cultural and historical resources.

b-d As stated in the City's General Plan, little of the General Plan planning area has been surveyed for the presence of archaeological resources. Nevertheless, prehistoric sites have been found in the Wheatland Planning Area to date. Future residential development identified within the Johnson Rancho and Hop Farm Annexation and Site C have been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR and the Heritage Oaks Estates Project EIR respectively. In addition, future projects would be required to adhere to federal and State regulations associated with protection of cultural resources and implement General Plan goals and policies associated with cultural resources. However, ground disturbing activities may have the potential to uncover buried cultural deposits for Sites A and B. As a result, during construction and excavation activities, unknown archaeological resources, including human bone, may be uncovered, resulting in a *potentially significant* impact.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the construction-related impacts to a *less-than-significant* level.

Sites A and B

V-1. *Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yuba County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work is not to take place within the immediate vicinity of the find until the identified appropriate actions have been implemented.*

e,f. Tribal cultural resources are generally defined by Public Resources Code 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. The Native American Heritage Commission (NAHC) was contacted on December 9, 2016, and in compliance with Senate Bill (SB) 18, project notification letters were distributed on December 13, 2016 to the United Auburn Indian Community of the Auburn Rancheria, the Tsi Akim Maidu, the Strawberry Rancheria, and the Esttom Yumeka Maidu tribe of the Enterprise Rancheria. In addition, in compliance with Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1), a project notification letter was distributed to the United Auburn Indian Community of the Auburn Rancheria. The letter was distributed on December 9, 2016. The mandatory 30-day response period closed on

January 16, 2017 and requests for consultation were not received. As such, the project would result in a *less-than-significant* impact to tribal cultural resources.

VI. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

ai-iv According to the Wheatland General Plan EIR, the City of Wheatland lies within a moderately seismic region. The City is not located within an Alquist-Priolo Special Study Zone (AP Zone) nor is any active fault near the City. The closest AP Zone is the Bangor Quadrangle, including the AP Zone for the Cleveland Hill Fault to which the 1975 Oroville earthquake is attributed. The Bangor Quadrangle zone is located 27 miles north of the City. The next nearest active fault is the Dunnigan Hills fault, located 35 miles southwest of the City. The closest branches of the seismically active San Andreas Fault system are the Green Valley and Rodgers Creek faults located approximately 60 to 70 miles southwest of the City. The San Andreas Fault is located approximately 100 miles to the west.

Liquefaction, settlement, ground lurching, ground displacement along the fault line, and landslides are often the secondary effects of earthquakes. Areas found throughout the City of Wheatland may be more susceptible to liquefaction during seismic events if perched ground water conditions are present. The degree of liquefaction would in part depend on groundwater conditions at specific sites. In addition, the Wheatland General Plan

Background Report states that a portion of the County, which includes the Wheatland area, is potentially susceptible to liquefaction because the area underlain by unconsolidated sands and finer grained materials. Water-saturated, clay-free sediments in the most recent Holocene unit are generally expected to have a high susceptibility to liquefaction. However, according to the General Plan EIR, the proposed project area is not susceptible to landslides due to the predominant flat topography and the cohesive nature of the soils. Although the City of Wheatland is subject to the hazards associated with a seismically active region, adherence to the most recent construction and maintenance practices, such as the Uniform Building Code, for development projects would lessen impacts from known geologic hazards.

The City of Wheatland Housing Element is a policy-level document that does not include site-specific development proposals. Future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. In addition, future projects would have to comply with the goals and policies set forth in the City's General Plan relating to seismic hazards as well as other federal and State policies and the Uniform Building Code. Adherence to such regulations would reduce any potential impacts relating to groundshaking to a *less-than-significant* level.

- b Policy 5.E.4 from the General Plan requires the preparation of erosion control plans for all development sites where grading would occur. Future development would be required to comply with such policies prior to construction. Therefore, substantial soil erosion and loss of topsoil are not anticipated.

The Housing Element Update is a policy-level document that does not include site-specific development proposals. In addition, future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. Therefore, impacts related to soil erosion would be *less than significant*.

- c,d As stated in the City's General Plan EIR, impacts related to expansive soils in parts of the planning area may be eliminated when specific development projects are proposed by conducting engineering tests to determine the proper design criteria. Roadways and sidewalks can be designed in areas of clayey soils to accept the estimated degree of soil contraction, expansion, and settlement potential determined from on-site soils testing, according to standards provided by the Uniform Building Code. Any soil property impacts would likely be reduced to a level of insignificance with the implementation of the policies and programs contained in the City's General Plan, and when project-specific mitigation measures are implemented.

According to the City of Wheatland General Plan EIR, the possibility exists in the City for geologic hazards such as liquefaction and subsidence, as well as mudslides near the rivers and canals. However, the General Plan EIR states that through the implementation of mitigation measures and General Plan policies, the impacts would be reduced to a less-than-significant level. In addition, the Housing Element Update is a policy-level document that does not include site-specific development proposals. Future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to

additional environmental review when Stage Two Zoning occurs. Furthermore, future projects would be required to comply with the General Plan goals and policies related to geologic hazards, as well as the regulations found in the Uniform Building Code. Therefore, impacts related to liquefaction, expansive soils, subsidence, and mudslides would be *less than significant*.

- e Future improvements related to the City of Wheatland Housing Element Update would not include the use of septic tanks or alternative wastewater disposal systems, and would not require sewer services. Therefore, *no impact* would result.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a,b The City of Wheatland Housing Element Update has been prepared consistent with the City of Wheatland’s Community Vision document, and the City’s General Plan. The Housing Element Update is a policy-level document that does not include site-specific development plans. In addition, future residential development identified within the Johnson Rancho and Hop Farm Annexation has been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR, and would be subject to additional environmental review when Stage Two Zoning occurs. Furthermore, future projects would adhere to federal, State, and regional goals and regulations.

Because the Housing Element Update would be required to adhere to the City of Wheatland’s policies related to greenhouse gas emissions, future projects would be aligning with regional goals for the reduction of GHG emissions. Due to the lack of site-specific development proposals, a *less-than-significant* impact would result.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a-d The proposed project is a policy-level document and does not involve any physical development. As such, the proposed project would not involve the routine transport, use, or disposal of hazardous materials. Although paints, solvents, cleansers, gasoline, diesel fuel, tar and other hazardous materials may be used during construction of the projects, the quantities of such products are not expected to be large enough to create a potential health hazard. Any hazardous substances would be used in small amounts and would have to be handled in accord with OSHA standards. In addition, future residential development identified within

the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs.

None of the sites identified for residential development in the Housing Element Update are known to be designated hazardous materials sites. In the event that hazardous materials are discovered during construction, construction would cease until such materials have been remediated in accordance with State and local requirements. Such standards have been designed to eliminate or minimize to an acceptable level the potential health impacts associated with human exposure to hazardous materials. In addition, Cortese List sites do not exist in the City of Wheatland, and associated risks to the public or the environment would not occur. The City of Wheatland Housing Element Update is a policy-level document; therefore, the project's impacts associated with hazardous materials would be *less than significant*.

- e,f Beale Air Force Base is located eight miles northeast of the City of Wheatland. The airport land use zones for Beale Air Force Base are located approximately six miles north of the Wheatland study area.

The Wheatland study area is located at the edge of the Beale Air Force Base Overflight Zone; therefore, the study area is subject to some development restrictions under the Land Use Compatibility Guidelines for Safety. According to the Beale Air Force Base Overflight Guidelines, the following types of development should be restricted: chemical and allied products manufacturing; petroleum refining; rubber and plastics manufacturing; regional shopping centers; colleges and universities; hospitals; jails and detention centers; motion picture theater complexes; professional sport developments; stadiums and arenas; auditoriums; concert halls and amphitheaters; fairgrounds and expositions; racetracks; and theme parks. Adoption of the proposed Housing Element Update does not include any physical development.

Future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. In addition, future projects would adhere to federal and State regulations, as well as General Plan goals and policies, related to airport land use plans. Therefore, implementation of the proposed project would result in a *less-than-significant* impact related to a conflict with any airport land use plans.

- g The City of Wheatland Housing Element Update is a policy-level document that does not include site-specific development proposals, and any future residential development projects would be required to adhere to City regulations regarding emergency access. Thus, the project would not have an effect on any emergency plans within the City of Wheatland, and *no impact* would result.
- h Structural and wildland fire hazards could threaten life and property in Wheatland. According to the City's General Plan EIR, the agricultural areas on the valley floor are the least fire-prone areas of the County, due to the presence of croplands, orchards, and irrigation. The relatively flat terrain of the proposed study area also makes the danger of

wildland fires less hazardous. As wildland fires resulting from either natural or manmade causes occur in forest, brush, or grasslands, Wheatland is among the most fire secure areas in Yuba County. According to the Wheatland General Plan EIR, the relatively flat terrain of the General Plan Study Area also makes the danger of wildland fires less hazardous. In addition, the Housing Element Update is a policy-level document that does not include site-specific development, and any future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. Because future projects would be required to adhere to the Wheatland General Plan policies and regulations, the project would have a *less-than-significant* impact related to wildland fires.

IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a,f Construction of future residential development would consist of grading and vegetation removal activities that may increase soil erosion rates on the areas proposed for development. Grading operations may impact the surface runoff by increasing the amount of silt and debris carried by runoff. In addition, refueling and parking of construction equipment and other

vehicles on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the City's storm drains. Improper handling, storage, or disposal of fuels and materials or improper cleaning of machinery close to area waterways could cause water quality degradation. Measures included in subsequent grading plans for future residential development projects requiring grading would be required to comply with the City's Site Development Code, drainage requirements, and Stormwater Pollution Prevention Program, as well as employ best management practices for the prevention of erosion and the control of loose soil and sediment, to ensure that construction does not result in the movement of unwanted material into waters within or outside that particular project site. Implementation of Policy 5.E.5 would ensure that future drainage system requirements would comply with applicable State and federal pollutant discharge requirements.

Although construction of the future residential development associated with implementation of the Housing Element Update could result in impacts associated with water quality, the proposed project does not involve any physical development. The Housing Element Update is a policy-level document and future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. In addition, future projects would be required to implement General Plan goals and policies related to hydrology, water quality, and drainage, as well as comply with all applicable federal, State, and local water quality regulations. Therefore, impacts related to the City's drainage systems would be *less than significant*.

- b According to the General Plan EIR, implementation of the goals and policies applicable to groundwater issues would reduce impacts related to buildout of the General Plan study area to a less-than-significant level. The Housing Element Update is a policy-level document that does not include site-specific development proposals, and future projects would be required to implement General Plan goals and policies related to groundwater supplies and groundwater recharge. Therefore, because the Housing Element does not include site-specific development and because buildout of the General Plan was determined to not have an adverse impact on groundwater levels, a *less-than-significant* impact would result.
- c-e The General Plan EIR states that surface hydrology and the fluvial processes of erosion and deposition are central to the character of the landscape and are readily apparent throughout much of the study area. The Dry Creek-Bear River valley is primarily a level floodplain, with the City of Wheatland occupying an upland erosional remnant between the two watercourses. As shown in Figure 1-9 of the General Plan Background Report, Bear River, Dry Creek, North and South Grasshopper Slough, Best Slough, and a host of smaller, unnamed sloughs constitute natural edges and barriers within the pattern of human settlement and land use, as well as providing important visual features within the General Plan study area. Much of the General Plan study area falls roughly between the Bear River on the south and Dry Creek on the north, with Grasshopper Slough meandering through the central portion of the area. Unnamed remnant slough channels, also drained the area in recent times.

All future residential development associated with the Housing Element Update would be subject to the General Plan policies (e.g., 5.E.1, 5.E.2, 5.E.5, 5.E.9, and more) and municipal regulations with respect to runoff management and low impact design.

Because the Housing Element Update is a policy-level document that does not include site-specific development proposals, the potential impact of development on the existing drainage pattern of the area would be highly speculative. Future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. In addition, future projects would be required to implement General Plan goals and policies related to substantial erosion or siltation on- or off-site projects, an increase in the amount of surface runoff resulting in flooding, or stormwater drainage systems they could exceed the capacity of existing or planned stormwater systems. Therefore, the project would result in a *less-than-significant* impact.

- g-i The City of Wheatland Housing Element Update does not propose the development of housing within a 100-year flood hazard area. All future residential development associated with implementation of the Housing Element Update would be subject to the General Plan policies (e.g., 8.D.2 and 9.C.7) and municipal regulations with respect to development along creeks and within floodplains

As a planning document, the policies and programs of the Wheatland General Plan are intended to assure that future development mitigate potential impacts regarding flooding. Flood control policies and programs would be implemented by development projects within the City of Wheatland. The Housing Element Update is a policy-level document and does not involve any physical change to the environment. All future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. In addition, future projects would be consistent with all General Plan goals, objectives, and policies. Therefore, impacts associated with flooding would be *less than significant*.

- j A tsunami is a sea wave caused by sub-marine earth movement. A seiche is an oscillation of the surface of a lake or landlocked sea. The City of Wheatland is not in close proximity to the ocean, a landlocked sea, or a lake; therefore, the City is not at risk of inundation from such phenomena. The Wheatland planning area is relatively flat and has a low risk of being impacted by mudslides. In addition, the proposed project is a policy-level document and does not involve any physical change to the environment. Therefore, the proposed project would have *no impact* associated with inundation by seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a Future residential development associated with the Housing Element Update would not divide an established community. In addition, the proposed project is a policy-level document that does not include physical development, and future residential development of associated with the Housing Element Update within the City of Wheatland would be required to adhere to local policies and regulations. Therefore, ***no impact*** would occur.
- b As stated in the City of Wheatland Housing Element Update, the Update would be consistent with the City of Wheatland General Plan and Community Vision. As a result, the proposed project would not conflict with any adopted plans. Future residential development associated with the Housing Element Update would be required to be consistent with the goals, policies, and regulations set forth in the General Plan regarding land use. Therefore, ***no impact*** would result.
- c The City of Wheatland is not subject to a Habitat Conservation Plan or Natural Communities Conservation Plan. In addition, the proposed project is a policy-level document that does not include direct development. As a result, ***no impact*** would occur.

XI. MINERAL RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a,b According to the Yuba County General Plan Environmental Setting and Background Report (ESBR) (p. 2-24), mineral resources present in the County include precious metals, copper, zinc, Fullers earth, sand and gravel, and crushed stone. However, the City of Wheatland is located outside of the recognized Mineral Land Classification Area as identified in the Yuba County General Plan ESBR. In addition, the proposed Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. Therefore, the City area does not contain known mineral resources and would not result in the loss of such. Therefore, ***no impact*** related to mineral resources would result.

XII. NOISE.

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,d The proposed Housing Element Update encourages the provision of a range of housing types and affordability levels. Housing is not considered a major source of noise in the City, but placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of acceptable standard. However, the proposed project is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. Future residential development projects would require compliance with General Plan policies related to noise standards and compliance with the City’s Municipal Code. While the Housing Element Update does propose changes to the existing Zoning Ordinance to comply with State law, the project does not involve the construction or expansion of any residential land uses, nor does the project change land use designations. All future residential development identified within the Johnson Rancho and Hop Farm Annexation has been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR, and would be subject to additional environmental review when Stage Two Zoning occurs. Furthermore, future projects occurring in the City would be required to comply with local regulations. Therefore, adverse impacts related to a temporary or permanent increase in noise levels would be *less than significant*.

e,f The Community Noise Equivalent Level (CNEL), similar to L_{dn} , is defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours (10 p.m. - 7 a.m.) weighted by a factor of 10 prior to averaging. According to the Comprehensive Land Use Plan (CLUP) for Beale Air Force Base (adopted 1987, amended 1992), the 65 dB CNEL noise exposure contours extend into a portion of the Wheatland General Plan study area. The CLUP states that if development is proposed in areas between the 60 dB and 65 dB CNEL noise contours, affected cities and counties should evaluate the impact of aircraft noise on proposed development and consider requiring noise reduction measures, aviation noise easements, and buyer-renter notification. As discussed above, the proposed Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development that would expose people to excessive noise levels. Thus, noise associated with Beale Air Force Base would not have a substantial effect on the proposed project. Therefore, the Housing Element Update would have a *less-than-significant* impact related to a project's location with an airport land use plan or within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-c The proposed Housing Element Update contains housing goals intended to encourage housing to meet Wheatland’s affordable housing needs and would therefore accommodate growth rather than induce growth. Furthermore, the proposed Housing Element Update is a policy-level document that encourages the provision of a range of housing types and affordability levels, and does not include any specific development proposals, nor does the project grant any entitlements for development that would induce population growth. The RHNA for the 2013–2021 Housing Element planning period is 483 units. Based on the average household size in the City of 2.8 persons per household¹ and the RHNA of 483 dwellings, implementation of the 2013–2021 Housing Element has the potential to increase the City’s population by approximately 1,352. However, as stated previously, the Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. All future residential development in the City is required to be developed in compliance with local regulations, including the General Plan and Zoning Ordinance. Therefore, growth-inducing impacts would be *less than significant*.

¹ State of California Department of Finance. *Population and Housing Estimates for Cities, Counties, and the State*. Available at: <http://www.dof.ca.gov/>. Accessed on February 22, 2017.

XIV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a,e The proposed Housing Element Update includes policies and programs designed to facilitate the construction and conservation of housing to meet Wheatland’s affordable housing needs. Subsequent residential development projects could result in an increase in demand for public services. However, the Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. While the Housing Element proposes changes to the Zoning Ordinance, the project does not involve the construction or expansion of any residential land uses and would not result in the need for expanded public services.

All potential housing sites in the 2013–2021 Housing Element Update are located on parcels that have been identified as allowing residential uses in the Wheatland General Plan, the Heritage Oaks Estates Project EIR, and the Johnson Rancho EIR; therefore, would not create development beyond what has been anticipated. In addition, future residential development projects would require compliance with General Plan policies related to the provision of public services. Therefore, implementation of the 2013–2021 Housing Element Update would have *no impact* regarding public services.

XV. RECREATION. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a,b Future residential development consistent with the 2013–2021 Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. However, the proposed Housing Element Update does not change General Plan land use designations or zoning districts in the City. As such, the project does not result in growth not already anticipated in the General Plan. The Housing Element is a policy-level document, which encourages the provision of a range of housing types and affordability levels, but does not include any specific development proposals, nor does the project grant any entitlements for development that would result in an increased demand for parks and recreational facilities.

Future residential development projects would require compliance with General Plan policies related to parks. City General Plan Recreational, Educational, and Community Services Element includes standards for park facilities in the City. According to Policy 6.A.3, the City requires two acres of neighborhood parks per 1,000 residents, one acre of community park per 1,000 residents, and two acres of regional park per 1,000 residents, resulting in a total of 10 acres of developed active open space per 1,000 residents.

All future residential development occurring in the City would be required to comply with local regulations, including General Plan park standards. Therefore, implementation of the 2013–2021 Housing Element Update would have *no impact* regarding park and recreational services.

XVI. TRANSPORTATION/CIRCULATION. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a,b The proposed Housing Element Update includes policies and programs designed to facilitate the construction and conservation of housing to meet Wheatland’s affordable housing needs. Subsequent residential development projects could result in an increase in traffic on City roadways and a decrease in level of service on those roadways. However, the Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. All future residential development occurring in the City would be required to comply with local regulations, including the General Plan and Zoning Ordinance. For instance, Transportation and Circulation Element Policy 2.A.6 requires major development projects include an analysis of the effects of traffic. Therefore, implementation of the 2013–2021 Housing Element Update would have **no impact** regarding traffic levels of service.
- c The RHNA for Wheatland is 483 dwelling units. Future residential development under the proposed Housing Element Update would not dramatically increase the use of airports in the vicinity. Therefore, **no impact** would occur relative to an increase in air traffic.
- d,e As discussed above, the proposed Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development that would affect the site design, emergency access, or parking

of any developments. Future residential development projects would require compliance with General Plan policies related to traffic and circulation. Therefore, implementation of the 2013–2021 Housing Element would have *no impact* regarding roadway hazards or emergency services.

- f As discussed previously, the proposed Housing Element Update does not include any specific development proposals, nor does the project grant any entitlements for development. Future residential development would be required to comply with General Plan policies related to alternative transportation. For instance, Transportation and Circulation Element Goal 2.E and 2.F shows the City’s desire to support alternative transportation through the enhancement of the City’s system of transit facilities and pedestrian, equestrian, and bicycling paths and trails. Therefore, the proposed Housing Element Update would not conflict with any local policies or ordinances supporting alternative transportation and *no impact* would occur.

XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b,d,e Future residential development in the City would require adequate municipal wastewater service and adequate domestic water service, including water supplies and wastewater treatment capacity or individual wells and septic systems. Increased demand for wastewater and water service could also result in the exceedance of wastewater treatment requirements and the need for new water or wastewater treatment facilities or the expansion of existing facilities. As stated previously, the Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. All future residential development occurring in the City would be required to comply with local regulations.

Future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure that sufficient capacity in all utilities would be available on time to maintain desired service levels. Therefore, implementation of the 2013–2021 Housing Element Update would have a *less-than-*

significant impact regarding a significant increase in demand for wastewater and water services.

- c The future development of housing consistent with the 2013–2021 Housing Element Update could increase runoff and alter normal drainage patterns on project sites. Any potential residential site identified in the proposed Housing Element Update that is located in a developed area of the City where stormwater drainage facilities already exist would be required to comply with the storm drainage standards for that area. As discussed above, the Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. Any future residential development in the City would be subject to further CEQA review. Therefore, a *less-than-significant* impact would occur.

- f,g As discussed previously, the proposed Housing Element Update includes policies and programs designed to facilitate the construction and conservation of housing to meet Wheatland’s affordable housing needs, but the project does not include any specific development proposals, nor does the project grant any entitlements for development. Any future residential development would increase the demand for solid waste services in the area and would increase the amount of solid waste generated and sent to local landfills. The landfill serving Wheatland includes the Recology Ostrom Road Landfill. The Recology Ostrom Road Landfill has a maximum permitted daily throughput of 3,000 tons, and an anticipated closure date of 2066.² The estimated addition of population residing in the RHNA 483 dwelling units is approximately 1,352 persons, which was previously anticipated in the General Plan EIR, Johnson Rancho and Hop Farm Annexation EIR, and the Heritage Oaks Estates Project EIR. In addition, all new development in the City is subject to Wheatland Municipal Code Chapter 8.4, which regulates refuse collection. Therefore, implementation of the 2013–2021 Housing Element Update would have a *less-than-significant* impact regarding solid waste.

² City of Wheatland. *City of Wheatland General Plan Draft and Final Environmental Impact Report*. July 11, 2006.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
a,c The Housing Element Update is a policy-level document, which encourages the provision of a range of housing types and affordability levels, and does not include specific development proposals, nor does the project grant any entitlements for development that would have the potential to degrade the quality of the environment to adversely affect human beings. The Housing Element Update proposes changes to the existing Zoning Ordinance; however, the changes are procedural or designed to comply with State law and do not involve the construction or expansion of any residential land uses, nor does the Housing Element Update propose any land use designation changes. All future residential development occurring in the City would be required to comply with local regulations, including the General Plan and Zoning Ordinance. Future residential development projects would require compliance with General Plan policies and other City codes and ordinances intended to protect the environment. Therefore, the proposed Housing Element Update would result in <i>less-than-significant</i> adverse impacts to the environment or to human beings as a result of environmental degradation.				
b As discussed above, the proposed Housing Element Update is a policy-level document that does not propose any specific development. Therefore, identifying or analyzing cumulative impacts would be speculative at this time. Future residential development projects and/or policies would be subject to environmental review, including a review of cumulative impacts. Therefore, impacts would be <i>less than significant</i> .				



CITY OF WHEATLAND

DRAFT HOUSING ELEMENT UPDATE



2013 - 2021
DRAFTED May 2017

PREPARED BY
Raney Planning & Management

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1.0

INTRODUCTION

Meeting the housing needs established by the State of California continues to be an important goal for the City of Wheatland. As the population of the State continues to grow and scarce resources decline, creating adequate housing opportunities while maintaining a high standard of living for the community becomes more difficult for local agencies.

State Housing Element law (Government Code Section 65583) requires each local government entity to adopt a comprehensive long-term general plan for the physical development of their City or County. The Housing Element is one of the seven mandated elements composing the General Plan. State law, through the Housing Element, addresses the existing and projected housing needs within all economic segments of the State's various communities, including the City of Wheatland. The legal mandate recognizes that in order for the private sector to adequately address housing needs, local governments must adopt land use plans and other planning programs to create opportunities that do not constrain development of affordable housing. Housing policy in the State is dependent on the effective development and implementation of local general plans and particularly housing elements.

The City's 2013-2021 Housing Element is based on the following six goals that provide direction and guidance for meeting the City's housing needs over the next eight years:

- Provide housing opportunities and accessibility for all community residents
- Remove constraints that discourage the production of affordable housing
- Provide and maintain an adequate supply of sites for the development of new affordable housing
- Preserve, rehabilitate, and enhance existing housing and neighborhoods
- Provide housing free from discrimination
- Encourage energy efficiency and conservation into residential development

The Housing Element (2013-2021) was created in compliance with State General Plan law pertaining to Housing Elements and was adopted by the Wheatland City Council on June XX, 2017.

1.1 PURPOSE

The State of California has declared that "...the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should cooperate to provide a diversity of housing opportunity and accommodate regional housing needs. At the same time, housing policy must recognize economic, environmental, and fiscal factors as well as community goals within the General Plan.

Further, State Housing Element law requires:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs
- An analysis of population and employment trends
- An analysis of the City’s fair share of the regional housing needs
- An analysis of household characteristics
- An inventory of suitable land for residential development
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing
- An analysis of special housing needs
- An analysis of opportunities for energy conservation
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments
- Identification of regulatory provisions for emergency shelters
- An analysis residential energy conservation
- An analysis of “at-risk” assisted housing developments

The purpose of the requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules which promote preservation, improvement, and development of diverse types and costs of housing throughout the City of Wheatland.

1.2 ORGANIZATION

The City of Wheatland’s Housing Element is organized into four primary sections:

- *Review of the Previous Housing Element*: includes an evaluation of the effectiveness and progress of the implementation of the 2004 Wheatland Housing Element, as well as an examination of the appropriateness of housing goals.
- *Summary of Existing Conditions*: includes current demographic information, an inventory of resources, housing cost and affordability, at-risk units, suitable land for development.
- *Constraints, Efforts and Opportunities*: includes a discussion of governmental and non-governmental constraints on the production of affordable housing, the City’s efforts to remove constraints, and opportunities for energy conservation.
- *Housing Program*: identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

1.3 GENERAL PLAN CONSISTENCY

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. All elements of the

City of Wheatland's General Plan were found to be consistent with the City of Wheatland Housing Element Update.

1.4 PUBLIC PARTICIPATION

State law requires a diligent effort be made to achieve public participation during the update of the Housing Element. Public participation assists the City with identifying and analyzing existing and projected housing needs in order to achieve the City's goal to preserve, improve, and develop housing for all incoming segments of the community. It should be noted that the City of Wheatland's effort to encourage community participation in developing its housing policies and programs is an on-going process. Public outreach efforts in conjunction with the Housing Element Update are described below:

1.4.1 PUBLIC MEETINGS AND HEARINGS

The City of Wheatland held two public workshops (prior to completing the Draft Housing Element Update) on August 24, 2016 and on September 21, 2016 to solicit public input and encourage public participation in the Housing Element Update process. Notice of the workshops was sent to local stakeholders as well as posted publicly on the City of Wheatland website and in the local newspaper to ensure that a variety of residents attended.

An Ad-Hoc Committee made up of Planning Commission and City Council members was previously developed to create the City of Wheatland Bikeway Master Plan, so this committee assisted in the preparation of the Draft Housing Element Update as well.

The first workshop on August 24th was attended by Wheatland Community Development Department staff, three Planning Commission/City Councilmembers, and one member of the public. City staff gave a brief presentation on the Housing Element requirements, the City's share of the regional housing needs, and the update process. Members of the public were asked if they had, or knew of, any housing-related needs or concerns that the City should consider in its upcoming draft Housing Element Update. This presentation was followed by an informal question and answer session about the City's housing need requirements.

The second workshop was attended by Wheatland Community Development Department staff, four Planning Commission/City Councilmembers, and seven members of the public. This workshop began with a review of the first workshop and then covered the programs, goals, and implementation measures proposed in the Draft Housing Element Update.

Key discussion points and public input from the workshops were recorded in notes prepared by staff to be considered in the drafting of the Housing Element. Attendees at the workshop were told they could fill out a written comment form in addition to providing a verbal comment at the workshop. They were also given the opportunity to provide their contact information on the sign-in sheet which included a request to receive future notices regarding the Housing Element Update process.

Copies of the Draft Housing Element were made available for public review during normal business hours at City Hall, as well as online on the City's website at <http://www.wheatland.ca.gov/>.

1.4.2 PUBLIC COMMENTS

Please see Appendix D for a summary of the public comments on the Public Review Draft, which was available for comments from February 27, 2017 to March 28, 2017.

1.5 REVIEW OF PREVIOUS HOUSING ELEMENT

State law requires the City of Wheatland to review the previous Housing Element in order to evaluate:

- “The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives.”
- “The progress of the City, County, or City and County in implementation of the Housing Element.”
- “The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.”

1.5.1 EVALUATION OF 2004 HOUSING ELEMENT

The following section examines goals, policies, implementation measures and specific programs included in the 2004 Housing Element to determine their effectiveness.

City of Wheatland staff has determined that a majority of the goals, policies, and implementation measures in the 2004 Housing Element are appropriate and effective in providing sound housing and community development planning on a regional basis and for the City of Wheatland. These goals, policies, and implementation measures will continue to be utilized by the City in an effective and efficient manner during the 2013-2021 Housing Element planning period. In a select few occasions, goals, policies, and implementation measures provided in the 2004 Housing Element were deemed irrelevant for the 2013-2021 Housing Element Update.

The City’s affordable housing programs continue to utilize as many affordable housing tools as possible to help meet the goals it has established.

Unless otherwise specified, any program not implemented will continue to be an important potential source for affordable housing assistance and will remain in the Housing Element for possible future use. These programs may be implemented if the need for the program exists and sufficient resources are available.

1.5.2 EFFECTIVENESS OF PREVIOUS ELEMENT

The following section reviews and evaluates Wheatland’s progress in implementing the previous Housing Element. It reviews the results and effectiveness of programs for the previous Housing Element planning period. It also analyzes the difference between projected housing need and actual housing production.

The 2004 Housing Element was intended to serve a planning period from 2004 to 2007. However, a recertified document has not been prepared until this Housing Element Update.

1.5.3 2004 WHEATLAND HOUSING ELEMENT IMPLEMENTATION REVIEW

Goal A: Provide for the City’s Regional Share of New Housing for All Income Groups.

Program 1: The City shall re-designate and re-zone 4.1 acres of land for multi-family use at 18 units per acre in order to accommodate at least an additional 73 multi-family units needed to provide adequate sites for affordable housing. The re-designated and re-zoned land shall be suitable for multi-family development and shall be available for development during the Housing Element planning period.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Council	2005	Complete	Remove

The re-designation and rezone of 4.1 acres of land for multi-family use in order to accommodate the additional units needed in 2004 is no longer necessary. The City of Wheatland currently has a sufficient acres of land for multi-family use. Therefore, the 2004 Program #1 is not included in this Housing Element Update.

Program 2: The City shall amend its Zoning Ordinance to provide for affordable housing density bonuses consistent with State law.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005/06	Not Complete	Include

The City of Wheatland has not yet amended its Zoning Ordinance to provide for affordable housing density bonuses consistent with State Law. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #2 is included in this Housing Element Update.

Program 3: The City shall revise its Zoning Ordinance to permit second dwelling units. The new second unit ordinance shall be consistent with State law.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005/06	Not Complete	Include

The City of Wheatland has not yet amended its Zoning Ordinance to permit second dwelling units consistent with State Law. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #3 is included in this Housing Element Update.

Program 4: The City shall allow partial fee waivers to affordable housing developers on a case-by-case basis, to the extent that the partial fee waivers are not cost-prohibitive to the City.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	Ongoing	Continue	Include

The City shall continue to work with affordable housing developers on a case-by-case basis to allow partial fee waivers for affordable housing development throughout the planning period. As a result, the 2004 Program #4 is included in this Housing Element Update.

Program 5: The City shall expedite (fast track) processing of affordable housing developments, to the extent that it does not result in higher costs to either the City or the applicant.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	Ongoing	Continue	Include

Development in the City of Wheatland has been limited enough to allow staff to expedite (fast track) the processing of all development projects throughout the City. In the event of increased development, City staff shall continue to expedite (fast track) the processing of affordable housing developments throughout the planning period. As a result, the 2004 Program #5 is included in this Housing Element Update.

Program 6: The City shall evaluate the parking requirements in its Zoning Ordinance for multi-family and single-family housing to determine whether a reduction in the number of spaces for affordable multi-family housing and/or requirements for covered parking in affordable single-family housing can be waived or reduced to encourage the production of such housing. If such a determination is made, the City shall amend its Zoning Ordinance accordingly.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2004/05	Complete	Remove

City staff has evaluated the City’s parking requirements for multi-family and single-family housing, and determined not to pursue the reduction in current parking requirements. As a result, the 2004 Program #6 is not included in this Housing Element Update.

Program 7: The City shall research inclusionary housing programs and recommend a policy.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2004	No longer allowed for Multi-family development	Remove

Inclusionary housing programs are no longer allowed for multi-family development. As a result, the 2004 Program #7 is not included in this Housing Element Update.

Program 8: The City shall consider whether to adopt the Sacramento Regional Compact for the production of affordable housing as proposed by the Sacramento Area Council of Governments (SACOG). According to this Compact, at least ten percent of all new housing construction in participating jurisdictions would meet an affordability standard. The ten percent goal would be guided by the following rules:

- At least four percent of all new housing construction will be affordable to Very Low Income families.
- At least four percent of all new housing construction will be affordable to Low Income families.
- If necessary, up to two percent of the ten percent goal could be met by housing affordable to Moderate Income families.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2004	Complete	Remove

City staff considered the adoption of the ten percent affordable housing Compact goal, proposed by SACOG, and determined not to pursue adoption of this Compact. As a result, the 2004 Program #8 is not included in this Housing Element Update.

Program 9: The City shall encourage the development of self-help housing within the City to create affordable homeownership opportunities for Low- and Very Low Income families. The City shall accomplish this by assisting interested housing organizations and providing incentives as feasible.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	Ongoing	Continue	Include

The City shall continue to be a proponent for self-help housing to create affordable homeownership opportunities for Low- and Very Low Income families. As a result, the 2004 Program #9 is included in this Housing Element Update.

Program 10: The City shall continue working with developers of affordable housing by identifying potential building sites and by providing support to funding applications.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff / City Council	Ongoing	Continue	Modify

City staff shall continue working with developers of affordable housing by identifying potential building sites when contacted and processing potential affordable housing projects/application with high importance and priority. As a result, the 2004 Program #10 has been modified and included in this Housing Element Update.

Program 11: During the remaining three-year planning period, the City shall monitor the progress in meeting the affordable housing objectives presented in this Housing Element. The City Administrator shall prepare an annual status report of the City’s progress in meeting its Housing Element goals. City staff shall present these reports at an annual public hearing held before City Council and shall also send a copy to the California Department of Housing and Community Development (HCD).

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Administrator	Ongoing	Continue	Modify

The City of Wheatland did not experience development during the previous planning periods, and therefore, annual reports of meeting the affordable housing objectives was not beneficial. As a result, the 2004 Program #11 has been modified and included in this Housing Element Update.

Program 12: Site Development Standards: In its review of tentative maps, the City shall encourage site development features that encourage energy conservation, including narrower streets, the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use, such as provision of adequate structural support for solar collectors.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Administrator & California Energy Commission	2006	Continue	Modify

The City is in the process of preparing and adopting the Community Residential Design Standards that will establish citywide design goals and policies determining the level of architectural design that is required throughout the City. As a result, the 2004 Program #12 has been modified and included in this Housing Element Update.

Program 13: The City shall ensure that the final zoning applied to the Heritage Oaks Estates and Jones Ranch projects provide for at least the amount of R-2 and R-3 zoned land that was approved in the “pre-zoning” for the sites and inventoried in Table 26 of the Housing Element Background Report (Heritage Oaks Estates: 7 acres of R-2, and 6 acres of R-3 land; Jones Ranch: 9 acres of R-2, and 5 acres of R-3 land).

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005	Complete	Remove

The Jones Ranch and Heritage Oaks projects have been approved with Planned Development zoning. Heritage Oaks Estates includes a total of 663 single-family units and 108 multi-family units. The Jones Ranch Project, currently known as Caliterra Ranch includes 552 units consisting of varying lot sizes ranging from 4,050 square feet to 7,875 square feet, providing a broad range of housing product spanning first time home buyer to larger move-up lots. As a result, the 2004 Program #13 is not included in this Housing Element Update.

Goal B: Improve/Conserve the Supply of Existing Housing.

Program 14: The City shall work with a local housing organization to apply for a CDBG Rehabilitation Grant to fund a housing rehabilitation program to be operated by the housing organization. The recent housing conditions survey, conducted for this Housing Element update, will facilitate the completion of this application for funding. If this application is funded, the City shall support the new program in an advisory capacity.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Administrator / City Council	2004/05	Complete; 5 units rehabilitated for Programs 14 and 15 combined; 5 units conserved for Programs 14 and 15 combined.	Modify

Program 15: The City shall apply for HOME funds to support rehabilitation of renter- and owner-occupied, affordable housing. If the City is successful in obtaining these funds, it shall contract with either a non-profit local housing organization or Yuba County to administer these funds.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Administrator / City Council	2005	See Program 14	Modify

Program 16: The City shall consider an Abatement Ordinance that authorizes the City to initiate appropriate action against owners of properties with severe code violations. A component of this Ordinance may include a case-by-case removal of dilapidated dwellings. Another component of this Ordinance could require the property owners to pay for the costs of abatement.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Building Inspection	Considered in 2005	Continue	Continue

The City of Wheatland has not yet amended its Zoning Ordinance to include an Abatement Ordinance. The City of Wheatland did not experience development during the previous planning

periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #16 is included in this Housing Element Update.

Program 17: The City shall prepare a brochure of housing rehabilitation and conservation programs available for City residents.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Administrator	2005	Ongoing, with a plan to update a brochure and post in City Hall and on the City of Wheatland website	Modify

City staff shall continue the preparation of an online brochure for the City’s website describing the rehabilitation and conservation programs available for City residents. As a result, the 2004 Program #17 has been modified and included in this Housing Element Update.

Goal C: Meet the Special Housing Needs of Homeless Persons, Seniors, Large Families, Disabled Persons and Farmworkers.

Program 18: The City shall advertise services available from public and non-profit organizations, such as FREED and In-House Supportive Services that assist disabled individuals and seniors.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2005	Continue	Modify

City staff shall continue to advertise services that assist disabled individuals and seniors on the City’s website. As a result, the 2004 Program #18 has been modified and included in this Housing Element Update.

Program 19: The City shall amend its Zoning Ordinance to allow home child care facilities as a conditional use in R-1 areas. The City shall continue to allow home day care facilities within the other residential zones as a conditional use.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005/06	Continue	Modify

The City of Wheatland has not yet amended its Zoning Ordinance to allow resident facilities (i.e., home child care and group homes) as a conditional use in R-1 areas. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its

currently out of date Zoning Code. As a result, the 2004 Program #19 has been modified and included in this Housing Element Update.

Program 20: The City shall work with the Yuba/Sutter Counties Child Care Coordinator to determine whether additional changes to the Zoning Ordinance are needed to promote child care centers as well as home child care facilities.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005/06	Complete	Remove

City staff believes amending the Zoning Ordinance to allow resident facilities (i.e., home child care and group homes) as a conditional use in R-1 areas is appropriate to promote child care centers as well as home child care facilities. As a result, the 2004 Program # has been modified and included in this Housing Element Update.

Program 21: The City shall amend its Zoning Ordinance to allow group homes serving six or fewer individuals by right in all residential zones, consistent with State Law; and to allow group homes serving six or more individuals by conditional use permit in selected zones.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005	Not Complete	Modify

The City of Wheatland has not yet amended its Zoning Ordinance to allow group homes permitted by right in all residential zones. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #21 has been modified and included in this Housing Element Update.

Program 22: The City shall amend its Zoning Ordinance provisions regarding group homes to directly reference transitional housing and emergency shelters.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005	Not Complete	Modify

The City of Wheatland has not yet amended its Zoning Ordinance regarding group homes to directly reference transitional housing and emergency shelters. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #22 has been modified and included in this Housing Element Update.

Program 23: The City shall evaluate the setback requirements in its Zoning Ordinance for single-family housing to determine whether they make housing less accessible for the disabled population. If this determination is made, the City shall establish an exception process for disabled accessibility to permit development within the setback when it can be determined that such features will not be detrimental to the public welfare, injurious to other property, and that special circumstances exist that would deprive the property owner of privileges enjoyed by other properties in the vicinity. The intent of this process to make it easier to construct necessary features for disabled accessibility.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff / Planning Commission / City Council	2006	Complete	Remove

City staff previously reviewed the setback requirements for single-family housing and determined the existing setbacks do not make housing less accessible for the disabled population. As a result, the 2004 Program #23 has been removed from in this Housing Element Update.

Program 24: The City shall consider funding a program to make accessibility improvements to rental units to be occupied by persons with disabilities. The City could use a portion of future CDBG Grant funds for this purpose. The City would contract with a public agency or non-profit housing organization to administer the program.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2006	Continue	Modify

City staff shall continue to consider all available funding options for the City. As a result, the 2004 Program #24 has been modified and included in this Housing Element Update.

Program 25: The City shall amend its municipal code to provide individuals with disabilities reasonable accommodation through rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff / Planning Commission / City Council	2006	Continue	Modify

The City of Wheatland has not yet amended its Zoning Ordinance regarding individuals with disabilities. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans

a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #25 has been modified and included in this Housing Element Update.

Program 26: The City shall distribute literature on universal design, disabled accessibility, and the City’s reasonable accommodation procedures (see Program 25) through the Building Department.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2005/06	Continue	Modify

City staff shall continue to prepare and distribute literature on universal design, disabled accessibility, and the City’s reasonable accommodation procedures through the City’s website and Building Department. As a result, the 2004 Program #26 has been modified and included in this Housing Element Update.

Program 27: The City will support and assist with applications for farmworker housing funding should the need arise.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	Ongoing as needed	Continue	Continue

City staff shall continue to support and assist with applications for farmworker housing funding. As a result, the 2004 Program #27 has been included in this Housing Element Update.

Goal D: Ensure Equal Housing Opportunity.

Program 28: The City shall display multi-lingual fair housing posters in prominent locations in City buildings and facilities, and throughout the City, and shall distribute informational materials about fair housing laws to social service and other public agencies within the City.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2005 and ongoing thereafter	Continue	Modify

City staff shall display multi-lingual fair housing posters in prominent locations in City buildings and facilities throughout the City throughout the planning period. As a result, the 2004 Program #28 has been modified and included in this Housing Element Update.

Program 29: The City shall develop working agreements with local fair housing organizations to expedite referrals to fair housing enforcement agencies, and ensure that complainants receive assistance in filing charges with enforcement agencies.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2005 and ongoing thereafter	Continue	Modify

City staff shall expedite referrals to fair housing enforcement agencies, and ensure that complainants receive assistance in filing charges with enforcement agencies throughout the planning period. As a result, the 2004 Program #29 has been modified and included in this Housing Element Update.

Program 30: The City shall meet annually with the building industry and provide industry representatives with information from the State Department of Fair Employment and Housing regarding Fair Housing laws, and shall encourage local builders to include equal housing opportunity references in their advertising.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2005 and ongoing thereafter	Infeasible – Not required	Remove

City staff has determined meeting annually with the building industry is infeasible, and the 2004 Program #30 has been removed from this Housing Element Update.

1.5.4 APPROPRIATENESS OF GOALS, OBJECTIVES, AND POLICIES

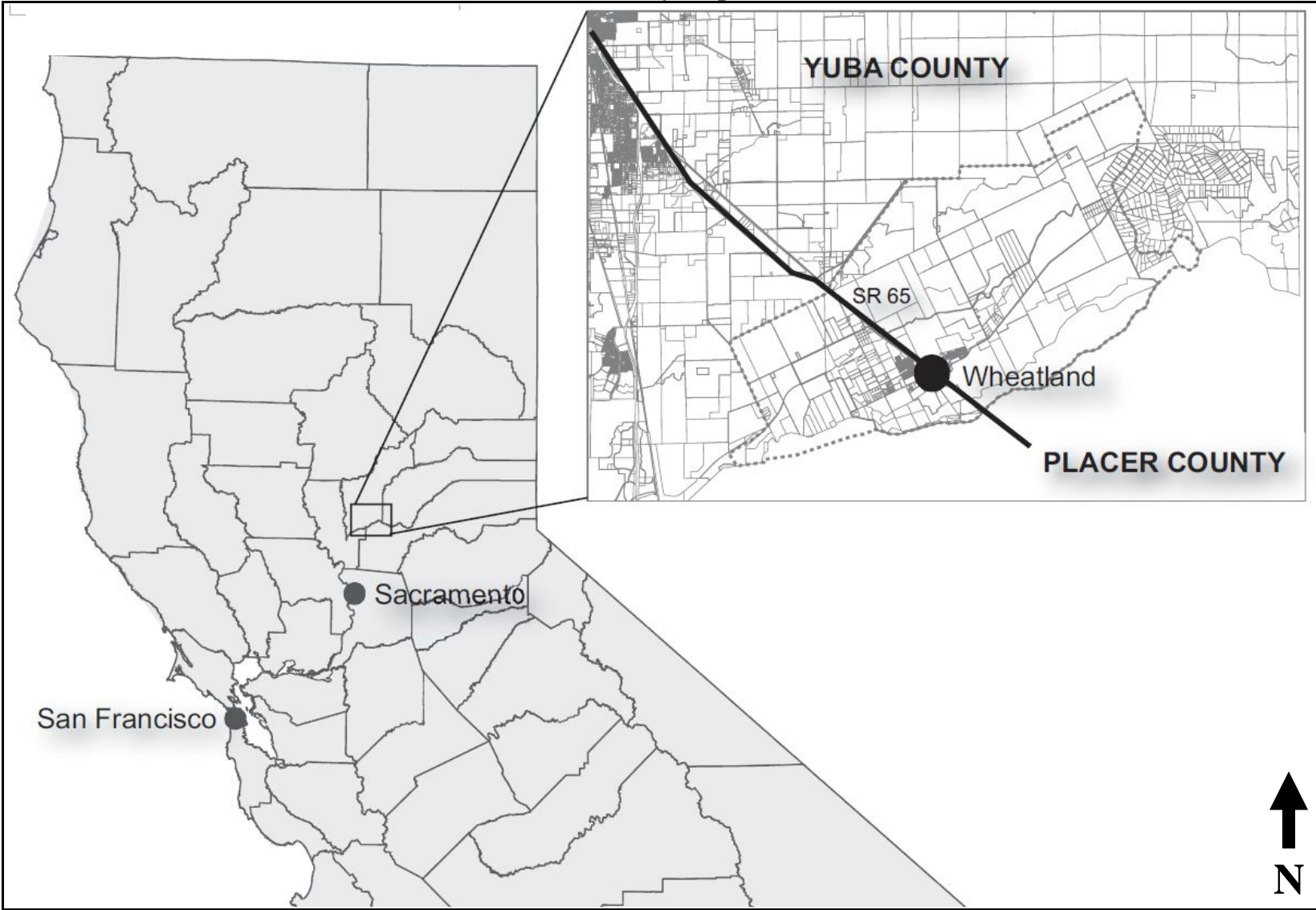
The City of Wheatland has struggled to meet and maintain many of the goals set from the previous Housing Element because of a lack of funding for local housing programs. Additionally, some goals and objectives are no longer relevant to the City of Wheatland, and these goals have been removed from the 2013-2021 document.

A few areas remain in which the City of Wheatland will strive to improve on over the current Housing Element period. These areas include the remaining Zoning Ordinance updates, the wider use of Federal and State grant funding for affordable housing construction and rehabilitation, as well as the development and distribution of housing information via City Hall and the City of Wheatland website.

1.6 COMMUNITY PROFILE

Wheatland is located in Northern California’s Central Valley along State Route (SR) 65 in Yuba County. The City is located approximately one mile north of the Bear River and the tri-county boundary of Sutter, Placer, and Yuba Counties (see Figure 1-1). Marysville and Yuba City, which are both about 12 miles to the north of Wheatland, are the closest cities of significant size. Sacramento is approximately 40 miles to the south and Beale Air Force Base is located eight miles to the northeast. Wheatland is also the gateway to Camp Far West, a recreation area of regional significance. Located within a primarily agricultural region, Wheatland is completely surrounded by agricultural lands.

**Figure 1-1
Vicinity Map**



The City of Wheatland was incorporated in 1874 and Wheatland's first subdivision was built in 1953 when Charles Nichols developed his property bordering the northeastern part of the City. Ten homes were built in the first project that led to the first housing development within the City. Wheatland's rate of commercial and residential development has been slow relative to the growth rates of nearby areas such as Marysville/Yuba City and particularly south Placer County. Wheatland is a general law City that operates under the Council/Manager form of government, and consists of the following seven departments:

- Administration,
- Community Development,
- Engineering,
- Recreation,
- Public Works, and
- Public Safety.

The City's current City limits span 8.19 square miles with a 13.9-square mile Sphere of Influence (SOI) area and has a current estimated population of 3,514 (see Figure 1-2).

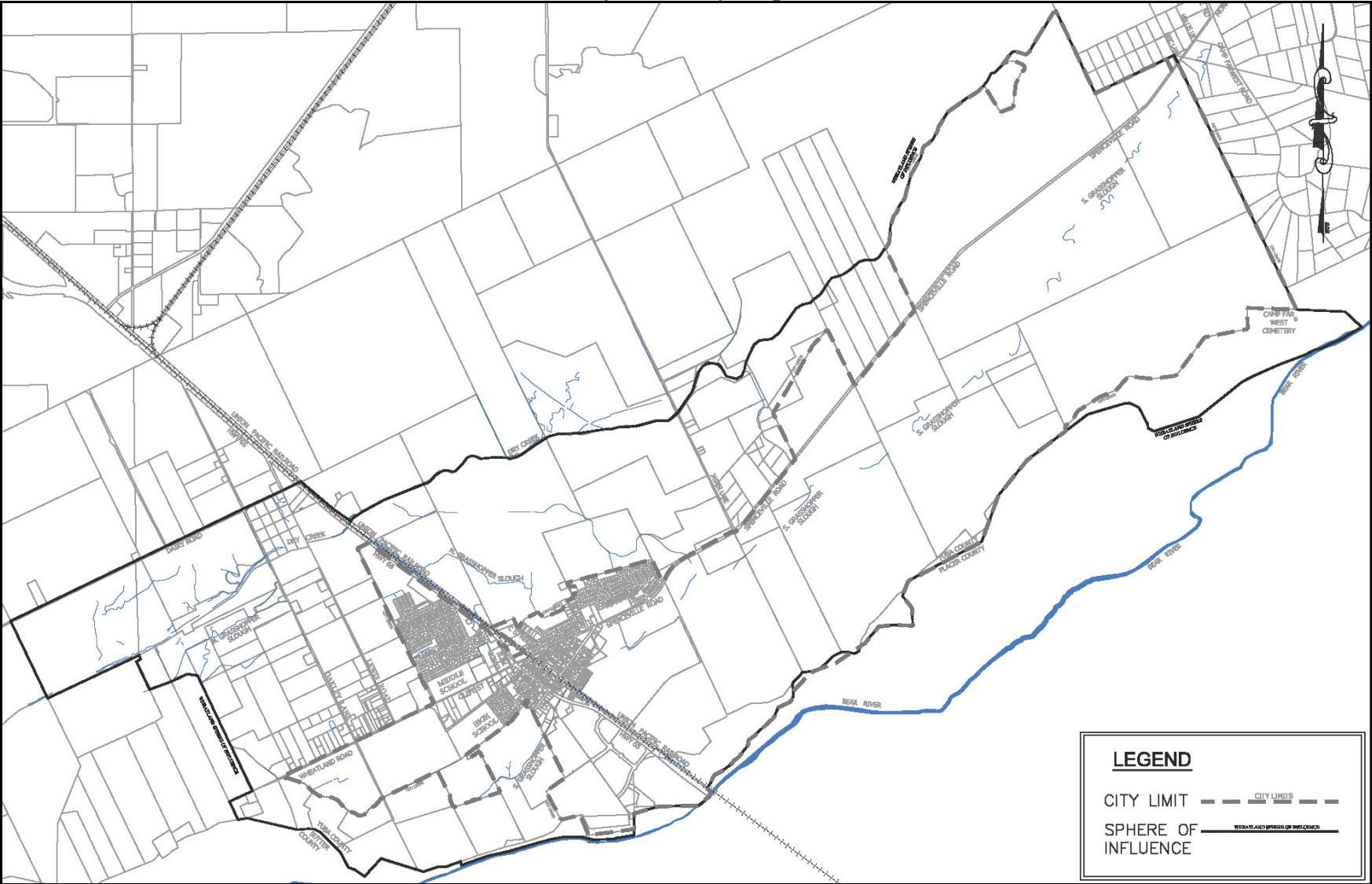
1.6.1 REGIONAL GROWTH PRESSURES

Wheatland's location just 40 miles north of Sacramento places it within one of the fastest growing regions in the State. Located on SR 65 between Marysville/Yuba City and Lincoln, Wheatland is subject to major growth pressures. The 2006 Wheatland General Plan projected Wheatland's population to increase from 3,000 in 2004 to 30,100 in 2025, while employment was projected to increase from 500 to 11,080 during the same time period. Wheatland has statutory obligations to try to meet its projected fair share of regional housing needs. The 2006 General Plan intended to create the capacity to accommodate projected growth through 2025, and also set policies and standards to ensure orderly and high-quality development along with provision of needed public facilities and services.

1.6.2 COMMUNITY FORM AND CHARACTER

Wheatland has a strong historic heritage, which is reflected in the stock of historic buildings in the City's Downtown. Wheatland's agricultural setting is largely responsible for the community's distinct identity and plays an important economic role in Wheatland. Wheatland's Downtown is an important symbol of the City's small-town atmosphere and historic heritage. Maintaining the Downtown as the center of government, specialty retail, entertainment, and culture is important to preserving Wheatland's small-town atmosphere as the City grows. A centralized Downtown also helps knit the community together as a place where everyone in the community gathers. Maintaining Downtown's central location and accessibility in the larger City is important to achieving this goal. Providing for expansion of the district's gridded street pattern to the east reinforces Downtown's centralized location and accessibility.

**Figure 1-2
City Boundary Map**



2.0	EXISTING CONDITIONS AND DEMOGRAPHIC DATA
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2.1 SUMMARY OF EXISTING CONDITIONS

The purpose of this chapter is to summarize and analyze the existing housing conditions in the City of Wheatland. This chapter consists of three major sections: Section 2.1 Summary of Existing Conditions - an analysis of population trends, employment trends, household trends, and special needs groups; Section 2.2 Housing Needs - the Regional Housing Needs Allocation (RHNA) determined by the Sacramento Area Council of Governments (SACOG); Section 2.3 Inventory of Resources - an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, “at-risk housing”, and suitable lands for future development.

In order to assess the present and future housing needs of the City of Wheatland demographic variables, such as population, employment, and households were analyzed. Sources used in the analysis include, but are not limited to, the 2000 and 2010 U.S. Census, State Department of Finance (Demographic Research Unit), SACOG, and ESRI, a demographic data provider. See Appendix A for a complete list of data sources.

2.1.1 POPULATION TRENDS

SACOG is comprised of six counties and 22 cities, including the City of Wheatland. As shown in Table 2-1 between 2000 and 2010, Yuba County’s population increased by 19.8 percent or 11,936 persons. In 2016, the County had an estimated population of 75,726, which represents an increase of 3,571 persons since 2010. Six counties surround Yuba County: Sutter, Butte, Plumas, Sierra, Nevada, and Placer. Of these counties, Yuba County is the fifth most populated.

Table 2-1 Population Trends – Yuba and Neighboring Counties							
County	2000	2010	Change 2000-2010	Percent Change	2016	Change 2010-2016	Percent Change ¹
Yuba	60,219	72,155	11,936	19.8%	75,726	3,571	4.9%
Sutter	78,930	94,737	15,807	20.0%	96,263	1,526	1.6%
Butte	203,171	220,000	16,829	8.28%	227,414	7,414	3.3%
Plumas	20,824	20,007	-817	-3.92%	20,229	222	1.1%
Sierra	3,555	3,240	-315	-8.8%	3,150	-90	-2.7%
Nevada	92,033	98,764	6,731	7.31%	100,967	2,203	2.2%
Placer	248,399	348,432	100,033	40.3%	376,223	27,791	7.9%

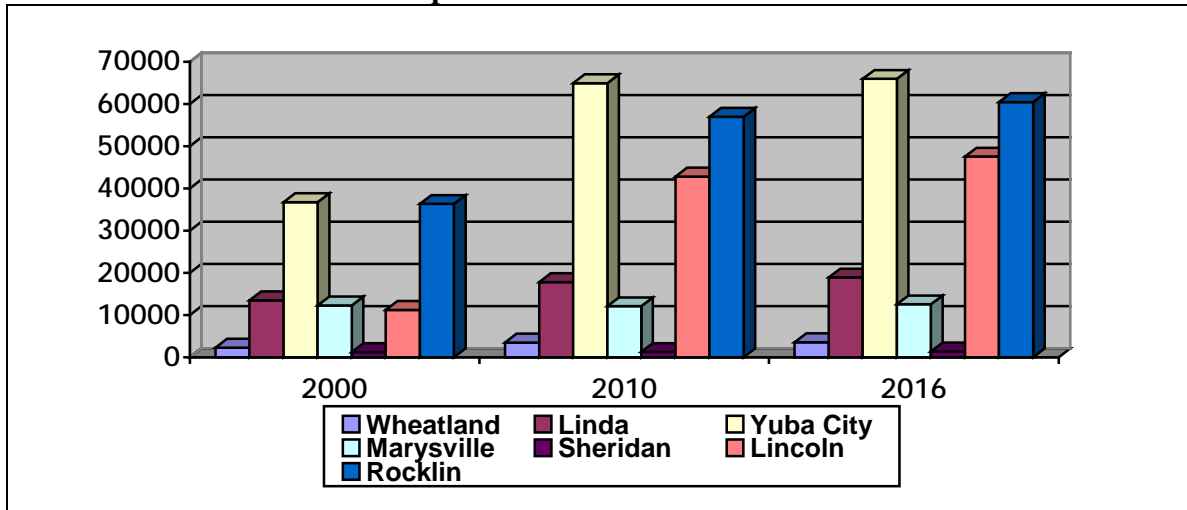
Notes:
¹. Percentage change was calculated using the following equation: $[y(2010) - x(2000)] / x(2000) * 100$.

Source: ESRI 2016

Population trends in the City of Wheatland and surrounding cities and communities are shown in Table 2-2 and illustrated in Figure 2-1. The City of Wheatland was fourth in population growth of the six surrounding cities between 2000 and 2010, with an estimated 52.92 percent growth rate. Population growth between 2010 and 2016, in the City of Wheatland and most of the other surrounding cities, has declined, with Wheatland’s population growth rate at 3.0 percent, Marysville’s growth rate at 3.8 percent, and Yuba City’s population growth rate at just 1.6 percent. Only Sheridan and Lincoln have experienced a substantial increase in population between 2010 and 2016.

Table 2-2 Population by City (2000-2016)				
Year	Number	Change	Percent Change	Simple Annual Percent Change
Wheatland				
2000	2,260			
2010	3,456	1,196	52.9%	5.3%
2016	3,559	103	3.0%	0.5%
Linda				
2000	13,474			
2010	17,773	4,299	31.9%	3.2%
2016	18,899	1,126	6.3%	1.1%
Yuba City				
2000	36,758			
2010	64,925	28,167	76.6%	7.7%
2016	65,963	1,038	1.6%	0.3%
Marysville				
2000	12,268			
2010	12,072	-196	-1.6%	-0.2%
2016	12,529	457	3.8%	0.6%
Sheridan				
2000	1,175			
2010	1,238	63	5.4%	0.5%
2016	1,364	126	10.2%	1.7%
Lincoln				
2000	11,205			
2010	42,819	31,614	282.1%	28.2%
2016	47,556	4,737	11.1%	1.8%
Rocklin				
2000	36,330			
2010	56,974	20,644	56.8%	5.7%
2016	60,490	3,516	6.2%	1.0%

**Figure 2-1
Population Growth 2000-2016**



As shown in Table 2-3, between 2010 and 2016, the median age in the City of Wheatland increased from 33.4 to 35.7 years of age. The 0-14 age group represents the largest population at 21.7 percent, a decrease from 24.2 percent in 2010. The senior population (65+) is overall expected to see growth from 2010 to 2021.

**Table 2-3
Population by Age – City of Wheatland**

Age Group	2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0-14	845	24.2%	772	21.7%	806	22.1%
15-19	286	8.2%	228	6.4%	244	6.7%
20-24	220	6.3%	169	4.7%	182	5.0%
25-34	468	13.4%	554	15.6%	554	15.2%
35-44	513	14.7%	463	13.0%	485	13.3%
45-54	482	13.8%	427	12.0%	448	12.3%
55-64	307	8.8%	450	12.6%	437	12.0%
65-74	192	5.5%	303	8.5%	292	8.0%
75-84	129	3.7%	140	3.9%	142	3.9%
85+	49	1.4%	54	1.5%	55	1.5%
Total	3,492	100.0%	3,559	100.0%	3,645	100.0%
Median Age	33.4	-	35.7	-	35.8	-
Under 65	3,122	89.4%	3,062	86.0%	3,157	86.6%
Over 65	370	10.6%	497	14.0%	489	13.4%

Source: ESRI 2016

According to the 2010-2014 American Community Survey, persons who categorized themselves as White represented 52.9 percent of the Wheatland population and 60.1 percent of the Yuba County population (see Table 2-4). In the City, 18.5 percent of the population is of Hispanic origin.

Category	City of Wheatland		Yuba County	
	Number	Percent	Number	Percent
White	2,088	52.9%	41,919	60.1%
Black	76	1.9%	2,261	3.2%
American Indian and Alaska Native	5	11.6%	762	1.1%
Asian	399	10.1%	5,109	7.3%
Native Hawaiian and Other Pacific Islander	0	0.0%	251	0.3%
Other	196	5.0%	315	0.5%
Hispanic Origin	730	18.5%	19,181	27.5%
Total	3,949	100.0%	69,798	100.0%

Source: American Community Survey 2010-2014.

2.1.2 EMPLOYMENT TRENDS

In the City of Wheatland, the largest industry type for the year 2010 was Services, which represented 38.9 percent of all major industries (see Table 2-5). Since 2010, the service industry has grown by more than 10 percent of total employment.

Major Industries	2010		2016	
	Number	Percent	Number	Percent
Agriculture /Mining	55	6.2%	56	3.8%
Construction	78	8.8%	117	8.0%
Manufacturing	86	9.7%	42	2.9%
Wholesale Trade	29	3.3%	35	2.4%
Retail Trade	145	16.3%	204	14.0%
Transportation / Utilities	55	6.2%	101	6.9%
Information	14	1.6%	0	0.0%
Finance / Insurance / Real Estate	40	4.5%	43	2.9%
Services	345	39.8%	726	49.7%
Public Administration	40	4.5%	137	9.4%
Total	887	100.0%	1,461	100.0%

Sources:

- 2010-2014 American Community Survey Estimate.
- ESRI, 2016.

As shown in Table 2-6, the top employer in the City of Wheatland is a pumpkin farm. One of the major twenty-five employers in Yuba County is located in the City of Wheatland.

Employer Name	Location	Industry	# of Employees
Abraham Lincoln High School	Marysville	Schools	50-99
Appeal Democrat	Marysville	Newspapers (publishers/mfrs)	100-249
Aramark Sports & Entertainment	Yuba County	Concessionaires	100-249
Beale Air Force Base	Beale AFB	Military Bases	500-999
Bishop’s Pumpkin Farm	Wheatland	Fruits & Vegetables & Produce-Retail	250-499
Haycart Custom Farming Inc	Plumas Lake	Farming Service	100-249
Linda Elementary School	Marysville	Schools	50-99
Lindhurst High School	Olivehurst	Schools	100-249
Lone Tree School Kitchen	Beale AFB	Schools	100-249
Marysville Care & Rehab Center	Marysville	Nursing & Convalescent Homes	100-249
Marysville School District	Marysville	Schools	1,000-4,999
Recology Yuba-Sutter	Marysville	Garbage Collection	100-249
Richard R Wilbur Ranch	Marysville	Ranches	50-99
Rideout Memorial Hospital	Marysville	Hospitals	1,000-4,999
Rideout Outpatient Radiology	Marysville	Physicians & Surgeons	100-249
Shoei Foods USA Inc	Olivehurst	Importers (whls)	100-249
South Lindhurst High School	Olivehurst	Schools	50-99
Sleep Train Amphitheatre	Yuba County	Concert Venues	250-499
Transportation Departments	Marysville	Government Offices-State	100-249
Transportation Dept-Equipment	Marysville	State Government-Transportation Programs	50-99
U.S. Post Office	Marysville	Post Offices	100-249
Veolia Transportation	Marysville	Transportation Services	50-99
Walmart Supercenter	Marysville	Department Stores	250-499
Yuba College	Marysville	Schools-Universities & Colleges Academic	100-249
Yuba County Health & Human Services	Marysville	Clinics	250-499

Source: California Employment Development Department, 2016.

As shown in Table 2-7, approximately 24.1 percent of the City of Wheatland residents travel less than 20 minutes to work; however, 25.3 percent travel more than 35 minutes.

Travel Time	Percent
Less than 5 minutes	2.8%
5-9 minutes	4.5%
10-19 minutes	16.8%
20-34 minutes	50.5%
35-59 minutes	8.0%
More than one hour	17.3%

Source: ESRI, 2016.

According to the California Employment Development Department as shown in Table 2-8, the City of Wheatland labor force contained 1,500 persons in June 2016. Currently, the unemployment rate is 8.4 percent, a steady decrease since its high in 2010.

Year	Civilian Labor Force	Employment	Unemployment	Unemployment Rate
2010	1,700	1,300	300	19.2%
2011	1,600	1,300	300	18.4%
2012	1,600	1,400	300	16.7%
2013	1,600	1,400	200	14.3%
2014	1,600	1,400	200	12.2%
2015	1,600	1,400	200	10.1%
2016	1,500	1,400	100	8.4%

Source: United States Census Bureau. American Fact Finder. Accessed June 28, 2016.

2.1.3 HOUSEHOLD TRENDS

Household formation is influenced by a variety of factors. The aging population, young adults leaving home, and divorce are factors that can cause household growth even in relatively static periods of population growth.

As shown in Table 2-9, the City of Wheatland had a total of 1,233 households in 2010; by 2016 the number increased by 1.5 percent to 1,251 households. The number of households in the City is projected to increase to 1,276 households by 2021. Yuba County had a total of 24,307 households in 2010, which increased to a current total of 25,341; the number of households is projected to increase to 26,277 by 2021.

Year	Number	Change	Percent Change	Simple Annual Percent Change
City of Wheatland				
2010	1,233			
2016	1,251	18	1.5%	0.2%
2021	1,276	25	2.0%	0.4%
Yuba County				
2010	24,307			
2016	25,341	1,034	4.3%	0.7%
2021	26,277	936	3.7%	0.7%

Source: ESRI, 2016.

Household size is also an important factor in determining the size of housing units needed within a jurisdiction. In the City of Wheatland, “large” households containing four or more persons represented 36 percent of all households in 2014; “small” households with two persons represented 23.4 percent (see Table 2-10). Four or more person households were the fastest

growing household size between 2000 and 2014, increasing from 31.8 percent in 2000 to 36 percent in 2014, which may indicate a growing demand for larger sized housing units with three or more bedrooms.

Table 2-10 Household Size Trends						
Household Size	2000		2010		2014	
	Number	Percent	Number	Percent	Number	Percent
City of Wheatland						
1 person	169	21.5%	245	20.3%	227	19.1%
2 Person	232	29.6%	348	28.5%	278	23.4%
3 Person	134	17.1%	250	20.5%	255	21.5%
4+ Person	250	31.8%	376	30.8%	428	36.0%
Yuba County						
1 person	4,456	21.7%	5,089	21.4%	5,140	20.8%
2 Person	6,494	31.6%	6,515	27.4%	7,463	30.2%
3 Person	3,515	17.1%	2,748	18.5%	4,423	17.9%
4+ Person	6,070	29.5%	4046	32.7%	7,710	31.2%

Source: United States Census Bureau. American Fact Finder. August 10, 2016.

Tenure, defined as the ratio between homeowner and renter households, can be affected by many factors, such as: housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

As shown in Table 2-11, between 2010 and 2016, the proportion of owner households in Wheatland decreased 0.3 percent while renter households increased by 0.3 percent. Between 2016 and 2021, renter households are projected to increase by 0.8 percent. In Yuba County, the proportion of owner households decreased by 1.9 percent between 2010 and 2016, and another 0.3 percent decrease is expected between 2016 and 2021. Renter households in Yuba County have increased from 40.5 percent to 42.4 percent from 2010 to 2016.

Table 2-11 Tenure by Households						
Tenure	2010		2016		2021¹	
	Number	Percent	Number	Percent	Number	Percent
City of Wheatland						
Owners	773	62.7%	780	62.4%	786	61.6%
Renters	460	37.3%	471	37.6%	490	38.4%
Yuba County						
Owners	14,468	59.5%	14,604	57.6%	15,054	57.3%
Renters	9,839	40.5%	10,737	42.4%	11,223	42.7%

Notes:
¹ Numbers are projected by ESRI.
Source: ESRI, 2016.

According to the 2010 Census, the City of Wheatland’s median household income was higher than four surrounding communities, whereas nearby cities of Sheridan, Lincoln, and Rocklin held among the highest ranges of median income (see Table 2-12). More than half of the

communities in Yuba County experienced a rise in average median incomes; however, Wheatland decreased by \$417.

City	Median Household Income	
	2010	2016
Wheatland	\$60,123	\$59,706
Linda	\$34,710	\$37,395
Yuba City	\$49,500	\$50,661
Marysville	\$37,858	\$35,561
Sheridan	\$64,083	\$60,401
Lincoln	\$73,375	\$77,301
Rocklin	\$80,379	\$83,081

Source: ESRI, 2016.

As shown in Table 2-13, in 2010, 30.2 percent of the City of Wheatland households were estimated to have incomes below \$35,000, while 61.2 percent had incomes greater than \$50,000. In 2016, 30.6 percent of the City of Wheatland households are estimated to have incomes below \$35,000, while 61.8 percent have incomes greater than \$50,000.

Income Range	2010		2016		2021 ¹	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$15,000	163	13.2	188	15.0	188	14.7
\$15,000-\$24,999	118	9.6	104	8.3	108	8.5
\$25,000-\$34,999	91	7.4	91	7.3	93	7.3
\$35,000-\$49,999	106	8.6	96	7.6	100	7.8
\$50,000-\$74,999	279	22.6	155	12.4	180	14.1
\$75,000-\$99,999	245	19.9	309	24.7	305	23.9
\$100,000+	231	18.7	309	24.7	302	23.7
Total	1,233	100.0	1,251	100.0	1,276	100.0

Notes:
¹ Numbers are projected by ESRI.

Source: ESRI, 2016.

The U.S. Department of Housing and Urban Development (HUD) estimates area median incomes (AMI) for all counties in the State annually. The AMI is utilized in many housing programs, such as Community Development Block Grant (CDBG) Program, Home Investments Partnerships Program (HOME), and Low Income Housing Tax Credit (LIHTC). The 2016 Yuba County AMI is \$58,900.

In addition to an estimated annual income, HUD has established standard income groups. They are defined as: (1) Extremely Low, which are households earning less than 30 percent of AMI; (2) Very Low income, which are households earning between 30 and 50 percent of the AMI; (3)

Low income, for households earning between 50 percent and 80 percent of the AMI; (4) Moderate income, for households earning between 80 percent and 120 percent of the AMI, and (5) Above Moderate income are households earning over 120 percent of the AMI. Generally, these categories are used to determine household eligibility for federal and state housing programs.

Based on the 2016 Yuba County AMI and Table 2-14, the proportion of households in the Extremely Low, Very Low, and Low income groups is fewer than those in the Moderate and Above Moderate categories. For example, approximately 37.1 percent of Wheatland households make less than 80 percent of the Yuba County AMI. In comparison, 62.9 percent of households are in the Moderate and Above Moderate categories.

Income Category	Income Range	Number	Percent
Extremely Low	Less than \$17,670	198	15.8%
Very Low	\$17,671 – \$29,450	129	10.3%
Low	\$29,451 – \$47,120	138	11.0%
Moderate	\$47,121 – \$70,680	255	20.4%
Above Moderate	Greater than \$70,680	532	42.5%

Source: TCAC Maximum Income Levels, 2016.

2.1.4 OVERPAYMENT

Overpayment is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household’s ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of their gross household income for shelter. According to the U.S. Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

As shown in Table 2-15, a total of 275 owner households (39.3 percent) were paying in excess of 30 percent of their income for housing in 2014; 76.6 percent of those overpaying have annual incomes of \$50,000 or more. In contrast, 46.9 percent of the renter households were paying in excess of 30 percent of their income for housing. The majority of the renter households overpaying, 54.7 percent, have annual incomes less than \$35,000. In addition, of all renter occupied households within the City, 30 (6.8 percent) are considered to be in the Extremely Low income category and for 66.7 percent of those households, the cost of housing is greater than half of the gross household income. Similarly, of all owner occupied households within the City, 20 (5.1 percent) are considered to be in the Extremely Low income category and for 50.0 percent of those households, the cost of housing is greater than half of their household incomes.

Table 2-15 Tenure by Housing Costs (2014)					
Income Range	Total Households	Percent of Total Households	0-20 Percent of Household Income	20-29 Percent of Household Income	30 + Percent of Household Income
Owner Occupied Units					
\$0-\$20,000	57	8.2%	12	13	32
\$20,000-\$34,999	41	5.9%	5	17	19
\$35,000-\$49,999	65	9.3%	14	6	45
\$50,000 +	536	76.6%	197	160	179
Subtotal	699	100.0%	228	196	275
Renter Occupied Units					
\$0-\$20,000	198	40.4%	0	94	104
\$20,000-\$34,999	70	14.3%	0	22	48
\$35,000-\$49,999	76	15.5%	4	44	28
\$50,000 +	139	28.4%	43	46	50
Subtotal	490	100.0%	47	206	230
Total	1,189		275	402	505
Note: Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.					
Source: 2010-2014 American Community Survey Estimate.					

Table 2-16, shows housing overpayment for Low income households.

Table 2-16 Housing Overpayment for Low Income Households			
Income Level	Total Owners	Total Renters	Total Households
Household Income <=30% AMI	20	30	50
% Cost Burden 30%-50%	50.0%	33.3%	
% Cost Burden >50%	50.0%	66.7%	
Household Income >30% to <=50% MFI	30	35	65
% Cost Burden 30%-50%	50.0%	28.6%	
% Cost Burden >50%	50.0%	71.4%	
Household Income >50% to <=80% MFI	25	30	55
% Cost Burden 30%-50%	60.0%	66.7%	
% Cost Burden >50%	40.0%	33.3%	
Source: Comprehensive Housing Affordability Strategy Data Query Tool, Data 2008-2012.			

2.1.5 HOUSING UNITS

As shown in Table 2-17, in 2010, 73.9 percent of the total housing units in City of Wheatland are estimated to be single-family homes, while 23.5 percent are multi-family (two or more units per structure). Between 2010 and 2016, single-family homes increased by 15 units (1.5 percent), while multi-family units remained the same.

Housing Units by Type	2010		2016		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	978	73.9%	992	74.2%	15	1.5%
2 – 4 Units	248	18.7%	248	18.5%	0	0.0%
5 or more Units	63	4.8%	63	4.7%	0	0.0%
Mobile Homes or Other	34	2.6%	35	2.6%	1	2.9%
Total	1,323	100.0%	1,339	100.0%	16	1.2%

Source: California Department of Finance, 2016.

2.1.6 SPECIAL NEEDS

As noted in Government Code Section 65583 (a)(6), within the overall housing needs assessments there are segments of the population that require special consideration. Generally, people who are Low income and have less access to housing choices would be considered as special needs. Special needs housing needs groups also include the elderly, disabled, large families, farm workers, single-parent households, and homeless.

Elderly

Many elderly households live in housing that costs too much or live in housing that does not accommodate specific needs for assistance. Due to various circumstances, an elderly household may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all characteristics of the elderly community, defined as persons over the age of 65 years.

As the population of seniors in the City increases, so do their collective needs. In 2000, there were 287 seniors in Wheatland, which represented 12 percent of the total population in the City (see Table 2-18). Between 2000 and 2010, the senior population increased by 28.9 percent. By 2016, the senior population increased by 127 persons, or 34.3 percent. By 2021, the senior population is estimated to decrease down to 490 persons, a 1.4 percent decrease over the 2016 number.

Year	Number	Change	Percent Change
2000	287	-	-
2010	370	83	28.9%
2016	497	127	34.3%
2021	489	-8	-1.6%

Sources:

- ESRI, 2016.
- 2010-2014 American Community Survey Estimate.

In 2010, 55.8 percent of all senior citizen households had incomes below \$25,000 (see Table 2-19). By 2016, this percent has decreased to 30.6 percent. In 2010 there were 26 senior households with annual incomes over \$50,000. In 2016, there are 122 senior households with incomes over \$50,000 a year.

Income Range	2010		2016		2021 ¹	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$15,000	64	35.7%	42	15.5%	55	18.3%
\$15,000-\$24,999	36	20.1%	41	15.1%	41	13.6%
\$25,000-\$34,999	36	20.1%	31	11.4%	34	11.3%
\$35,000-\$49,999	17	9.5%	35	12.9%	37	12.3%
\$50,000-\$74,999	22	12.3%	64	23.6%	64	21.3%
\$75,000-\$99,999	0	0.0%	33	12.2%	33	11.0%
\$100,000+	4	2.3%	25	9.3%	37	12.2%
Total	179	100.0%	271	100.0%	301	100.0%

Notes:
¹ Numbers are projected by ESRI.

Source: ESRI, 2016.

Based on the 2016 Yuba County AMI and senior household income tables, the proportion of households in the Extremely Low, Very Low and Low income groups is less than those in the Moderate and Above Moderate categories. For example, approximately 44.4 percent of Wheatland senior households make less than 80 percent of the Yuba County AMI. In comparison, 55.6 percent of households are in the Moderate and Above Moderate categories (see Table 2-20).

Income Category	Income Range	Number	Percent
Extremely Low	Less than \$14,160	40	14.6%
Very Low	\$14,161 – \$23,600	38	13.9%
Low	\$23,601 – \$37,760	43	15.9%
Moderate	\$37,761 – \$56,640	45	16.8%
Above Moderate	Greater than \$56,640	105	38.8%

Source: TCAC Maximum Income Levels, 2016.

Senior Amenities

Dedicated senior amenities do not exist in the City of Wheatland. As stated in the previous Housing Element, services are available in the City of Marysville, which is located approximately 16 miles to the north.

Disabled Persons

The physically, mentally, and developmentally disabled are considered to have special housing needs. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services, and accessibility within housing. According to the Department of Developmental Services, 32 persons experienced some type of disability in Wheatland (see Table 2-21).

Table 2-21	
Disability Characteristics – City of Wheatland	
Age	Number of Persons
0-17	21
18 and older	12

Source: California Department of Developmental Services, October 2016.

Dedicated facilities that offer services for the disabled do not exist in the City of Wheatland. Several facilities in Yuba County assist persons with disabilities. The Alta California Regional Center, with a field office in Yuba City, is a coordinating agency for group homes assisting the developmentally disabled population. The regional center supervises a network of 21 residential care facilities in northern and central California, serving an estimated 12,000 persons. Eight adult residential care facilities are located in the County, providing capacity for 52 individuals. Adult residential facilities typically provide 24-hour nonmedical care for persons age 18-59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, or mentally disabled.

In addition, the County contains five facilities for adult day care, which provide capacity for 100 individuals. Adult day care facilities typically provide programs for frail elderly, developmentally disabled, and or mentally disabled clients. Sutter-Yuba Mental Health Services assists persons with mental disabilities. Established in 1968 as a joint powers agency, Sutter-Yuba Mental Health Services is the only joint county mental health program in California and serves the residents of Sutter and Yuba Counties.

Large Families

For the purposes of this section, a large family is defined as a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multi-family market. This sub-section explores the availability of larger housing units in the City of Wheatland.

According to the 2010-2014 American Community Survey, a majority of the City’s owner housing stock is comprised of three and four bedroom units, while the rental units are a comprised mostly of two and three bedroom units. Three and four bedroom units comprise 91.5 percent of the owner households, and two and three bedroom units comprise 70.8 percent of the renter households (see Table 2-22), which indicate a more than adequate number of larger housing units based upon the household sizes below.

Bedroom Type	Owner Households		Renter Households	
	Number	Percent	Number	Percent
0 BR	0	0.0%	9	1.9%
1 BR	24	3.4%	90	18.4%
2 BR	14	2.0%	122	24.9%
3 BR	420	60.0%	225	45.9%
4 BR	220	31.5%	44	8.9%
5+ BR	21	3.0%	0	0.0%
Total	699	100.0%	490	100.0%

Source: 2010-2014 American Community Survey Estimate.

According to the 2010-2014 American Community Survey, 11.4 percent of the households were considered large households (5 or persons) in 2010. As shown in Table 2-23, the large household percentage decreased to 10.8 percent in 2014.

Household Size	2010			2014		
	Owner	Renter	Percent	Owner	Renter	Percent
1 Person	96	131	19.1%	97	151	20.3%
2 Persons	174	104	23.3%	262	132	32.3%
3 Persons	160	96	21.5%	214	81	24.2%
4 Persons	201	91	24.6%	106	44	12.3%
5 Persons	45	22	5.6%	9	41	4.1%
6 Persons	5	46	4.3%	26	36	5.1%
7 + Persons	18	0	1.5%	20	0	1.6%
Total	699	490	100.0%	734	485	100.0%

Source: 2010-2014 American Community Survey Estimate.

Farmworkers

Estimating farmworkers and those households associated with farm work within the State is extremely difficult. Generally, the farmworker population contains two segments of workers: permanent and migratory (seasonal). The permanent population consists of farmworkers who have settled in the region, maintain local residence and are employed most of the year. The migratory farmworker population consists of those who typically migrate to the region during seasonal periods in search of farm labor employment. Traditional sources of population estimates, including the 2010 Census, have tended to significantly underestimate the farmworker population. Moreover, different employment estimation techniques result in diverse estimates of local agricultural employment. Nonetheless, a range of estimates of farmworkers in the State can be derived. Further, by applying assumptions derived from surveys specifically targeted to farmworkers, an aggregate population (both workers and households) can be estimated. These estimates indicate that average annual employment of farmworkers in California is about 350,000, with peak period employment of about 450,000 within the State. This employment

demand is filled by between 650,000 and 850,000 farmworkers within the State. Total population (including family members) associated with these workers is between 900,000 and 1.35 million persons. According to the 2012 USDA Census of Agriculture, 2,910 farmworkers reside in Yuba County. Current data for farmworker population in the City of Wheatland is unavailable at this time.

Single-Parent Households

Single-parent households have special housing needs such as reasonable day care, health care, and affordable housing. The most significant portion of this group is the female-headed household. Female-headed households with children often have lower incomes, limiting their access to available housing. Many housing experts believe these households are especially at risk of housing cost burden or homelessness. As shown in Table 2-24, the 2010-2014 American Community Survey determined the City of Wheatland to have 909 total family households. Of those households, 94 or 10.3 percent were single parent households. In addition, in 2014, approximately 124 households of the total family households in the City of Wheatland were below the poverty level. Of these households, 60.5 percent (75 households) were female-headed households (see Table 2-25).

Household Type	Number	Percent
Married-Couple Family Households	718	79.0%
<i>With Children Under 18 Years Old</i>	379	41.7%
<i>With No Children</i>	339	47.2%
Female Householders Only	111	12.2%
<i>Female Householder With Children</i>	71	7.8%
<i>Female Householder With No Children</i>	40	4.4%
Male Householders Only	80	8.8%
<i>Male Householder With Children</i>	23	2.5%
<i>Male Householder With No Children</i>	57	6.3%
Total Households	909	100.0%
<i>Source: 2010-2014 American Community Survey Estimate.</i>		

Household Type	Number	Percent
Total Families with Income below the Poverty Level	124	100.0%
<i>Female Single Parent Households with Children Under 18 years below the Poverty Level</i>	75	60.5%
<i>Source: 2010-2014 American Community Survey Estimate.</i>		

Homeless Persons (Persons in Need of Emergency Shelter)

Homelessness continues as a regional and national issue. Factors contributing to the rise in homelessness include the general lack of housing affordable to lower income persons, increases

in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, alcohol and substance abuses, and the de-institutionalization of the mentally ill. Homeless people, victims of abuse, and other individuals require housing that is not being met by the traditional housing stock. These people require temporary housing and assistance at little or no cost to the recipient.

Due to their transient nature, it is difficult to count the number of homeless in any one area. It should also be noted that there are generally two types of homeless - the “permanent homeless,” who are the transient and most visible homeless population, and the “temporary homeless,” who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a permanent residence. The farmworker and day laborer are most appropriately classified as part of the migratory homeless population.

Special Needs Resources/Emergency Shelters/SRO Units

State law requires that emergency shelters are allowed by right in at least one zoning designation. Currently, the City of Wheatland’s Zoning Ordinance allows for emergency shelters as a conditional use. Therefore, as part of this Housing Element Update, the City of Wheatland has included a program (Program #4) stating the City shall amend its current Zoning Ordinance to create an overlay district that would permit the development of emergency shelters by right in accordance with SB 745.

Residential occupancy or single room occupancy hotels can be an important component of the special needs housing picture. SRO’s can provide low cost housing for those in the Extremely Low and Very Low income categories, and can also play a role in the transitioning process from homelessness to more permanent housing.

According to the Wheatland Police Department, they are not aware of a homeless problem in Wheatland. Although the police sporadically encounter homeless persons, these persons are generally passing through Wheatland on SR 65. Based on Yuba County information and local police encounters, the incidence of homelessness in Wheatland is minimal.

Additional services provided in Marysville for the homeless include the following:

- Salvation Army Family Service Center operates an emergency shelter program for both Sutter and Yuba County residents. The program provides short-term shelter for three days in a local motel. In addition to the shelter program, this Center also provides drug and alcohol rehabilitation, groceries, and other services.
- The Salvation Army Depot Family Crisis Center, Marysville, provides longer-term housing. Residents take part in a homeless prevention program. Transitional housing is also provided through the Depot Family Crisis Center.
- Twin Cities Rescue Mission is also located in Marysville, and provides 52 beds for homeless persons and families. The mission provides meals and housing for up to three days.

Manufactured Homes

Mobile homes or house trailers may be located on individual lots and used for residences or offices only under the following regulations:

- A. Trailer Sales. One mobile home may be used as an office appurtenant and accessory to, and in conjunction with the operation of a mobile home sales area.
- B. Temporary Uses. One mobile home may be permitted, with a special permit issued by the building department, as a temporary office or residence, after obtaining a permit for the construction of a permanent building of the same lot, or prior to obtaining such a building permit so long as the permit is obtained within ninety days from the installation of the mobile home. Such use of the mobile home shall be limited to six months from the date of issuance of the building permit and shall automatically terminate upon the expiration or voidance of the building permit or of the issuance of a certificate of occupancy for the permanent building. The building department may renew such special permit for one additional period of six months if substantial progress has been made in the construction of the permanent building and it is reasonable and probable that the permanent building will be completed within such additional period.
- C. Contractors. Mobile homes may be used, with a use permit, as a temporary office by construction contractors; or as temporary living quarters on the construction site for their employees for a single six-month period in any zone.
- D. Mobile Home Parks. Mobile homes may be placed in mobile home parks as regulated by this title and the California Division of Codes and Standards. (Ord. 367 § 3, 1997; Ord. 337 Exh. A, 1991)

Manufactured homes are subject to the National Manufactured Housing Construction and Safety Act of 1974 and are required to conform to foundational regulations as per Government Code Sect. 65852.3.

2.1.7 INDICATORS OF SUBSTANDARD LIVING

An overcrowded unit is defined by the Census as having 1.01 persons or more per room, excluding kitchens and bathrooms. A severely overcrowded unit has 1.5 or more persons per room. Generally, a room is defined as a living room, dining room, bedroom, or finished recreation room.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renter households. The rate of overcrowding for lower-income households, including Extremely Low and Very Low income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding.

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking complete plumbing, and units constructed before 1940 without diligent maintenance. As shown in Table 2-26, the percentage of overcrowded units was 6.0

percent in Wheatland in 2014. Approximately 6.2 percent of the total housing was built before 1940 and 0.0 percent of the units lacked complete plumbing facilities. In Yuba County, 8.0 percent of the total housing units were overcrowded, and 5.2 percent were built before 1940.

Table 2-26		
Indicators of Substandard Housing - 2014		
Indicators	Number	Percent
City of Wheatland		
Overcrowded	71	6.0%
Lacking Complete Plumbing Facilities	0	0.0%
Built 1939 or Earlier	74	6.2%
Yuba County		
Overcrowded	1,968	8.0%
Lacking Complete Plumbing Facilities	73	0.3%
Built 1939 or Earlier	1,283	5.2%
<i>Source: 2010-2014 American Community Survey Estimate.</i>		

2.2 HOUSING NEEDS

An important component of the Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of these sites in fulfilling the City’s share of the RHNA, as determined by SACOG. The intent of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

Construction needs are derived from SACOG population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units by income group within the City of Wheatland.

2000-2007 SACOG Regional Housing Needs Plan

As shown in Table 2-27, the 2000-2007 SACOG Regional Housing Needs Plan (RHNP) allocated 702 new housing units to Wheatland for the period 2000 to 2007. The time frame for this Regional Housing Needs process was January 1, 2000, through June 30, 2007, (a 7.5-year planning period). The allocation was equivalent to a yearly need of approximately 94 housing units for the 7.5-year time period. Of the 702 housing units, 436 units were to be affordable to moderate-income households and below, including 164 Very Low income units, 133 Low income units, and 139 Moderate income units.

According to the 2004 Housing Element, Wheatland’s RHNP allocation of 702 housing units for the period from 2000 to 2007 represented an 8.9 percent annual average growth rate (AAGR) for the 7.5-year period. In contrast, the allocated AAGR for the Yuba-Sutter Market Area for 2000 through 2007 was 2.2 percent and the allocated AAGR for the El Dorado-Placer-Sacramento-Yolo Market Area was 2.0 percent.

Income Level	RHNA	Percent of Total
Very Low	164	23.4%
Low	133	18.9%
Moderate	139	19.8%
Above Moderate	266	37.9%
Total	702	100.0%

Source: City of Wheatland Housing Element Background Report, 2004.

Wheatland’s total number of housing units listed in the RHNP for 2000 (783) represented 1.49 percent of the total Yuba-Sutter Market Area housing units (52,417) in 2000. However, Wheatland’s allocation of new housing units from 2000 to 2007 (702) was 7.5 percent of the total housing unit allocation for the Market Area (9,330), a share that was over five times its share of the current regional housing stock. Lincoln was the only municipality out of the 22 jurisdictions in the region that has a higher projected housing unit growth rate for the 2000 to 2007 period based on the RHNP. Lincoln was also the only other municipality that had a higher ratio of RHNP allocated units (new units) to existing units in 2000.

These figures indicated that Wheatland was assigned a RHNP that is far out of proportion to its size relative to the Sutter-Yuba Market Area and the SACOG region as a whole. If Wheatland had been given an RHNP allocation proportionate with its relative size in 2000 compared to the Yuba-Sutter Market Area, Wheatland would have been assigned approximately 139 new units. However, since Wheatland was projected to experience a relatively high rate of growth in SACOG’s officially adopted housing projections from 2000 to 2025, it was also assigned a high rate of growth for housing for 2000 to 2007 in the RHNP.

2006-2013 SACOG Regional Housing Needs Plan

As shown in Table 2-28, the 2006-2013 SACOG RHNP allocated 916 new housing units to Wheatland for the period 2006 to 2013. Of the 916 housing units, 537 units were to be affordable to moderate-income households and below, including 192 Very Low income units, 151 Low income units, and 194 Moderate income units.

Income Level	RHNA	Percent of Total
Very Low	192	21.0%
Low	151	16.5%
Moderate	194	21.2%
Above Moderate	379	41.3%
Total	916	100.0%

Source: SACOG, 2007.

Similar to the 2000-2007 RHNP, SACOG projected a large increase in growth for the City of Wheatland.

2013-2021 SACOG Regional Housing Needs Plan

As shown in Table 2-29, the SACOG RHNP allocated 483 new housing units to Wheatland for the period 2013 to 2021. Of the 483 housing units, 55 units are to be for Extremely Low income households, 55 units for Very Low income households, 76 for Low income households, 90 units for Moderate income households, and 208 for Above Moderate income households.

Income Level	RHNA	Percent of Total
Extremely Low	55	11.3%
Very Low	55	11.3%
Low	76	15.7%
Moderate	90	18.6%
Above Moderate	208	43.1%
Total	483	100.0%

Source: SACOG, 2013.

The core of the RHNP is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of five household income groups. The tables also indicate the projected new housing unit targets by income group for the ending date of the plan. These measures of units define the basic new construction that needs to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

2.3 INVENTORY OF RESOURCES

The following section describes the City of Wheatland current housing inventory.

2.3.1 EXISTING HOUSING CHARACTERISTICS

As shown in Table 2-30, the proportion of single-family units has increased by 1.5 percent since 2010.

Unit Type	2010		2016		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	978	73.9%	993	74.2%	15	1.5%
2-4 Units	248	18.7%	248	18.5%	0	0.0%
5+ Units	63	4.8%	63	4.7%	0	0.0%
Mobile Home	34	2.6%	35	2.6%	1	2.9%
Total	1,323	100.0%	1,339	100.0%	16	1.2%

Source: California Department of Finance, Table E-5.

2.3.2 HOUSING CONDITIONS

Approximately, 17.6 percent of the Wheatland housing stock (occupied and vacant units) was built before 1960 and may be in need of some degree of rehabilitation. As shown in Table 2-31, new housing in the City has been minimal since 2010; only 89 units have been built in the last five years.

Year	Number of Housing Units Built	Percent
1939 or earlier	74	5.3%
1940 – 1949	79	5.6%
1950 - 1959	94	6.7%
1960 – 1969	107	7.6%
1970 - 1979	209	14.9%
1980 - 1989	84	6.0%
1990 - 1999	178	12.7%
2000 - 2010	481	34.4%
2011 - 2016	89	6.3%
Total	1,395	100.0%

Source: 2016 SOCDs Building Permits Database

2.3.3 RESIDENTIAL CONSTRUCTION TRENDS

According to the 2004 Housing Element, the rate of housing unit growth in Wheatland required to meet the 2000-2007 RHNP projections exceeded that of all other jurisdictions in the SACOG region except for one. Wheatland’s housing units would have needed to increase by approximately 90 percent in a 7.5-year period to meet the regional housing needs as defined by SACOG. According to the 2004 Housing Element, Wheatland experienced a net change of 279 units housing units from April 1, 2000 to January 1, 2004. In comparison, SACOG projected 502 unit increase for Wheatland from 2000 to 2005.

As shown in Table 2-32, a total of 569 housing units were constructed in the City of Wheatland since 2001, which were all single-family units. The limited amount of development that occurred within the City of Wheatland can be attributed to the economic recession that started in 2007. The recession created a large negative impact on the ability for the City of Wheatland to provide affordable housing. The 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) prepared by SACOG identified short term economic growth impacts have occurred due to the recession; although, SACOG projects economic trends will recover by 2020. The MTP/SCS projections are based on observed data that while the region is recovering as a whole, the housing recovery is happening at a much slower rate than the employment recovery. This statement is especially relevant to the City of Wheatland, where the population has experienced little growth, and only been 569 single-family residential units and zero multi-family units have been constructed in the City of Wheatland since 2001.

Year	Single-Family Units	Multi-Family Units	Total
2001	0	0	0
2002	134	0	134
2003	169	0	169
2004	151	0	151
2005	0	0	0
2006	12	0	12
2007	5	0	5
2008	4	0	4
2009	3	0	3
2010	2	0	2
2011	1	0	1
2012	0	0	0
2013	0	0	0
2014	88	0	88
2015	0	0	0
2016	0	0	0
Total	569	0	569

Source: SOCDs Building Permit Database, 2016.

2.3.4 VACANCY TRENDS

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing would most likely increase. In addition, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility. As shown in Table 2-33, the City of Wheatland vacancy rate was 13.7 percent in 2014.

Type	Number
Occupied	1,189
Vacant	87
Vacancy Rate	13.7%
For Rent	13
For Sale Only	24
Rented / Sold, Not occupied	0
For Seasonal Recreational or Occasional Use	0
For Migrant Workers	0
Other Vacant	50

Source: 2010-2014 American Community Survey Estimate.

2.3.5 HOUSING COSTS AND AFFORDABILITY

In order to provide housing to all economic levels in a community, a wide variety of housing opportunities at various prices should be made available. Table 2-34 shows the acceptable monthly payment for households in the five major income groups, based upon Yuba County’s 2016 median income for a family of four.

Income Group	Income Range	Ideal Monthly Payment ¹
Extremely Low	\$17,670	\$459
Very Low	\$17,671 - \$29,450	\$460 - \$766
Low	\$29,451 – \$47,120	\$767 - \$1,225
Moderate	\$47,121 – \$70,680	\$1,226 - \$1,838

Notes:
¹ Gross rent includes utilities.

Source: California Tax Credit Allocation Committee 2016

Single-Family Median Sales Prices

As shown in Table 2-35, the 2016 median sales price for homes in Wheatland was \$259,600. During the following four years, home prices increased dramatically, by almost 70 percent.

Jurisdiction	Median Sales Price
Wheatland	\$259,600
Yuba City	\$244,000
Marysville	\$201,100
Lincoln	\$400,300
Rocklin	\$419,900

Source: Zillow. Available at: <http://www.zillow.com/>. Accessed on June 28, 2016.

Current Single-Family Listings

As of November 2016, 13 single-family units were listed for sale in Wheatland, ranging in price from a \$155,000 foreclosed three-bedroom/two bath manufactured home to a four-bedroom home located on 10 acres listed for \$619,000 (see Table 2-36). Of the 13 homes listed, 46 percent were in some state of foreclosure.

Price Range	Number of Houses
Below \$100,000	0
\$100,000 - \$200,000	1
\$200,000 - \$300,000	7
\$300,000 - \$400,000	2
\$400,000 - \$500,000	2
Over \$500,000	1
Total	13

Source: Zillow. Available at: <http://www.zillow.com/>. Accessed on June 28, 2016.

Rental Units

According to the 2010-2014 American Community Survey, the asking rent price in the City of Wheatland was \$1,380, compared to \$1,001 for Yuba County.

Affordability

Affordability is defined as a household spending 30 percent or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage. “Gross monthly owner costs” includes mortgage payments, taxes, insurance, utilities (including gas and electric), condominium fees, and site rent for mobile homes.

While shelter costs for rental units are generally figured to be affordable at 30 percent of gross income, households are able to obtain a mortgage loan based on 35 percent of gross income. This is subject to individual credit and budgeting conditions, and those with less revolving loan-type debt can generally find financing for a more expensive home.

2.3.6 AT - RISK HOUSING

California Housing Element Law requires all jurisdictions to include a study of all Low income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a five-year and a ten-year period, coinciding with updates of the Housing Element. Three general cases can result in the conversion of public assisted units; the prepayment of HUD mortgages, opt-outs and expirations of project-based Section 8 contracts, and the expiration of the low income use period of various funding sources, such as Low Income Housing Tax Credits, bond financing, and others.

Opt-outs and expirations of project-based Section 8 contracts – Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to cancel the contract with HUD by pre-paying the remainder of the mortgage.

Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents. According to SACOG, zero at-risk housing projects exist in the City of Wheatland.

2.3.7 STRATEGIES TO RETAIN AFFORDABLE UNITS

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. The list includes local, State, and federal programs.

- **HOME Program:** The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The HOME Program helps to expand the supply of decent, affordable housing for Low and Very Low income families by providing grants to States and local governments. This money can be used to acquire property, construct new housing for rent or homeownership, rehabilitate rental or owner-occupied housing, improve sites for HOME-assisted development or demolish dilapidated housing on such sites, pay relocation costs for households displaced by HOME activities, provide financing assistance to Low income homeowners and new homebuyers for home purchase or rehabilitation, provide tenant-based rental assistance or help with security deposits to Low income renters, meet HOME program planning and administration expenses to take a more regional, collaborative approach to meeting their affordable housing needs.
- **Community Development Block Grant (CDBG) Funds:** Since 2004, the City has not received any additional Community Development CDBG grant funding. The City may apply for future CDBG funds for housing rehabilitation activities.
- **Low Income Housing Tax Credit Program (LIHTC):** The LIHTC Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at or below 60 percent of AMI for 55 years. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

2.3.8 CITY OF WHEATLAND – RESIDENTIAL DEVELOPMENT POTENTIAL

The following section describes the City of Wheatland's residential development buildout potential within the City limits.

Available Multi-Family Sites

The 2004 Wheatland Housing Element identified two vacant residential sites within the Wheatland City limits with General Plan land use designations of high density residential and zoned multi-family. In addition, the 2004 Housing Element identified two residential sites outside the City limits, which were assumed to allow potential development of units affordable to Very Low and Low income households. Both vacant sites have since been annexed into the

City of Wheatland; however, one of the identified sites no longer includes potential multi-family development that could result in units affordable to Very Low and Low income households. The three remaining multi-family sites previously identified in the 2004 Housing Element that could provide affordable housing units have still not yet been developed and currently remain vacant. The three vacant multi-family sites within the existing Wheatland City limits are described in more detail below (see Figure 2-2).

Site A

Site A is a 2.24-acre vacant site, identified as APN 015-500-018-000, currently zoned R-3 (Multi-family) and located at the northern end of C Street. Using a reasonable buildout density potential of 17 dwelling units per acre (du/ac), Site A could potentially provide up to 38 multi-family units. Known environmental constraints have not been identified for the site.

Site B

Site B is a 1.85-acre vacant site, identified as APN 015-490-018-000, currently zoned R-3 and located on State Route (SR) 65 south of the SR 65 and Main Street intersection. Using a reasonable buildout density potential of 17 du/ac, Site B could potentially provide up to 32 multi-family units. Known environmental constraints have not been identified for the site.

Site C

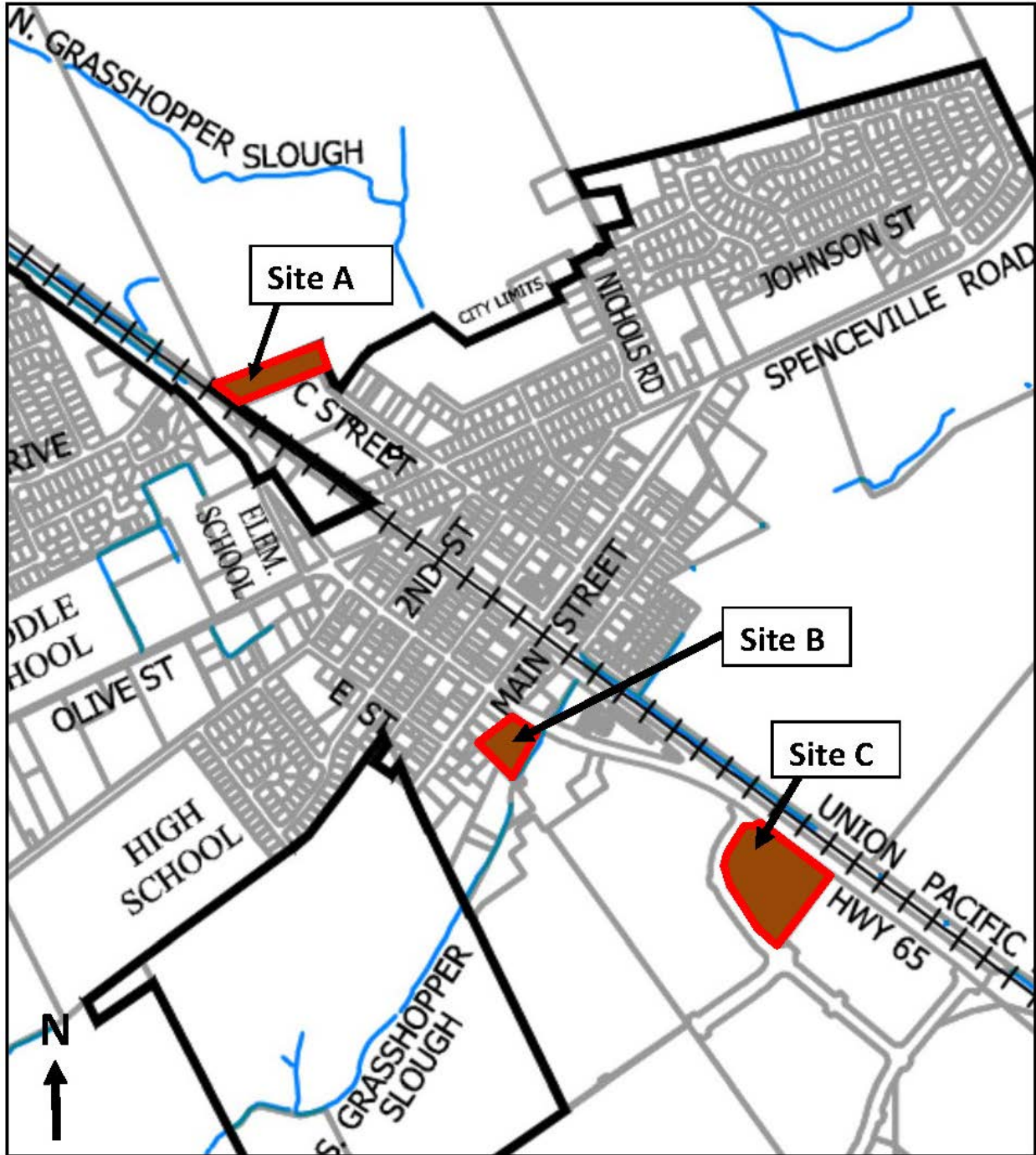
Site C is a 6.3-acre vacant multi-family site located on SR 65 near the City of Wheatland's southern boundary. Site C is a portion of the approved Heritage Oaks Estates East subdivision. Using a reasonable buildout density potential of 17 du/ac, Site C could potentially provide up to 108 multi-family units. Site C was previously analyzed as part of the Heritage Oaks Estates Project Environmental Impact Report.

Johnson Rancho Potential

On August 13, 2014, the City of Wheatland annexed 4,149.4 acres into the City of Wheatland, known as the Johnson Rancho and Hop Farm Annexation Project. The Johnson Rancho properties include approved General Plan land uses, rezoning, and Stage One design guidelines, which contains 30 acres of multi-family designated lands and 500 mixed-use units (see Figure 2-3). Using a reasonable buildout density potential of 17 du/ac, Johnson Rancho could potentially provide up to 510 multi-family units with 500 more mixed-use units, totaling 1,010 units. Although the Johnson Rancho properties still require Stage Two Zoning, development is expected to begin during the 2013-2021 RHNP time period. The Johnson Rancho and Hop Farm Annexation Project Environmental Impact report previously analyzed the potential environmental impacts resulting from Johnson Rancho multi-family development.

As seen in Table 2-37, and discussed above, the RHNA determined by SACOG for the 2000 to 2007, 2006 to 2013, and the 2013 to 2021 time periods combine for a total of 826 affordable housing units. As seen in Table 2-38, the City of Wheatland currently has more than enough vacant residential land to meet SACOG's affordable housing allocation for the City.

Figure 2-2
Available Multi-Family Sites



**Figure 2-3
 Johnson Rancho Multi-Family Potential**

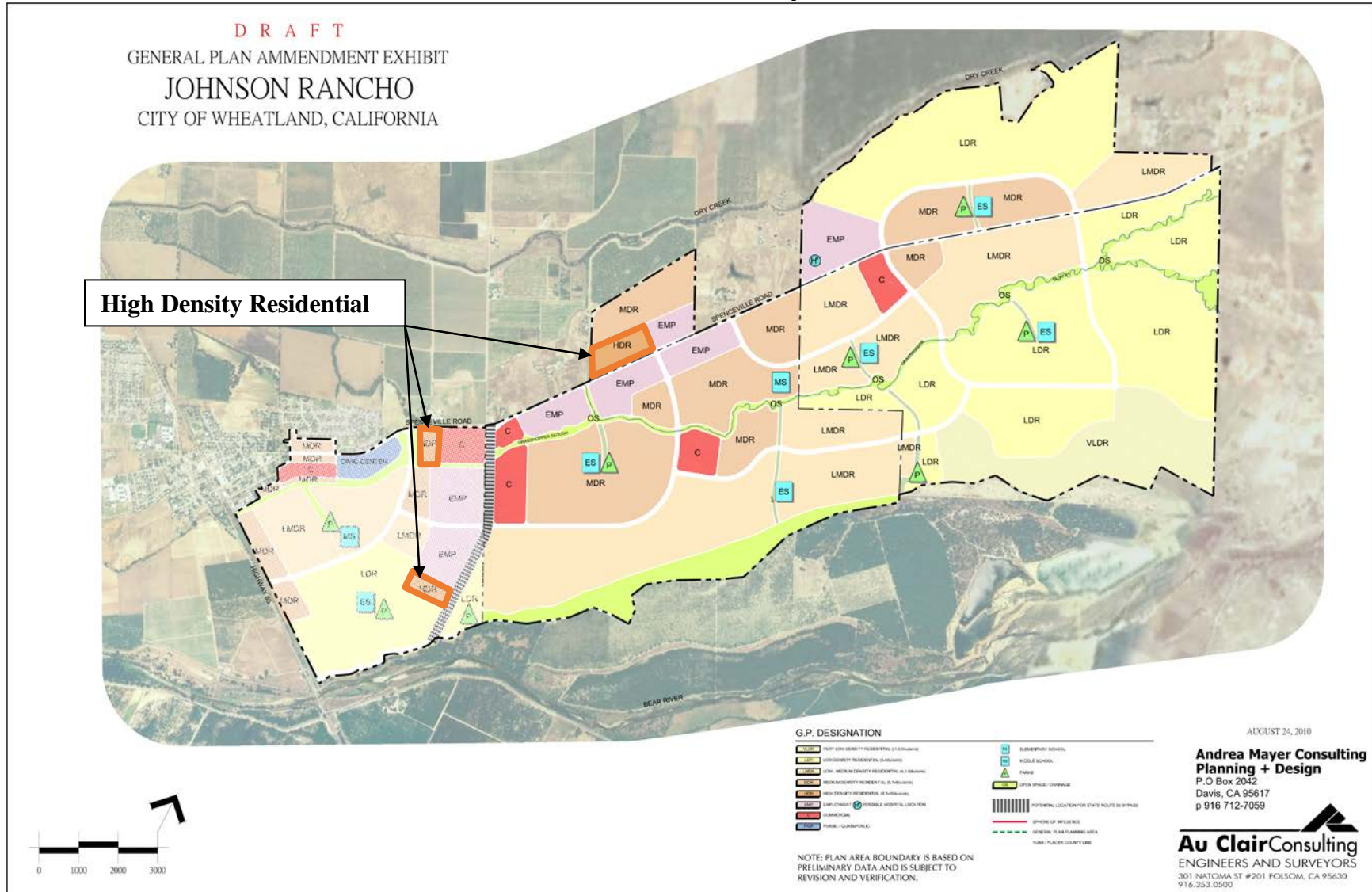


Table 2-37	
City of Wheatland Regional Housing Needs Allocation (Affordable)	
Income Level	RHNA
2000-2007 Planning Period	
Very Low	164
Low	133
2000-2007 Affordable Housing Subtotal	297
2006-2013 Planning Period	
Very Low Income	192
Low Income	151
2006-2013 Affordable Housing Subtotal	343
2003-2021 Planning Period	
Extremely Low Income	55
Very Low Income	55
Low Income	76
2013-2021 Affordable Housing Subtotal	186
Affordable Housing Total	826
<i>Sources:</i>	
<ul style="list-style-type: none"> • SACOG, 2007. • SACOG, 2013. 	

Table 2-38		
Wheatland Affordable Housing Buildout Potential		
Site Location	Acres	Unit Potential
Site A	2.24	32
Site B	1.85	38
Site C	6.3	108
Johnson Rancho	30.0	1,010
Total	40.39	1,188
2000-2021 RHNA	-	826
Excess Potential	-	362

Available Single-Family Sites

The City of Wheatland recognizes the importance of identifying the City’s need for all income levels. Therefore, as seen in Table 2-39, the RHNA determined by SACOG for the 2000 to 2007, 2006 to 2013, and the 2013 to 2021 time periods combine for a total of 1,276 market rate housing units.

The City of Wheatland includes the following five vacant properties with single-family housing potential:

- Heritage Oaks Estates – East;
- Heritage Oaks Estates – West
- Jones Ranch
- Hop Farm Properties; and
- Johnson Rancho Properties.

Table 2-39	
City of Wheatland Regional Housing Needs Allocation (Market Rate)	
Income Level	RHNA
2000-2007 Planning Period	
Moderate	139
Above Moderate	266
2000-2007 Single-Family Housing Subtotal	405
2006-2013 Planning Period	
Moderate	194
Above Moderate	379
2006-2013 Single-Family Subtotal	573
2003-2021 Planning Period	
Moderate	90
Above Moderate	208
2013-2021 Single-Family Housing Subtotal	298
Single-Family Housing Total	1,276
<i>Sources:</i>	
<ul style="list-style-type: none"> • SACOG, 2007. • SACOG, 2013. 	

The Heritage Oaks Estates – East property consists of up to 490 low density residential unit potential. The Heritage Oaks Estates – West property consists of up to 173 low density residential unit potential. The Jones Ranch property consists of up to 552 low density residential unit potential. The Hop Farm property consists of up to 493 low density, 674 low-medium density, and 464 medium density residential unit potential. The Johnson Rancho properties consists of up to 367 very low density, 3,291 low density, 4,265 low-medium density, and 3,698 medium density residential unit potential. As seen in Table 2-40, the City of Wheatland currently has more than enough vacant residential land to meet SACOG’s housing allocation for all income levels.

Table 2-40	
Wheatland Single-Family Housing Buildout Potential	
Site Location	Unit Potential
Heritage Oaks Estates - East	490
Heritage Oaks Estates - West	173
Jones Ranch	552
Hop Farm	1,631
Johnson Rancho	11,621
Total	14,467
2000-2021 RHNA	1,276
Excess Potential	15,743

3.0

CONSTRAINTS, EFFORTS, AND OPPORTUNITIES

3.1 GOVERNMENTAL CONSTRAINTS

The purpose of this chapter is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in the City of Wheatland. A discussion of the City's efforts to remove constraints and to promote energy conservation is included.

Lack of City staff is an additional constraint that is not strictly a result of regulations, ordinances or practices. As with most small cities, Wheatland has a small staff and limited resources and cannot provide the same services that larger cities can provide. Wheatland depends on consultants to perform activities that are normally staff responsibilities, such as building inspection and planning.

3.1.1 STATE AND FEDERAL POLICY

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or State government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts could impact all types of development.

State agencies and local government compliance with State statutes could complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures could also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. The regulatory and approval powers establish the location, intensity, and types of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Wheatland.

Compliance with numerous governmental laws or regulations may have the capacity to add to the cost of housing. However, these laws and regulations are intended to serve the public welfare

and common good. In virtually every instance, cities implement such regulations in a uniform fashion to satisfy needed improvements and ancillary facilities, such as parking and open space. The provision of parking and open space requirements, and the observation of site development regulations within developments could indirectly increase costs by reducing the number of dwelling units which could occupy a given piece of land. Developers have the flexibility of deciding whether or not to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution could have different impacts on the housing market.

Other development and construction standards could also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code require developers to address such issues as noise transmission and energy conservation, and could also result in higher construction costs. While some features (interior and exterior design treatments) are included by the developer as amenities to help sell the product in the competitive market, other features (i.e. those required to achieve compliance with energy conservation regulations) may actually reduce monthly living expenses and long-term costs of ownership in general. However, a drawback to all these benefits is that they may add to the initial sales price and an individual's ability to purchase.

3.1.2 LAND USE CONTROLS

The General Plan is the primary land use control document. The General Plan is a policy document that not only establishes the location and amount of land that would be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that would be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, the Land Use Element has the most direct influence.

The City of Wheatland contains the following five residential land use designations:

- Very Low Density Residential: 0.1 to 2.9 dwelling units per acre (compatible with RE-1 and RE- $\frac{1}{2}$ zones)
- Low Density: 3.0 to 4.0 dwelling units per acre (compatible with R-1 zone)
- Low-Medium Density: 4.1 to 6.0 dwelling units per acre (compatible with R-1 zone)
- Medium Density: 6.1 to 8.0 dwelling units per acre (compatible with R-2 zone)
- High Density: 8.1 to 16.0 dwelling units per acre (compatible with R-3 zone)

Residential Development Standards

The Wheatland Municipal Code is a tool that implements the goals and policies within the General Plan. Table 3-1 lists development standards, which include the maximum building height, minimum lot size, and setbacks for the RE-1, RE- $\frac{1}{2}$, R-1, R-2, and R-3 zones as defined in the Wheatland Municipal Code.

Table 3-1 Development Standards by Residential Zone								
Zone District	Building Height (Feet)	Minimum Yard Setback			Minimum Lot Area (Square Feet)	Lot Depth (Feet)	Lot Width (Feet)	Maximum Lot Coverage
		Front (Feet)	Side (Feet)	Rear (Feet)				
RE-1	30	40	20	40	43,560	140	150	N/A
RE-1/2	30	30	15	30	20,000	120	130	N/A
R-1	30	20	5 ¹	15	6,000 ²	60	60	40%
R-2	35	20	5	30	6,000 ²	90	60	45%
R-3	40	20	5	10	6,000	90	60	60%
Notes:								
1. 7 ft for two or more stories								
2. 7,000 sq ft for corner lots								
Source: Wheatland Municipal Code								

Park Development Standards

The Wheatland General Plan Policy 6.A.5 requires new development to provide a minimum of 5 acres of parkland for every 1,000 new residents. Wheatland currently has two distinct types of City parks: neighborhood and community. Neighborhood park sites are generally located within short walking distance of residents, and typically range in size from 5 to 10 acres. Neighborhood parks are designated to serve from 3,000 to 5,000 people located within a quarter to half-mile radius of the park. Community City parks are designated to be centrally located to a larger population, and should serve 20,000 to 30,000 people located within five-mile radius. Community parks are generally 20 to 30 acres in size. Facilities located in community parks should include lawn areas, playing fields, multipurpose equipment, and picnic areas. City standards for the development of City-owned park facilities are shown in Table 3-2.

Table 3-2 City-Owned Park Development Standards		
Facility Type	Size	Standard
Neighborhood Park	5 to 10 acres	2 acres / 1,000 population
Community Park	20 to 30 acres	1 acre / 1,000 population
Regional Park	50+ acres	2 acres / 1,000 population
Source: City of Wheatland General Plan, July 2006.		

Parking Requirements

According to Section 18.63.040 of the Wheatland Municipal Code, at least two parking spaces shall be provided on the same lot with the main building for each dwelling unit. The required parking spaces for single family dwellings shall be enclosed within a garage and have a minimum dimension of nine feet wide, twenty feet long and seven feet high for each required parking space. For duplexes, such spaces can be within a garage or carport of similar dimensions as listed above for single family dwellings. For multi-family dwellings, parking spaces need not be enclosed.

3.1.3 LOCAL ENTITLEMENT FEES AND EXACTIONS

Part of the cost associated with developing residential units is related to the fees or other exactions required of developers to obtain project approval and the time required to conduct project review and issue land use entitlements. Critics contend that lengthy review periods increase financial and carrying costs, and that fees and exactions increase expenses. The costs are in part passed onto the prospective homebuyer or renter in the form of higher purchase prices or rents. Fees, land dedications, or improvements are required as part of the development of property, including housing developments, in order to provide an adequate supply of public parkland and to provide necessary infrastructure (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, ultimately additional costs are passed to the product consumer in the form of higher home prices or rents.

Table 3-3 illustrates the average cost in planning fees charged by the City of Wheatland, compared to neighboring jurisdictions.

Table 3-3 Planning Application Fees – Surrounding Jurisdictions				
Jurisdiction	General Plan Amendment	Zone Change	Tentative Subdivision Map	Variance
City of Wheatland ¹	\$20,550	\$20,550	\$20,550	\$2,055
City of Marysville	\$2,400	\$1,900	\$800 ²	\$450
City of Roseville	\$6,981 ³	\$7,228 ⁴	\$2,335 ⁵	\$923
Yuba City	\$2,548	\$2,548	\$3,827 ⁶	308
Yuba County	\$5,000 ⁶	\$5,000 ⁷	\$3,320	\$2,880 ⁸

Notes:

1. Fees consist of deposits, which are intended to cover all City processing costs associated with project, the City will bill actual costs in the event that more time/budget is required.
2. Up to 15 units (additional \$20 per unit for each unit exceeding 15 total units).
3. Varies from \$6,981 (10 acres or less) to \$13,036 (11+ acres).
4. Varies from \$7,228 (10 acres or less) to \$13,495 (11+ acres).
5. Varies from \$2,335 (4 or fewer lots), \$4,618 (5 through 99 lots), and \$6,670 (100 through 499 lots) to \$13,335 (500+ lots).
6. Base fee plus \$29 per lot over 4.
7. Varies from \$5,000 (200 dwelling units) to \$6,000 + deposit (200+ dwelling units).
8. Varies from \$2,880 (minor/parking) to \$3,400 (major).

Sources: City and County Planning Departments September 2008

- City of Wheatland. *Current & Proposed Fees. FY 2006-2007.*
- City of Marysville *Fee Schedule. Available at <http://www.marysville.ca.us>. Accessed on May 28, 2015.*
- City of Roseville. *Planning Fee Schedule. July 1, 2013.*
- Yuba City. *2013-2021 Housing Element Update. February 2014.*
- Yuba County. *2008-2013 Housing Element. December 15, 2009.*

The significance of the necessary infrastructure improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount and condition of existing infrastructure, the location of the project and the nature of the project. Table 3-4 describes the fees assessed to residential development for both single-family development projects and for multi-family development projects.

Table 3-4 Residential Development Impact Fees		
Fee Description	Single-Family Fee Per DU	Multi-Family Fee Per DU
Law Enforcement Facilities	\$1,027	\$877
Fire Protection Facilities	\$1.09 ¹	\$1.09 ¹
Bridges, Signals, Thoroughfares	\$8,174	\$5,459
Highway 65 Expressway Acquis. & Construct	\$3,962	\$2,646
Storm Drainage Facilities	\$9,342	\$2,695
Water Distribution Facilities	\$4,516	\$2,709
Sewer Collection Facilities	\$1,784	\$892
Wastewater Treatment Facilities	\$10,431	\$5,214
General Government Facilities	\$1,923	\$1,920
Public Meeting Facilities	\$2,728	\$2,422
Parkland Facilities Development	\$7,100	\$6,309
Bear River North Levee Rehab. Project	\$1,178	\$524
Total Per Unit	\$52,165²	\$31,667²
Note: ¹ . \$1.09 per square foot. ² . Total does not reflect fire protection facilities fee.		
<i>Source: City of Wheatland Development Impact Fees. January 1, 2014.</i>		

Two school districts serve the City of Wheatland, the Wheatland School District and the Wheatland Union High School District. All of the school facilities within the City of Wheatland and in the surrounding area have been recently operating below capacity. The Wheatland School District has a school impact fee of \$1.92 per square foot of residential and the Wheatland Union High School District has an impact fee of \$1.49 per square foot of residential. Even though the aforementioned development impact fees may add significantly to the cost of development, the fees are consistent with the amount established by California Government Code Section 65995 et seq.

3.1.4 EXISTING TRAFFIC DEFICIENCIES

The Wheatland street system is in the general form of a grid with streets running parallel and perpendicular to State Route (SR) 65 and the Union Pacific Railroad (UPRR) tracks. The City of Wheatland Public Works Department maintains the City’s street system. The street system consists of approximately 12.5 miles of roads. The City streets are primarily local roads except for Spenceville Road, Main Street, and First Street which are classified as collector or arterials.

The Wheatland General Plan Circulation Element establishes the allowable LOS standard for roadways and intersections. The City of Wheatland General Plan establishes LOS C as the applicable standard on City streets, while LOS D is the minimum for State highways and for locations within one-quarter mile of a State highway.

SR 65 is a north-south highway traversing Placer and Yuba Counties. Beginning at Interstate 80 in Roseville, SR 65 travels through south Placer County’s communities of Lincoln and Sheridan,

across the Bear River through Wheatland, west of Beale Air Force Base then connects with SR 70 south of Marysville. SR 65 narrows to a two-lane roadway through Wheatland; however, has been widened through the Main Street and Fourth Street intersections to provide dedicated left turn lanes, but turn lanes do not currently exist at the more northerly downtown intersections.

The two traffic signals on SR 65 through Wheatland deliver LOS that satisfy the community's LOS D minimum. At the SR 65 / 4th Street intersection the delays to motorists on the eastbound 4th Street approach are indicative of LOS E and F; however, the number of vehicles experiencing poor conditions is very low, and the intersection does not carry traffic volumes that satisfy peak hour warrants for signalization. As traffic volumes in the downtown area are anticipated to increase past the theoretical roadway capacity, installation of a bypass around the community will be needed. The City of Wheatland is currently in the process of developing a Downtown Corridor Improvement Plan that aims to enhance the efficient flow of traffic and increase safety for all modes of transportation as buildout of the area continues.

Pedestrian and Bicycle Facilities

Sidewalks are generally available in downtown Wheatland, and the City has consistently required new development to provide sidewalks as part of tentative map conditions. Designated facilities for bicycles are limited in Wheatland but are being developed as new roadways are constructed with new development. The Wheatland General Plan designates Spenceville Road as an arterial street and Class II bicycle lanes would normally accompany development along arterial streets. However, it should be noted that because Spenceville Road is the only major east-west arterial in the City, the City may contemplate Class I bicycle lanes for the road in the future. Future Class I bicycle lanes on Spenceville Road would be included in the Bicycle Master Plan that is currently being prepared for the City.

Public Transit Service

Transit services are provided to the Wheatland area by Yuba-Sutter Transit. Yuba-Sutter Transit offers regular fixed route service to the communities of Yuba City, Marysville, Olivehurst, and Linda. Limited route deviation service is provided to the Yuba County foothills and to the cities of Live Oak and Wheatland. The Wheatland Route offers two roundtrips into Marysville and Linda on Tuesdays and Thursdays under a reimbursable contract to the City. Transfers to routes serving Sacramento and Yuba City are available.

Currently the following five designated stops exist on the Wheatland Route:

- Spruce Avenue / Evergreen Drive;
- SR 65 / 3rd Street;
- Main Street / C Street;
- Anderson Way / McCurry Street; and
- Donner Trail Manor (121 C Street).

UPRR Crossings

The UPRR runs through downtown Wheatland along an alignment that is roughly parallel to SR 65. Currently, the following four public at-grade crossings are located on the UPRR:

- 2nd Street;
- 3rd Street;
- 4th Street; and
- Main Street.

All of the public road crossings are controlled by crossing gates that preclude automobile traffic when a train approaches. Because the UPRR passes through the center of Wheatland, pedestrians cross the tracks at various times during the day. The most appreciable pedestrian activity occurs before and after the school day. Because Wheatland's schools are located west of SR 65, children living on the east side of town cross the UPRR as part of their walk to and from school. Pedestrian activity is concentrated at a guarded pedestrian crossing at the SR 65 / 2nd Street intersection.

The 2006 Wheatland General Plan includes the City's goals for future UPRR crossings. The 2006 General Plan indicates that additional grade-separated crossings will be constructed. One crossing would be located midway between the Bear River and downtown Wheatland in the area of the approved Heritage Oaks project. The other grade-separation would be on the north side of town, north of Evergreen Drive in the vicinity of the proposed Almond Estates subdivision. The General Plan also indicates that a new at-grade crossing would be constructed opposite the SR 65 / McDevitt Drive intersection. The General Plan indicates that the existing 2nd Street and 3rd Street crossings would eventually be closed. Funding for grade-separated crossings are currently accumulated as part of the City's Traffic Impact Fee Program.

3.1.5 PROCESSING AND PERMIT PROCEDURES

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 3-4 identifies the most common steps in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). In addition, certain review and approval procedures may run concurrently. EIRs are frequently prepared in response to a General Plan Amendment/Rezoning request, so these two actions are often processed simultaneously. Such procedures save time, money, and effort for both the public and private sector. However, it should be noted that processing timelines, such as that required for public noticing, could not be made any shorter without violating State laws, and compliance with the California Environmental Quality Act (CEQA). Processing times can vary anywhere from two months to up to 16 months to two years, depending on the complexity of the project.

When developers have a project proposal, the City's community development director (CDD) meets with the developers to strategize about project design, City standards, necessary public

improvements, and funding strategies (where appropriate). In addition, the City staff assists the developer throughout the permit processing to ensure a rapid processing time.

In order to clarify approval procedures, timing, and fees for the entire approval and building permit process, the City has compiled a Standard Application package that is given to each developer. Included in the package is an explanation of the planning application permit process and timing, and an application form where all requested action for the project in regards to both the planning and engineering departments can be checked. Additionally, the package includes an environmental evaluation form, a complete checklist for the application, and a copy of the planning fee schedule and impact fee schedules. After the packet is received, the staff conducts a check for packet completeness, a code applicability check, and an initial environmental review.

Based on City staff review, a decision is made whether the project is ministerial (processed at staff level) or if the project requires discretionary entitlement processing (at Planning Commission level). All principal permitted uses, including residential uses such as single-family in the RE-1, RE-1/2, and R-1 zone, duplexes in the R-2 zone and multi-family in the R-3 zone are approved ministerially.

Developers must negotiate several steps to secure all necessary approvals to build housing on a given parcel of land. From the standpoint of the City, this process is necessary to ensure that new development adequately complies with local regulations that are meant to ensure the health, safety, and welfare of the entire community. From the developer's standpoint, this process can complicate and lengthen the development process, increasing the difficulty and cost to develop new housing. The City's CDD manages the review and approval process.

The following is a summary of Wheatland's processing and permit procedures. Wheatland has ten steps to process planning entitlements ranging from annexation to rezoning to lot split to design review:

- **Step 1:** Call the City's Planning or Engineering staff regarding development concepts to determine feasibility and/or major issues, which provides a quick and inexpensive method for the applicant to determine the "go" or "no go" to the next step. **Time:** usually one week. Application package is provided to the prospective applicant.
- **Step 2:** Submit a "pre-application package" to initiate formal City review regarding the proposed project. **Time:** usually 30 days.
- **Step 3:** Pre-application meeting (optional) where City staff provides the applicant formal feedback regarding issues. Meetings with staff members, including City consultants, can be held individually or as a group.
- **Step 4:** Formal application submittal that starts the City's review process. Application submitted at City Hall along with required fees and deposit.
- **Step 5:** Application is reviewed by City staff for completeness. Application routed to the CDD or City Engineer reviews application materials for completeness. City advises applicant about completeness of materials. If application is found to be incomplete, the 30-day review period re-starts upon submittal of additional materials. Completed application distributed to other City staff members for review and comment.

- **Step 6:** Environmental determination. Based on materials submitted with the application, the CDD would determine whether the application is exempt from CEQA requirements, or if not categorically exempt, whether a negative declaration can be recommended or an environmental impact report (EIR) must be prepared. If Negative Declaration or EIR must be prepared, the City Initiates the required AB 52 tribal consultation process.
- **Step 7:** The CDD prepares notice of public hearing, if required. Notice includes publishing in local newspaper, posting, and mailing notices to all surrounding property owners.
- **Step 8:** The CDD prepares a staff report. Where action is recommended, the CDD or City Attorney would prepare a draft resolution prior to the meeting. Materials are provided to the applicant, included in the meeting agenda packet and made publicly available at City Hall.
- **Step 9:** Planning Commission public hearing (Planning Commission provides recommendation to City Council for annexations, general plan amendments, rezonings, and tentative maps, but has final authority on use permits, variances, and design review; all actions of the Planning Commission may be appealed to the City Council).
- **Step 10:** City Council public hearing (if necessary). After the hearing, the actions of the Planning Commission and City Council would generally be by resolution. Adopted resolution is sent to the applicant, pertinent staff, the County Clerk, and interested parties. Where a zone change has been approved for a parcel of ten acres or larger in size, the staff report and ordinance, including findings and conditions, is inserted into meeting minutes.

Table 3-5 shows information on typical processing times for a various steps required for conditional use permits, subdivisions (tentative maps and parcel maps), variances, lot line adjustments, general plan and zoning ordinance amendments, and architectural (design) review.

Wheatland’s processing and permit procedures are reasonable and comparable to those in other California communities. The permit process only increases in complexity and duration when the circumstances of individual projects warrant extra consideration on the part of local staff and officials. Which is especially true of the environmental review component of the process, yet Wheatland has little flexibility to change this, because CEQA specifies procedures that local jurisdictions must observe in reviewing the impacts of development projects. Projects that are permitted, and not subject to CEQA or a discretionary approval, could typically be approved as soon as 30 days upon notification of application completeness.

3.1.6 BUILDING CODES AND ENFORCEMENT

Compliance with Building Code standards protects public health, safety and welfare and is a necessary cost of construction. Code enforcement is under the authority of the City of Wheatland Building Department.

Government Code Section 65583(c)(3) requires the housing element to provide a program to “address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing

designed for, intended for occupancy by, or with supportive services for, persons with disabilities.”

Table 3-5 City of Wheatland - Schedule of Application Processing Times	
Residential Approvals	Maximum Processing Time (Days)
Routing of Applications	2
Notification of Completeness of Application	30
Application Review Period, Once Complete	30
Environmental Review	
Negative Declaration	30
Negative Declaration Submitted to State Clearinghouse	30
Staff Report Provided to Applicant Prior to PC/CC Meeting	3
Tentative Maps	
Planning Commission Reports Sent to City Council	5
Placed on City Council Agenda	30
Notification of Action (no appeal)	10
Appeals	
General Appeals	10
General Plan Amendment	5
Administrative Actions	10
Environmental Documentation	365 ¹
Note: ¹ . Varies from 180 to 365 days	
<i>Source: City of Wheatland, Administrative Procedures Manual.</i>	

On January 1, 2014, the State of California adopted the 2013 Edition of the California Building Standards Code. Implementation of these codes ensures structural integrity, and facilitates the City’s efforts to maintain a safe housing supply.

3.1.7 WASTEWATER TREATMENT PLANT

The Public Works Department operates the City’s sanitary sewer collection and Wastewater Treatment Plant (WWTP) system. The WWTP is situated on a 2.1-acre parcel at the southern edge of the community adjacent to the Bear River levee, with an area on the south side of the levee for infiltration of treated water. The WWTP was originally constructed in 1969 and was upgraded in 1990 and 2008. The plant consists of a headworks facility with sewage combination grinder/screen/screenings compactor unit, an oxidation ditch, a secondary clarifier, an effluent pump station, a return-activated-sludge (RAS) and waste-activated-sludge (WAS) pump station, an aerated sludge storage basin and three sludge drying beds. In 2004 CH₂MHill concluded that the capacity of the WWTP was limited by the organic load treatment capacity.

Improvements to the WWTP in 2008 included a new grinder/screen/screenings compactor unit, new oxidation ditch disc aerators, new RAS, WAS and effluent pumps, and a new supervisor-

control-data-acquisition (SCADA) system. However, the improvements in 2008 did not increase the capacity of the facility.

Waste Discharge Requirements (WDRs) issued by the California Regional Water Quality Control Board-Central Valley Region (RWQCB) permit the WWTP to discharge an average dry weather flow (ADWF) of 0.62 mgd. The WWTP currently discharges treated wastewater to percolation and evaporation ponds located within the Bear River floodplain. RWQCB staff has indicated that the future WDRs would unlikely permit the continued use of these basins unless (1) the elevations of levees surrounding the basins are raised above the 100-year flood elevation; and (2) the City demonstrates that hydraulic connection does not exist between the infiltration basins and the Bear River. A review of data obtained from monitoring wells near the existing infiltration basins indicates that such a hydraulic separation could exist.

As mentioned above, the existing WWTP has a permitted design treatment capacity of 0.62 mgd ADWF. The ADWF for the existing WWTP for 2008-2009 was 0.29 mgd; therefore, the existing WWTP is adequate to meet the current demands of the City. However, the current capacity of 0.62 mgd ADWF is not adequate to meet the WWTP demands within the existing City limits when buildout occurs, which includes serving the Heritage Oaks Estates, Jones Ranch, and the Johnson Rancho and Hop Farm Projects should these projects ultimately be constructed. According to the Wheatland General Plan Update Sewer Collection System Master Plan, prepared by TLA Engineers and updated by Au Clair Consulting for the Johnson Rancho and Hop Farm Annexation Project in May 2010, the projected ADWF from the entire City limits, including the recently annexed Johnson Rancho and Hop Farm Project, is 8.98 mgd.

As a result, in order for adequate wastewater service to be provided for buildout of the entire City, either a new WWTP would need to be constructed or the existing WWTP would need to be improved. However, in accordance with the requirements of State Law SB 1087, the City would give priority in the sewer connection pool to affordable housing development projects. The City, upon adoption of the Housing Element would coordinate with service providers to establish written procedures to make sewer and water connections available to affordable housing projects on a priority basis. Further, this Housing Element would be forwarded to the wastewater treatment manager, upon adoption by the City.

3.1.8 ON- AND OFF-SITE IMPROVEMENTS

For residential projects the City requires both on- and off-site improvements, including: curb/gutter and drainage facilities, sidewalks, paved streets, telephone, cable, electricity, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is not a required map, improvements are required as part of the building permit. The required on- and off-site improvements promote the health, safety, and general welfare of the public. As discussed above, the City of Wheatland is in need of a new WWTP or the existing WWTP would need to be improved. Other on- and off-site improvements, such as curbs, gutters, and sidewalks, reflect typical urban standards and are not particularly onerous for new development, and as such do not represent an undue constraint on the development of affordable housing.

Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust, which also produces a high speed circulation system and facilitates relatively safe traffic movement. The City's roadway improvement standards were adopted as the "Public Works Construction Standards" in 1992.

The existing SR 65 passes through downtown Wheatland and is maintained by Caltrans. Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children, the elderly and the physically impaired.

The off-street parking requirement is listed in Section 18.63.040 of the Wheatland Municipal Code. Multi-family dwellings are required at least two parking space per unit (need not be enclosed), with a minimum size of nine feet wide and 20 feet long.

Landscaping is often required depending on the development proposal and location. Such landscaping would include, but not be limited to, shrubbery, trees, grass, and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the City by providing relief from developed and paved areas. All landscaping is installed by the developer and must be approved prior to occupancy of any building.

Development of and connection to municipal water and sewer services are required as a condition of approving tract maps unless location of public services is not available. For example, wells and/or private sewage disposal systems may be allowed depending on lot size, relative location to existing service systems and proposed land use. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater.

According to Section 18.63.040 of the Wheatland Municipal Code, other site improvements for residential construction include the following items:

- Identification of existing trees;
- Identification of easements and existing utilities;
- Preparation of drainage study to ensure that the site is not within the 100-year floodplain;
- Preparation of soils report, grading and drainage plan to ensure that the development of the site allows runoff to designed direction(s);
- Elevation of existing sewer lines at points of proposed connections;
- Identification of the source of water supply;
- Identification of the location of existing and proposed fire hydrants; and
- Proposed phasing of the development.

The above stated regulations do not represent an undue constraint on the development of affordable housing.

3.1.9 PERSONS WITH DISABILITIES AND/OR SPECIAL NEEDS

Compliance with Senate Bill SB 520 (Article 10), regarding providing housing accessibility to persons with disabilities, is met by permitting supportive multi-family or single-family housing for the disabled in any residential zone that permits non-designated single or multi-family housing.

Wheatland must adopt a formal “reasonable accommodation” procedure(s) for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws.

The City of Wheatland has adopted the California Building Code, including Title 24 regulations of the code dealing with accessibility for disabled persons, which meet or exceed federal guidelines for Americans Disabilities Act (ADA). In both private and public areas, exceptions are made, as allowed by these codes, where such improvements are not feasible or not practical. All multi-family complexes are required to provide handicapped parking as per California State standards. The City of Wheatland has not adopted any additional universal design elements in the City’s building code.

The City of Wheatland continually reviews City codes, ordinances, policies, and practices for compliance with fair housing laws.

The City of Wheatland plans to review the City Zoning Ordinance to comply with State laws for residential care facilities, permitting facilities for six or fewer persons by right in all residential zones, and facilities with seven or more in the multi-family zone.

3.1.10 EMPLOYEE (FARMWORKER) HOUSING

The City plans to update the City Zoning Ordinance to explicitly define or provide standards for farmworker housing consistent with the Employee Housing Act.

3.1.11 SUPPORTIVE AND TRANSITIONAL HOUSING & EMERGENCY SHELTERS

Transitional housing means housing with supportive services that is exclusively designated and targeted for homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving homeless persons to permanent housing as quickly as possible. Assistance in the Supportive Housing Program is provided to help homeless persons meet three overall goals: (1) achieve residential stability; (2) increase their skill levels and/or incomes; and (3) obtain greater self-determination (i.e., more influence over decisions that affect their lives).

The City of Wheatland plans to revise the City Zoning Ordinance, as required by SB 2, to recognize transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without any discretionary action. SB 745, which took effect on January 1, 2014, generally amends Section 65582 of the Government Code to replace prior Health and Safety Code definitions of “supportive housing,” “target population,” and “transitional housing” with definitions now more specific to housing element law.

Previously, definitions for “supportive housing,” “target population,” and “transitional housing” were found in subdivision (b) of Section 50675.14, subdivision (3)(a) of Section 50675.14 and subdivision (h) of Section 50675.2 of the Health and Safety Code, respectively. SB 745 deleted references to these sections and created the following new definitions in Government Code Section 65582.

- **Supportive Housing** means with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- **Target Population** means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Development Disabilities Services Act (Division 4.5 [commencing with Sections 4500] of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.
- **Transitional Housing** means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

The intent for this change was to remove cross references in Government Code Section 65582 to the definitions of “supportive housing” and “transitional housing” that are used in the statutes governing the Multi-family Housing Program (MHP) and replace them with the current definitions that are used for the purposes of zoning applicable at the time SB 2 passed.

3.1.12 DENSITY BONUS

The City of Wheatland plans to update City ordinances to provide developers with a density bonus or other incentives for the production of lower income housing units within a development, compliant with changes in the Density Bonus Law enacted by SB 1818.

3.2 NON-GOVERNMENTAL CONSTRAINTS

The ability to address the underserved needs of the citizens of the City of Wheatland is challenging, especially because so many of the impediments to providing services are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the variety of agencies providing services. Funding limitations exist at all levels.

The private market influences the selling and rental prices of all types of housing, which includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (e.g., land, construction, financing) and value of consumer preference. It should be noted that while the City of Wheatland works to remove constraints to development, actual construction of housing is dependent upon market forces and developers ability to construct.

3.3 CONSTRAINT REMOVAL EFFORTS

The City of Wheatland is currently in the process of preparing City-wide Community Design Standards. The general purpose of the Community Design Standards is to establish an adopted and published set of design goals and policies that would assist developers and aid in City staff's evaluation process. The more information that is provided to the developer and designer early on in the process would streamline the process to aid in the development of affordable housing. In addition, the City of Wheatland is set to begin the preparation of updating the Zoning Ordinance, which would also streamline the development of affordable housing.

3.4 OPPORTUNITIES FOR ENERGY CONSERVATION

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

3.4.1 CONSERVATION

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. The standards enclosed in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items.

The California Energy Commission revised the standards for new residential buildings in 1981, which were delayed until AB 163 was passed in 1983. AB 163 provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional

measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While including all potential conservation features in all development is not expected, a number of economically feasible measures that would exceed the minimum required by Title 24 are possible.

3.4.2 DEVELOPMENT

The City experienced dramatic growth in 2002 and 2003, with the new development benefiting from Title 24 and other energy conservation measures. Growth is anticipated within the City, as the approved developments begin construction. Due to the growth that is anticipated within the City, major opportunities exist for residential energy conservation, including insulation and weatherproofing, landscaping, and maximizing orientation and lowering appliance consumption. With the energy crisis of 2001, and the most recent surge in energy prices beginning in 2006/2007, many new residential structures are incorporating energy conservation equipment and design, as well as technological advances (such as automatic timers to control air conditioning, lighting, etc.) to help reduce energy dependence. In addition, conservation opportunities would come from remodeling existing residences.

Pacific Gas and Electric (PG&E) provides gas and electric service to Wheatland residents. PG&E offers a variety of energy conservation programs and information services that are available to residents.

On January 1, 2014 the State of California adopted the 2013 Edition of the California Building Standards Code, which includes Title 24 of the California Code of Regulation regarding energy conservation.

3.4.3 CALIFORNIA GREEN BUILDING STANDARDS CODE

California's building codes (California Code of Regulations [CCR], Title 24) are published on a triennial basis, and contain standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The California Building Standards Commission (CBSC) is responsible for the administration and implementation of each code cycle, which includes the proposal, review, and adoption process. Supplements and errata are issued throughout the cycle to make necessary mid-term corrections. The 2016 code has been prepared and becomes effective January 1, 2017. The California building code standards apply State-wide; however, a local jurisdiction may amend a building code standard if the jurisdiction makes a finding that the amendment is reasonably necessary due to local climatic, geological, or topographical conditions.

California Green Building Standards Code

The 2016 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), becomes effective January 1, 2017. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive

environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California.

The CALGreen Code encourages local governments to adopt more stringent voluntary provisions, known as Tier 1 and Tier 2 provisions, to further reduce emissions, improve energy efficiency, and conserve natural resources. If a local government adopts one of the tiers, the provisions become mandates for all new construction within that jurisdiction. The City of Wheatland has not adopted any voluntary provisions of the CALGreen Code to date.

The 2016 CALGreen Code expands upon energy efficiency measures from the 2013 Code resulting in a 28 percent reduction in energy consumption from the 2013 standards for residential structures. Energy reductions relative to previous CALGreen codes would be achieved through various regulations including requirements for the use of high efficacy lighting, improved water heating system efficiency, and high performance attics and walls.

4.0

HOUSING PROGRAM

4.1 PURPOSE

The purpose of this chapter is to outline a housing program that will guide the City of Wheatland and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels. The City's intent is to create a municipal climate that encourages quality, varied, and affordable housing development by both the public and private sectors.

4.2 GOALS, POLICIES, AND PROGRAMS

The following section includes goals, policies, and programs that would form the foundation for specific activities.

This Housing Element Policy Document includes four goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of each sub-section and describe briefly the proposed action, the timeframe for accomplishing the program, and funding source where it can be identified.

The following are definitions of terminology used in the Housing Element Policy Document:

- **Goal:** Ultimate purpose of an effort stated in a way that is general in nature.
- **Policy:** Specific statement guiding action and implying clear commitment.
- **Implementation Program:** An action, procedure, program, or technique that carries out policies. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The schedule for completion of the activity is presented in the timeframe and indicates the calendar year for completion. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the 2013-2021 Housing Element planning period.

In this document, the term “affordable housing” means housing affordable to Extremely Low, Very Low, Low, or Moderate income households.

Goal 1 Provide for the City's regional share of new housing for all income groups.

Policies

- 1.1 The City shall continue to monitor residential land use designations and zoning annually to ensure that sufficient land is designated and zoned at various densities to meet the City's regional share of housing.
- 1.2 The City shall ensure that developers and residents are made aware of key housing programs and development opportunities with posting information on the City's website.
- 1.3 The City shall ensure that its Zoning Ordinance is consistent with State law.
- 1.4 The City shall work with other public agencies and private organizations to build affordable housing.

Programs

- 1) The City shall amend its Zoning Ordinance to provide for affordable housing density bonuses consistent with State law.

Responsibility: Planning Commission/City Council
Timeframe: 2017/2018

- 2) The City shall amend its General Plan to modify the High-Density Residential Land Use Designation to allow a density range of 8.1 du/ac to a maximum of 20 du/ac, an increase from 8.1 du/ac to a 16 du/ac.

Responsibility: Planning Commission/City Council
Timeframe: 2017/2018

- 3) The City shall amend its Zoning Ordinance to allow a maximum dwelling unit per acre (du/ac) increase from 18 du/ac to a maximum of 20 du/ac in the Multi-Family Residential Zoning District (R-3).

Responsibility: Planning Commission/City Council
Timeframe: 2017/2018

- 4) The City shall amend its Zoning Ordinance to create an overlay district, which would permit emergency shelters without a conditional use permit or other discretionary action in accordance with SB 745. This amendment shall identify sufficient capacity to accommodate the need for emergency shelters, and the location of at least one year-round emergency shelter.

Responsibility: Planning Commission/City Council
Timeframe: 2017/2018

- 5) The City shall amend its Zoning Ordinance to permit accessory dwelling units. The new accessory dwelling unit ordinance shall be consistent with State law.

Responsibility: Planning Commission/City Council
Timeframe: 2017/2018

- 6) The City shall require planning and permit processing fees that do not exceed the reasonable cost of providing the service or impact, and shall consider allowing partial fee waivers to affordable housing developers on a case-by-case basis (up to three times a year), to the extent that the partial fee waivers are not cost-prohibitive to the City.

Responsibility: Planning Commission/City Council
Timeframe: 2017-2021

- 7) The City shall expedite (fast track) processing of affordable housing developments by assigning a City staff member to serve as an individual project manager for the application, to the extent that it does not result in higher costs to either the City or the applicant.

Responsibility: Planning Commission/City Council
Timeframe: 2017-2021

- 8) The City shall encourage the use of CalHome Self-Help Housing Technical Assistance Allocation to encourage and expedite the development of self-help housing within the City to create affordable homeownership opportunities for Low and Very Low income families.

Responsibility: Planning Commission/City Council
Timeframe: 2017-2021

- 9) The City shall continue working with developers of affordable housing by identifying potential building sites and processing potential affordable housing projects/application with high importance and priority.

Responsibility: Community Development Department Staff/City Council
Timeframe: 2017-2021

- 10) Annually, the City shall monitor the progress in meeting the affordable housing objectives presented in this Housing Element. Community Development Department Staff shall prepare an annual status report of the City's progress in meeting its Housing Element goals. Community Development Department Staff shall present these reports at an annual public hearing held before City Council and shall also send a copy to the California Department of Housing and Community Development (HCD).

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

- 11) The City shall ensure that the final Stage Two zoning to be applied by the end of the 2018 calendar year, to the Johnson Rancho project shall provide for at least the amount of Medium Density Residential and High Density Residential acreage that was approved.

Responsibility: Planning Commission/City Council
Timeframe: 2017/2018

Goal 2 Increase/conserv e the supply of existing housing.

Policies

- 2-1 The City shall encourage the preservation of existing neighborhoods and the provision of safe and sanitary housing for all residents.
- 2-2 The City shall encourage the preservation and rehabilitation of the existing affordable housing stock.
- 2-3 The City shall support efforts to prevent substandard homes from becoming dilapidated structures.
- 2-4 The City shall inspect and identify code violations in residential buildings.
- 2-5 The City shall seek to preserve the fabric, amenities, yards (i.e. setbacks), and overall character and quality of life of established neighborhoods.
- 2-6 The City shall require the abatement or demolition of substandard housing that is not economically feasible to repair.
- 2-7 The City shall ensure that potential developers, landlords, and income-eligible homeowners are aware of available affordable rehabilitation programs provided by Yuba County.
- 2-8 The City shall seek to preserve historic homes and other types of historic residential buildings, districts and unique or landmark neighborhood features.

Programs

- 12) At which time, the City of Wheatland receives development applications for affordable housing, the City shall apply for CDBG funds and work with a consultant to prepare the application and administer the program.

Responsibility: Community Development Department Staff /City Council
Funding: CDBG
Timeframe: 2017-2021

- 13) At which time, the City of Wheatland receives development applications for affordable housing, the City shall apply for HOME funds to support rehabilitation of renter- and owner-occupied, affordable housing. If the City is successful in obtaining these funds, it shall contract with a consultant to prepare the application and administer the funds.

Responsibility: Community Development Department Staff /City Council
Funding: HOME
Timeframe: 2017-2021

- 14) The City shall prepare an online brochure of housing rehabilitation and conservation programs available (i.e., CDBG and HOME) for City residents via the City website.

Responsibility: Community Development Department Staff
Timeframe: 2017

- 15) The City shall consider an Abatement Ordinance that authorizes the City to initiate appropriate action against owners of properties with severe code violations. A component of this Ordinance may include a case-by-case removal of dilapidated dwellings. Another component of this Ordinance could require the property owners to pay for the costs of abatement.

Responsibility: Community Development Department Staff
Timeframe: 2017/18

Goal 3 Meet the special housing needs of homeless persons, seniors, large families, female head of households, disabled persons, and farmworkers.

Policies

- 3-1 The City shall provide referrals for housing and services to homeless persons.
- 3-2 The City shall promote increased housing opportunities for seniors, large families, female head of households, and disabled persons.
- 3-3 The City shall encourage developers of rental units to build units for large families.
- 3-4 The City shall encourage the incorporation of child care in residential areas and employment-based land uses to help households with young children.
- 3-5 The City shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

Programs

- 16) The City shall advertise services available from public and non-profit organizations that assist disabled individuals and seniors.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

- 17) The City shall amend its Zoning Ordinance to allow resident facilities (i.e., home child care and group homes) as a conditional use in R-1 areas as consistent with State law. The City shall continue to allow home day care facilities within the other residential zones as a conditional use.

Responsibility: Planning Commission/City Council
Timeframe: 2017/2018

- 18) The City shall prepare and distribute literature on universal design, disabled accessibility, and the City's reasonable accommodation procedures through the Building Department.

Responsibility: Community Development Department/Building Department Staff
Timeframe: 2017-2021

- 19) The City will support and assist with applications for farmworker housing funding should the need arise.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

Goal 4 Ensure equal housing opportunity.

Policies

- 4-1 The City shall support equal housing opportunities to all without regard to race, color, religion, sex, national origin, citizenship, sex, age, marital status, gender identity or expression, disability, or status as a disabled veteran.
- 4-2 The City shall ensure employers within the City comply with the requirements of the Fair Employment and Housing Act.
- 4-3 The City will undertake educational efforts to ensure that all segments of the population are aware of their rights and responsibilities regarding fair housing.
- 4-4 The City shall ensure that fair housing practices are applied to all housing offered within the City.
- 4-5 The City shall encourage the housing industry to comply with fair housing laws and practices.

Programs

- 20) The City shall display multi-lingual fair housing posters in prominent locations in City buildings and facilities throughout the City throughout the planning period.

Responsibility: Community Development Department Staff
Timeframe: 2017/2018

- 21) The City shall expedite referrals to fair housing enforcement agencies, and ensure that complainants receive assistance in filing charges with enforcement agencies.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

- 22) The City shall meet and encourage local builders to include equal housing opportunity references in their advertising.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

Goal 5 Provide safe, adequate shelter for all residents

Policies

- 5-1 The City shall assist those residents unable to obtain safe shelter on their own.

- 5-2 The City shall maintain a level of housing code enforcement sufficient to correct unsafe, unsanitary or illegal conditions and to preserve the inventory of safe housing.

Programs

- 23) The City shall continue code enforcement to expedite the removal of illegal or unsafe dwellings, to eliminate hazardous site or property conditions, and resolve chronic building safety problems.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

- 24) The City shall consider a Rental Inspection Program to improve the condition of the City's Housing Stock.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

Goal 6 Maintain, preserve and enhance the quality of neighborhoods, encourage neighborhood stability and owner occupancy, and improve neighborhood appearance, function, and sense of community

Policies

- 6-1 The City shall require within established neighborhoods that new residential development shall be of a character, size, density, and quality that respects the neighborhood character and maintains the quality of life for existing and future residents.
- 6-2 The City shall require that housing shall be sited to enhance safety along neighborhood streets and in other public and semi-public areas.
- 6-3 The City shall discourage the creation of walled-off residential enclaves, or of separate unconnected tracts because physical separations prevent the formation of safe, walkable, and enjoyable neighborhoods.
- 6-4 The City shall encourage higher density housing to maintain high quality standards for unit design, privacy, security, on-site amenities, and public and private open space.
- 6-5 The City shall seek to maximize affordable housing opportunities for those who live or work in Wheatland while seeking to balance job growth and housing supply.
- 6-6 The City shall encourage physical design of neighborhoods and dwellings that promote walking and bicycling and preserve open spaces and views.
- 6-7 The City shall encourage strategies and programs that increase long-term residency and stabilization in neighborhoods.
- 6-8 The City shall prioritize sewer and water rights for multi-family development.

Programs

- 25) The City shall require developers to adhere to the guidelines as set forth in the adopted City of Wheatland Bikeway Master Plan. The City of Wheatland Bikeway Master Plan identifies a program designed to encourage, maximize, and ensure safe bicycling within the community.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

- 26) The City shall require developers to adhere to the guidelines as set forth in the proposed City of Wheatland Community Design Standards. The proposed City of Wheatland Community Design Standards establish design goals and policies determining the level of architectural design that is required throughout the City.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

Goal 7 Encourage housing that is resource-conserving, healthful, economical to live in, environmentally benign, and recyclable when demolished.

Policies

- 7-1 The City shall require that residential developments promote sustainability in their design, placement, and use.
- 7-2 The City shall require that residential developments promote water conservation through housing and site design.
- 7-3 The City shall require that residential developments promote energy conservation and a cleaner environment through the development of dwellings with energy-efficient designs, utilizing passive and active solar features, and the use of energy-saving techniques that meet State law minimums.
- 7-4 The City shall support programs that provide financing for sustainable home upgrade projects such as installation of solar panels, heating and cooling systems, water conservation and windows to improve the energy efficiency of the City's existing housing stock.

Programs

- 27) The City shall continue to educate planning and building staff and citizen review bodies on energy conservation issues, including the City's energy conservation policies and Climate Action Plan.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

- 28) The City shall provide assurance of long-term solar access for new or remodeled housing and for adjacent properties, consistent with the City of Wheatland Community Design Standards.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

- 29) The City shall promote building materials reuse and recycling in site development and residential construction.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

- 30) The City shall consider participating in financing programs for sustainable home improvements such as solar panels, heating and cooling systems, water conservation and energy efficient windows.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

4.3 QUANTIFIED OBJECTIVES

Table 4-1 summarizes the City’s quantified objectives for the 2013-2021 Housing Element planning period. The quantified objectives represent a reasonable expectation of the maximum number of new housing units that could potentially be constructed and households that the City expects could potentially be rehabbed or conserved.

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	109	76	90	208	483
New Construction	27	81	92	203	403
Housing Rehabilitation		10			10
Conserve Existing Rentals		20			20
Total	27	111	92	203	433

APPENDIX A

LIST OF DATA SOURCES

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- City of Wheatland. *General Plan Policy Document*. Adopted July 11, 2006.
- City of Wheatland. *Housing Element Update Background Report*. January 27, 2005.
- City of Wheatland. *Housing Element Update Policy Document*. January 27, 2005.
- Yuba County - www.co.yuba.ca.us
- Yuba County 1-Stop – www.yuba1stop.org
- ESRI – www.esri.com
- California Employment Development Department – www.edd.ca.gov
- Tax Credit Allocation Committee – www.treasurer.ca.gov/ctcac/
- Comprehensive Housing Affordability Strategy Data Query Tool
- State of the Cities Data Systems (SOCDS) – <https://socds.huduser.gov/permits/>
- City of Wheatland. *Wheatland Municipal Code*. Current through July 2016.
- City of Marysville Fee Schedule – www.marysville.ca.us
- Yuba City Housing Element Update – <http://www.yubacity.net/>
- City of Roseville Planning Fee Schedule – <https://www.roseville.ca.us/>
- 2016 California Green Building Standards Code - <http://www.bsc.ca.gov/Home/CALGreen.aspx>
- California Regional Water Quality Control Board Central Valley Region - <http://www.swrcb.ca.gov/>

APPENDIX B

LIST OF STAKEHOLDERS

- **Wayne Bishop**, Bishop's Pumpkin Farm
- **Sonny Dale**, Dale Investments, LLC
- **Sandy Gilbert**, Resident
- **Phil Rodriguez**, Lewis Operating Corp.
- **Raj Sharma**, Srihan Enterprise
- **Bob Shattuck**, Shattuck Community Planning
- **Dean Webb**, Resident



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CITY OF
WHEATLAND



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

21 March 2017

Tim Raney
City of Wheatland
111 C Street
Wheatland, CA 95692

CERTIFIED MAIL
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COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, CITY OF WHEATLAND 2013-2021 HOUSING ELEMENT PROJECT, SCH# 2017022073, YUBA COUNTY

Pursuant to the State Clearinghouse's 27 February 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the City of Wheatland 2013-2021 Housing Element Project, located in Yuba County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

Land Disposal of Dredge Material

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that

discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento



March 28, 2017

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Re: Comments on draft 2013-2021 Housing Element

Dear Mr. Raney,

California Rural Legal Assistance, Inc. (CRLA) is a non-profit legal services organization that seeks to ensure that all low-income rural communities have access to justice and affordable and decent housing. We submit the following comments regarding the City of Wheatland 2013-2021 Housing Element update following the City's written invitation.

CRLA values the efforts made by the City of Wheatland to prepare this draft Housing Element and its efforts to increase affordable housing. The current draft, however, contains significant deficiencies that need to be remedied in order for the Housing Element to comply with State housing element law, Federal and State fair housing law, and other applicable laws and regulations. We have identified the following deficiencies in the proposed draft: (1) a failure to adequately analyze Wheatland's previous Housing Element including unmet previous goals and objectives; (2) failure to adequately analyze housing needs of all relevant demographics within the City, and (3) inadequate or unquantifiable current goals.

I. ANALYSIS OF PREVIOUS HOUSING ELEMENT

Pursuant to government code 65588:

(a) Each local government shall review its Housing Element as frequently as appropriate to evaluate all of the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.*
- (2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.*
- (3) The progress of the city, county, or city and county in implementation of the Housing Element.*

A. Appropriateness and Effectiveness of Previous Housing Element Program.



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Although there is evidence of some analysis of the previous 2004 Housing Element, this analysis solely addresses whether or not the programs were completed. The cursory analysis is problematic given Wheatland's four-year delay in failing to timely adopt a Housing Element and twelve-year delay in analyzing its housing element. Wheatland fails to address what individual housing programs exist as a result of the previous Housing Element and whether these programs have been effective or appropriate in attaining state housing goals. In order to comply with Government Code Section 65588, Wheatland must analyze its previous programs to determine whether each was individually effective and appropriate.

B. Progress in Implementation.

In measuring the progress of implementing previous Housing Element programs, a city should include a description of the actual results or outcomes resulting from said programs. This should include quantification of results wherever possible. The City's draft Housing Element fails to analyze the actual effect of the programs that have been completed (Programs 1, 6, 8, 13, 14, 15, 20, 23). Only eight of the thirty Programs are noted as "Complete" and it is not clear whether Complete signifies that the Program met its stated intent of meeting the City's housing goals. For example, Program 8 is listed as Complete, but that program required the City to analyze whether to adopt the Sacramento Regional Compact for production of affordable housing. It is unclear whether "Complete" means that the City adopted the Compact's goal or merely that it considered the goals, but elected not to adopt them.

With respect to other programs still in progress, there is insufficient information regarding the current state of these programs. The missing information should include what has been done to this point to implement the program, as well as what specific setbacks led to the city's failure to complete implementation of the program. As noted above, twenty-two of the thirty Programs are classified as Not Complete, Continue, No Longer allowed, or Infeasible, with no additional information about what that means in terms of each program. The majority of the programs are classified as Continue or Not Complete but there is no information to show whether there was any specific action taken over the past twelve years towards meeting each Program. For example, Program 2 stated that "[t]he City Shall amend its Zoning Ordinance to provide for affordable housing density bonuses consistent with State law." The implementation review states merely "Not Complete" regarding progress. It provides no detail regarding whether there was any progress at all.

Further, with regard to Programs from the previous Housing Element that were not completed prior to beginning the current draft, there should be specific programs to address these omissions. This is especially important given the significant unmet affordable housing need and a four-year failure to comply with state law and enact a Housing Element. Constraints on developing affordable housing, and how the current draft incorporates the lessons learned from previous unmet goals, should be analyzed and addressed in the draft Element. For example, returning to Program 2's requirement that the City amend its zoning ordinances to provide for affordable housing density bonuses, there is no analysis of why the Program remains unfinished or how the current Element will ensure that similar programs will be completed during the timeline.



II. HOUSING NEEDS ASSESSMENT

Pursuant to Government Code § 65583(a)(1) a locality's Housing Element Revision must include:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code....

CRLA commends Wheatland for its analysis regarding existing low income and extremely low income households as well as its analysis of household characteristics, but it failed to connect this information to the City's need for housing for all income levels. With regard to projected housing needs, the draft Housing Element states in a conclusory manner that the previous Regional Housing Need Allocations (RHNA) for Wheatland were too large to for the City to reasonably meet and disproportionate compared to similar jurisdictions. Wheatland should include an analysis of why the projected RHNA was too large for Wheatland to accommodate. If Wheatland believes that the current RHNA is too large for the city, an analysis to that effect should be included, as well.

What is notable about the draft housing element is that the City had a combined RHNA of 702 units for 2000-2007, a RHNA of 916 new units for 2006-2013, and a 2013-2021 RNA of 483 units. More than half of these units were allocated to low-income and moderate income families. During this timeframe, however, 569 single-family homes were built. Since no information was provided regarding the affordability of any of these homes and since they were all single family homes, it appears that none of these units were affordable to low-income or moderate-income households. If that is incorrect, that information needs to be contained in the draft Housing Element.

A. Persons with Special Needs.

Government Code § 65583(a)(7) requires that a Housing Element include:

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need....



1. *Farmworker housing*

The draft Housing Element lacks any local analysis of Wheatland's farmworker population, as it only addresses statewide numbers for this population and extrapolates a number for Yuba County. One of the City's largest employers, Bishop's Pumpkin Farm, is a company employing farmworkers. Local analysis of the need for farmworker housing is required by housing element law and necessary in order to analyze what programs would be appropriate to include in the current Housing Element to meet the needs of Wheatland's farmworker population.

2. *Homeless persons (persons in need of emergency shelter)*

Although Wheatland has included a section regarding homeless persons (starting in 2-15), it lacks quantifiable data. Instead, the draft Housing Element concludes that there is no "homeless problem" Wheatland. In this same section Wheatland also states that the farmworker population should be considered a migratory homeless population. That does not make sense in light of the prior statement that there are no homeless individuals in Wheatland. It defies logic that the city lacks a homeless population as well as a farmworker and day laborer population. If this is not the case, Wheatland should attempt to quantify numbers of homeless, day laborer, and farmworkers within the City.

This section also addresses the need for zoning for emergency shelters. The draft Housing Element states that there is only zoning for emergency shelters as a conditional use, while state law requires at least one designation of zoning for emergency shelters by right. Wheatland must come into compliance with state law.

In this section Wheatland points to shelters available in nearby Marysville:

"Addition services provided in Marysville for the homeless include the following:

- Salvation Army Family Service Center operates an emergency shelter program for both Sutter and Yuba County residents. The program provides short-term shelter for three days in a local motel. In addition to the shelter program, this center also provides drug and alcohol rehabilitation, groceries, and other services.
- The Salvation Army Depot Family Crisis Center, Marysville, provides longer-term housing. Residents take part in a homeless prevention program. Transitional housing is also provided through the Depot Family Crisis Center.
- Twin Cities Rescue Mission is also located in Marysville, and provides 52 beds for homeless persons and families. The mission provides meals and housing for up to three days." P. 2-16.

The draft Housing Element mischaracterizes the availability of shelter in Marysville in a number of respects. First, the Salvation Army operates a single shelter in Marysville known as the Depot. The Depot is not a general access shelter, instead requiring that residents undergo a long-term



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drug rehabilitation program and it has no current vacancies. The Yuba-Sutter Salvation Army does not provide motel voucher assistance as the draft Housing Element suggests. Second, the Twin Cities Rescue Mission only provides shelter to single men, although some food and hygiene services are available to women.

In order to comply with California Law, Wheatland must identify at least one zone in its jurisdiction that can accommodate at least one year round shelter or alternatively it must have a multijurisdictional agreement that can accommodate its homeless population. There is currently a severe shortage of emergency shelter for both Yuba and Sutter Counties. Wheatland cannot rely on the existence of already full programs in Marysville and Yuba City as resources that can accommodate Wheatland's population in need of emergency shelter. Moreover, there is no indication that it has a multijurisdictional agreement with any neighboring jurisdiction.

B. Constraints, Efforts, and Opportunities

Pursuant to Government code 65583(5)(6) Wheatland's Housing Element draft must include:

(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584....

Although Wheatland includes a detailed analysis of the governmental processes and existing constraints on housing development, the City does not provide a substantive analysis regarding efforts undertaken to lift these constraints to allow for affordable housing development in its jurisdiction. For example, Wheatland's planning application fees are substantially higher than those of the surrounding jurisdictions. Yet, when Wheatland discusses its plan to remove constraints that may hinder the building of affordable housing in its jurisdiction, it does not substantively discuss reducing or removing any specific fees which are undoubtedly a significant barrier to development of affordable housing in Wheatland. Wheatland must include analysis regarding what fees may be reduced or removed, as well as a detailed analysis of other constraints that may be removed, to further facilitate development of affordable housing in its jurisdiction.

III. PROPOSED PROGRAMS, GOALS, AND POLICIES.

State law requires that a locality's Housing Element include "[a] statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing." Gov. Code § 65583(b)(1). The programs in the Housing Element must set forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period." Gov. Code § 65583(c).



Although the goals, policies, and programs included in the draft Housing Element facially address many of the legal requirements, it is unclear throughout this section what concrete process Wheatland plans to implement to realize these objectives. Without these specific processes, it will not be possible to determine whether or not these programs will cause beneficial impacts during the Housing Element timeline -- a requirement of state law.

A. Goal 1 Provide for the City's Regional Share of New Housing for all Income Groups.

Policies for Goal 1

Policy 1.2 does not describe how Wheatland plans to ensure that developers and residents are made aware of housing programs and development opportunities. There are no programs within this heading that further address this issue.

Programs for Goal 1

Many of the Programs in this section fail to create a schedule of ascertainable objectives that evidence that they will provide beneficial impacts during the planning period, as required by SB 375:

Program 6 states that the City will allow partial fee waivers to affordable housing developers, so long as it is not cost prohibitive to the City. As previously mentioned in this comment, Wheatland has significantly larger fees than neighboring jurisdictions. Wheatland should determine prospectively what fee waivers could exist currently that are not prohibitive to the city. Further, the term "cost-prohibitive" to the city is undefined and unmeasurable as stated.

Program 7 states that the City shall fast track processing affordable housing opportunities, but it fails to provide concrete methods by which the city plans to implement such processing. Without clear and concrete details explaining how it will do this, it is impossible to ascertain whether this program will be available and have beneficial impacts during the planning period, as required by SB 375.

Program 8 states that the City will encourage development of self-help housing, but does not include any details regarding how the City plans to do so.

Program 9 states that it will continue to work with affordable housing developers by identifying potential building sites. The Housing Element does not adequately address how Wheatland has previously worked with developers to identify these sites, or how this work will continue during the timeline to provide a beneficial impact to the housing conditions in the City.

Program 11 states that the City will ensure that the final State Two zoning applied to the Johnson Rancho project will provide for at least the amount of medium and high density acreage that was approved. However, this Program fails to provide a timeline. Because the City appears to not have rezoned sufficient sites to accommodate its RHNA for the previous planning period, this



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housing element must include a program demonstrating that zoning will be accomplished within one year of the date of the new housing element. Gov. Code §§ 65584.09, 65583(c)(1).

B. Goal 2 – Increase/conservate the supply of existing housing

Programs for Goal 2

Program 12 states that it will work with a consultant in order to attain CDBG funds, and delineates a timeline covering the entire time period for this Housing Element. In order to ensure that there will be beneficial impacts to the community, Wheatland should narrow the timeline to show when the city plans to retain a consultant, as well as timelines for the following application process.

Program 13 should define a more concrete timeline similar to that of program 12.

C. Goals 3 – Meet the Special Housing Needs of Homeless Persons, Seniors, Large Families, Disabled Persons, and Farmworkers

Lack of Programs for Year Round Shelter Zoning

In order to comply with California Law, Wheatland must identify at least one zone in its jurisdiction that can accommodate at least one year round shelter. Gov. Code 65583(a)(4). If no area is currently zoned for emergency shelter by right, then the government must include a program to amend its zoning ordinance to meet this requirement within a year of the adoption of the Housing Element.

The draft Element maintains that there are is not a “homeless problem” in Wheatland. This is highly unlikely to be accurate given the prevalence of homeless individuals in every community in this county. Wheatland falls within the Yuba and Sutter Counties Continuum of Care. According to the 2017 point-in-time count of homeless individuals, there are over 760 homeless individuals in the two counties. The homeless population consists of more than the obvious individual who might be seen on the street or hitchhiking on 65. Wheatland, like all other jurisdictions in the area, has a significant number of families who are doubled up, tripled up, staying in garages, back houses, trailers, or illegal structures without a home of their own. In order to comply with State law, Wheatland must include a program to rezone for at least one year round shelter. This program must be completed within a year of adoption of the Housing Element.

Lack of Programs for Female Heads of Households

The draft Element fails to address policies, goals, and programs to meet the needs of Female Head of Household homes. This group is at a greater risk of falling below poverty line, and as such needs more housing support and options. The draft Housing Element states that 12.2% of Wheatland households, and 60.5% of households below the poverty level in Wheatland, are single parent female head of household homes. Given this percentage of the population, specific steps



and policies must be added to the draft Element in order to address how to ensure that these households are given adequate opportunities to find decent, affordable housing.

Farmworker Housing

Program 19 states that “the city will support and assist with applications for farmworker housing funding should the need arise.” Given that the Housing Element does not address its local farmworker population’s housing needs, it is unclear how the City plans to determine if the need will exist during the Housing Element time period. Wheatland must analyze this population’s housing need, and then create an appropriate program with concrete objectives to ensure that the program will produce a beneficial impact during the Housing Element planning period.

D. Goal 4 – Ensure Equal Housing Opportunity

Programs for Goal 4

The programs under this goal heading should contain concrete, ascertainable objectives in order to ensure that these programs are actually implemented during the planning period, especially when such programs are easily ascertainable. For example, it is unclear why Program 20, a plan to display multi-lingual fair housing posters in city buildings, should take five years, rather than one, to complete.

E. Goal 5 – Provide Safe, Adequate Shelter for All Residents

Programs for Goal 5

Program 24 under this goal heading is vague regarding what the city will actually do in considering a Rental Inspection Program. This program would benefit from ascertainable metrics by which Wheatland will determine that a Rental Inspection Program will be beneficial to the City.

F. Goal 6 – Maintain, Preserve, and Enhance the Quality of Neighborhoods, Encourage Neighborhood Stability and Owner Occupancy, and Improve Neighborhood Appearance, Function, and Sense of Community.

Programs for Goal 6

Under this heading, there is no program that reflects policy 6-6 which seeks to encourage physical design of neighborhoods to promote walking and preserve open views and space. There must be a program with concrete objectives in order to ensure that this policy leads to a concrete result during the planning period.

IV. CONCLUSION

The City deserves recognition for drafting this new Housing Element, as well as providing opportunity for public participation in this process. Nevertheless, Wheatland is not in compliance with State Housing Element law. Failure to adopt a Housing Element in compliance with state



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law raises concerns of violations of fair housing law (Government Code Section 65008), the California Fair Employment and Housing Act (Government Code Sections 12900 *et seq.*), the Federal Fair Housing Act (42 U.S.C. § 3402 *et seq.*) and the Americans with Disabilities Act (942 U.S.C. § 1231 *et seq.*) because the lack of decent, safe and affordable housing has a differential effect on groups protected under these laws.

The City of Wheatland should take appropriate steps to bring its draft Housing Element into compliance with State Housing Element law. Thank you for your consideration of our comments.

Best,

Jessica Hiller
Staff Attorney

**City of Wheatland 2013-2021 Housing Element Update
Initial Study/Mitigated Negative Declaration**

**Errata Sheet
May 16, 2017**

Introduction

This Errata presents, in ~~strike-through~~ and double-underline format, the revisions to the City of Wheatland 2013-2021 Housing Element Update IS/MND needed for clarification in response to comment received from the California Department of Fish and Wildlife (CDFW). The revisions to the IS/MND reflected in this Errata do not affect the adequacy of the previous environmental analysis contained in the City of Wheatland 2013-2021 Housing Element Update IS/MND. Specifically, the changes provide clarification in the Biological Resources section with regard to the vacant sites identified as Site A and Site B in the IS/MND. Because the changes presented below would not result in any new significant impacts from what was identified in the IS/MND, recirculation of the City of Wheatland 2013-2021 Housing Element Update IS/MND is not required.

Changes to IS/MND

The Biological Resources section on page 16 of the City of Wheatland 2013-2021 Housing Element Update IS/MND is hereby revised as follows:

a-d The 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. The Housing Element Update does not include any specific development proposals, nor does the project grant any entitlements for development. Although implementation of a successful Housing Element could be expected to assist residential development in the City, new residential development would not impact local rivers or streams. Principles from the City of Wheatland’s Community Vision document establishes controls on creekside development which seek to preserve and enhance riparian vegetation and habitat. Residential development proposed near local rivers or streams, would be subject to Policies 8.C.2 and 8.D.3 from the General Plan which establish controls on creekside development to preserve and enhance riparian vegetation and habitat. Consequently, the Housing Element Update would not interfere with fish or wildlife movement or adversely affect wildlife corridors.

However, sSuccessful implementation of the City of Wheatland Housing Element Update would require improvements in the area, which could adversely impact known and unknown biological resources in the area. Therefore, the potential biological resources impacts to the vacant multi-family sites identified in the 2013-2021 City of Wheatland Housing Element Update are discussed separately below.

Site A

A search of the California Department of Fish and Wildlife’s (CDFW) Natural Diversity Database (CNDDDB) was performed for the 2.24-acre vacant site, identified as Site A in the

City of Wheatland 2013-2021 Housing Element Update, to determine the records of sensitive plant and wildlife species within the general vicinity of the site (see Appendix B). A total of 34 federally listed, State listed, or special-status plant and wildlife species were identified for Site A's quadrangle and the site's surrounding eight quadrangles (i.e., Wheatland, Camp Far West, Lincoln, Sheridan, Nicolaus, Olivehurst, Yuba City, Browns Valley, and Smartsville).¹

Many of the plant and wildlife species occur in specialized habitats, such as riparian, wetlands, marshes, ponds, and other aquatic habitats, as well as valley and foothill grasslands, none of which occur on-site. Site A is currently vacant and consists of ruderal vegetation and bare soil on flat topography. The absence of suitable habitat and previous site disturbance precludes special-status species from occurring on-site with the possible exception of Swainson's hawks (*Buteo swainsoni*).

The Swainson's hawk is a raptor species currently listed as Threatened in California by the CDFW. The hawk typically nests in tall cottonwoods, valley oaks, or willows associated with riparian corridors, grassland, irrigated pasture, and other cropland with a high density of rodents. The Central Valley population of Swainson's hawk breeds and nests in late spring through early summer before migrating for the winter. Conservation efforts are focused on preserving existing nesting and foraging habitat and on re-vegetating levees to establish suitable nesting habitat.

Alfalfa, row crops, grain fields, and irrigated pastures are the Swainson's hawk's preferred foraging habitats, where they take advantage of the opportunities that harvesting and irrigating practices provide for the easy capture of small rodents. Swainson's hawks do not typically forage in vineyards, orchards, or flooded rice fields.

According to CNDDDB, in 2004 a Swainson's hawk nest structure was observed in a willow tree with adults foraging for food north of Dry Creek, approximately 1.10 miles northwest of Site A (see Figure 3). The project site provides marginal foraging habitat for Swainson's hawks nesting within 10 miles of the property.

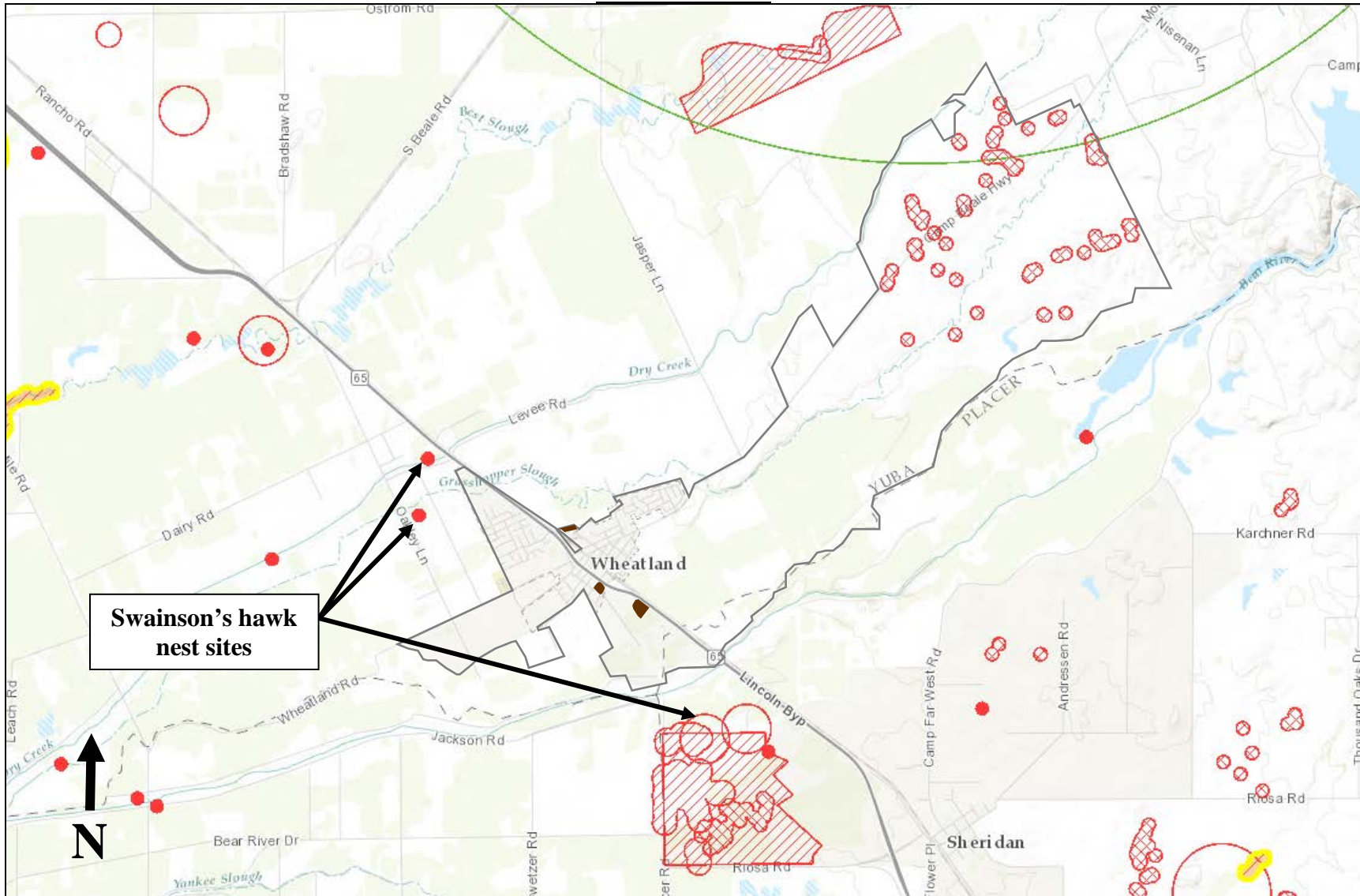
In addition, the few trees on-site could support nesting birds, protected under the Federal Migratory Bird Treaty Act. Therefore, any future affordable housing development could impact migratory birds if the on-site trees are removed.

Site B

The 1.85-acre vacant site, identified as Site B in the City of Wheatland 2013-2021 Housing Element Update, has been previously analyzed by the City in the adopted Webb Self-Storage Development IS/MND. The Webb Self-Storage Development IS/MND identified the potential for migratory birds protected under the Migratory Bird Treaty Act to nest within the single Valley oak (*Quercus lobata*) tree located on the southwest corner of the project site. In addition, the Webb Self-Storage Development IS/MND identified a portion of the open, dirt-lined seasonal drainage ditch south of Site B, as being within the site, and subject to impact during stormwater outfall installation. As a result, the Webb Self-Storage Development IS/MND requires the implementation of mitigation measures IV-4, IV-5(a), and IV-5(b) which would ensure biological resources impacts would be reduced to a less-than-significant

¹ California Department of Wildlife. *RareFind 5*. Available at: <https://map.dfg.ca.gov/rarefind/view/RareFind.aspx>. Accessed on March 15, 2017.

Figure 3
CNDDDB Results



Source: California Department of Fish Wildlife, RareFind 5, March 2017.

level. The City would require any future affordable housing projects at Site A to comply with these mitigation measures.

Site C

The 6.3-acre vacant site, identified as Site C in the City of Wheatland 2013-2021 Housing Element Update, has been previously analyzed by the City in the certified Heritage Oaks Estates Project EIR. Detailed biological resources analyses conducted for the site, as part of the EIR, identified mitigation to ensure biological resources impacts would be reduced to a less-than-significant level. Implementation of the mitigation identified in the Heritage Oaks Estates Project EIR would be required for any future affordable housing development within Site C.

Johnson Rancho and Hop farm Annexation Area

Future residential development identified within the Johnson Rancho and Hop Farm Annexation have area has been previously analyzed by the City in the certified Johnson Rancho and Hop Farm Annexation EIR. Detailed biological resources analyses conducted for the Johnson Rancho and Hop Farm Annexation area as part of the EIR, identified mitigation to ensure biological resources impacts would be reduced to a less-than-significant level. Implementation of the mitigation identified in the Johnson Rancho and Hop Farm Annexation EIR would be required for any future affordable housing development within the Johnson Rancho and Hop Farm Annexation area.

Conclusion

As described above, foraging habitat for Swainson's hawk is marginal within Site A, but on-site trees could support nesting migratory birds. Future development projects within Site B, Site C, and the Johnson Rancho and Hop Farm Annexation area would be subject to the mitigation measures previously imposed by the City for said sites as a result of the detailed biological resources analyses previously prepared for Site B, Site C, and the Johnson Rancho and Hop Farm Annexation area. In addition, future projects would be subject to federal, State, and local regulations, such as the Federal Endangered Species Act, the California Endangered Species Act, and Policies 8.C.2 and 8.D.3 found in the City of Wheatland General Plan. Nonetheless, However, future residential development of Sites A and B could impact special-status species found on site. Therefore, a *potentially significant* impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the construction-related impacts to a *less-than-significant* level.

Sites A and B

~~IV 1. Prior to any ground disturbance related activities, a USFWS/CDFW approved biologist shall conduct a preconstruction survey of Site A and Site B, as identified in the City of Wheatland 2013-2021 Housing Element. The surveys shall establish the presence or absence of on site special status species. Preconstruction surveys shall be conducted within 30 days of ground disturbance. The survey results shall be submitted to CDFW and the City of Wheatland Community Development Department.~~

IV-1(a) If construction activity would commence between March 1st and September 15th, a qualified biologist shall be retained by the applicant to conduct a preconstruction survey for active nests in suitable habitat on and within 0.25-mile of the project site no more than 14 days and no less than seven days before commencement of construction. If this survey does not identify any nesting raptors within the project site that would be disturbed, and for Swainson's hawks only, within the 0.25-mile radius surrounding the project site, further mitigation would not be required.

IV-1(b) If an occupied nest is present, CDFW guidelines recommend implementation of a 0.25-mile buffer for Swainson's hawk (CDFG 1994) and 500 feet for other tree-nesting raptors, but the size of the buffer may be adjusted if a qualified biologist and CDFW determine that it would not be likely to adversely affect the nest. Project activity shall not commence within the buffer area until a qualified biologist confirms that the nest is no longer active or that the young have fully fledged. Monitoring of the nest by a qualified biologist shall be required if the activity has potential to adversely affect the nest. For Swainson's hawks, intensive new disturbances or other project-related activities that could cause nest abandonment or forced fledging, shall not be initiated within the 1/4-mile (buffer zone) of an active nest between March 1 - September 15 (CDFG 1994).

The above revisions do not alter the conclusions of the IS/MND.



City of Wheatland

111 C Street
Wheatland, California 95692
TELEPHONE (530) 633-2761
FAX (530) 633-9102

December 13, 2016

Mr. Gene Whitehouse, Chairman
United Auburn Indian Community of Auburn Rancheria
10720 Indian Hill Road
Auburn, CA 95603
(916) 883-2320

Subject: Formal Notification for Tribal Consultation – City of Wheatland Housing Element

Mr. Gene Whitehouse:

The City of Wheatland has received the request for formal notice of and information on proposed projects within the geographic area of the City's jurisdiction from the United Auburn Indian Community of Auburn Rancheria per Public Resources Code, Section 21080.3.1(b). In accordance with Public Resources Code, Section 21080.3.1(d), the City of Wheatland is hereby providing formal notification to the United Auburn Indian Community of Auburn Rancheria of the City of Wheatland Housing Element.

Project Description

State Housing Element law (Government Code Section 65583) requires each local government entity to adopt a comprehensive long-term general plan for the physical development of their City or County. The Housing Element is one of the seven mandated elements composing the General Plan. State law, through the Housing Element, addresses the existing and projected housing needs within all economic segments of the State's various communities, including the City of Wheatland. The legal mandate recognizes that in order for the private sector to adequately address housing needs, local governments must adopt land use plans and other planning programs to create opportunities that do not constrain development of affordable housing. Housing policy in the State is dependent on the effective development and implementation of local general plans and particularly housing elements.

The City of Wheatland Housing Element is a policy-level document that would help guide development and does not include physical development or improvements of specific projects within the City.

The City of Wheatland's 2017-2025 Housing Element is based on the following six goals that provide direction and guidance for meeting the City's housing needs over the next eight years:

- Provide housing opportunities and accessibility for all community residents;
- Remove constraints that discourage the production of affordable housing;
- Provide and maintain an adequate supply of sites for the development of new affordable housing;
- Preserve, rehabilitate, and enhance existing housing and neighborhoods;
- Provide housing free from discrimination; and

- Encourage energy efficiency and conservation into residential development.

If the United Auburn Indian Community of Auburn Rancheria would like to consult on the City of Wheatland Housing Element, please submit a request for consultation to the City at the following address:

Kevin Valente
1501 Sports Drive
Suite A
Sacramento, CA 95834
(916) 372-6100
kvalente@raneymanagement.com

Per Public Resources Code, Section 21080.3.1(d), a request for consultation must be submitted within 30 days of receipt of this letter.

Sincerely,

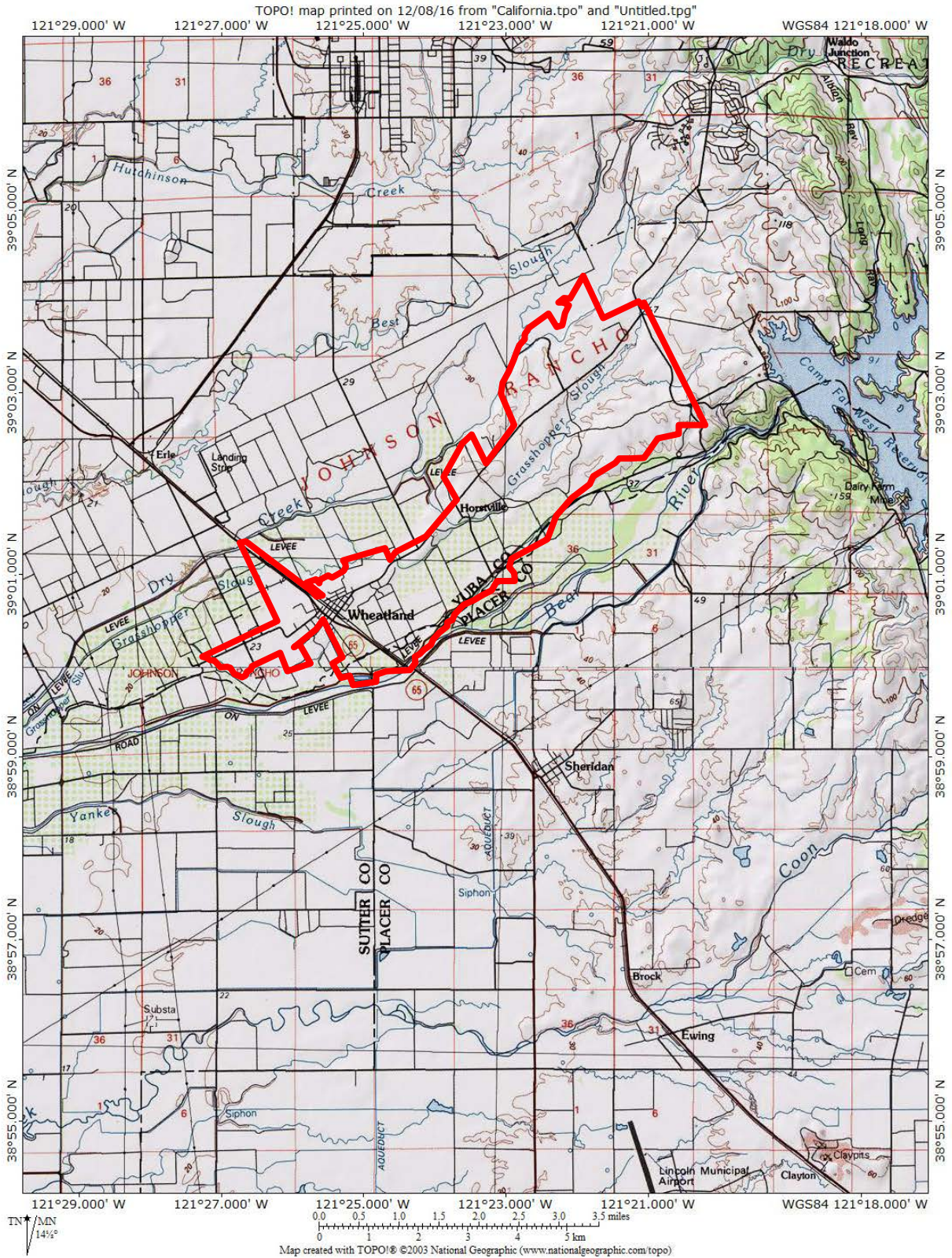
Kevin Valente
Associate Planner, City of Wheatland

Attachments:


- A. Topographic Location Map.
- B. Project Site Plan.

ATTACHMENT A

Topographic Project Location Map



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>UNITED AUBURN INDIAN COMMUNITY OF AUBURN RANCHERIA 10720 INDIAN HILL ROAD AUBURN, CA 95603</p>	<p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7014 2870 0001 7446 5251</p>
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>UNITED AUBURN INDIAN COMMUNITY 10720 INDIAN HILL ROAD AUBURN CA 95603</p>  <p>9590 9402 2008 6123 5317 46</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7014 2870 0001 7446 5312</p>
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	



MIWOK United Auburn Indian Community
 MAIDU of the Auburn Rancheria

Gene Whitehouse
 Chairman

John L. Williams
 Vice Chairman

Danny Rey
 Secretary

Jason Camp
 Treasurer

Calvin Moman
 Council Member

January 4, 2017

Kevin Valente
 City of Wheatland
 111 C Street
 Wheatland, CA 95692

RECEIVED

JAN 26 2017

CITY OF
 WHEATLAND

Subject: City of Wheatland Housing Element

Dear Kevin Valente,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. We recommend UAIC tribal representatives observe and participate in all cultural resource surveys. If you are interested, the UAIC's preservation department offers a mapping, records and literature search services program that has been shown to assist project proponents in complying with the necessary resource laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process.

The UAIC's preservation committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the preservation committee's identification of cultural resources in and around your project area, UAIC recommends that a tribal monitor be present during any ground disturbing activities. Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the documents requested above and consulting on your project. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
 Chairman

CC: Marcos Guerrero, CRM



City of Wheatland

111 C Street
Wheatland, California 95692
TELEPHONE (530) 633-2761
FAX (530) 633-9102

April 7, 2017

Mr. Gene Whitehouse, Chairman
United Auburn Indian Community of Auburn Rancheria
10720 Indian Hill Road
Auburn, CA 95603
(916) 883-2320



Subject: City of Wheatland Housing Element – SB 18 Tribal Consultation Response Letter

Mr. Gene Whitehouse:

The City of Wheatland received your response letter on January 26, 2017, outside of the 30-day AB 52 response period (ended January 15, 2017), but within the 90-day SB 18 response period.

The City of Wheatland Housing Element Update is a city-wide policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. As such, the Housing Element Update does not include associated project specific cultural resource surveys, archaeological reports, or other environmental documents.

Future housing development associated with the draft Housing Element Update within the City of Wheatland would be required to comply with all relevant State regulations related to archeological and cultural resources, including Tribal Cultural Resources and tribal consultation requirements. At the time the City receives any project-specific applications, the United Auburn Indian Community of Auburn Rancheria would be informed of such development, as necessary.

Should you have any questions you can contact me at (916) 372-6100 or at kvalente@raneymanagement.com.

Sincerely,

Kevin Valente, Associate Planner
kvalente@raneymanagement.com
(916) 372-6100

Kevin Valente

From: Cherilyn Neider <cneider@auburnrancheria.com>
Sent: Tuesday, May 2, 2017 4:28 PM
To: Kevin Valente
Cc: Marcos Guerrero; Matthew Moore; Melodi McAdams; Charles Hutcheson
Subject: AB 52 Consultation for the City of Wheatland Housing Element Project

Dear Kevin Valente,

Thank you for your letter received on 4/10/2017 (City of Wheatland Housing Element Project). I am contacting you in order to:

- Request consultation for this project;
- Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted;

There are Tribal Cultural Resources, which are also historic resources, within the vicinity of the project area, and we do have the following recommendations, which should be incorporated into any mitigation measures that are developed for the project:

- UAIC tribal representatives should be allowed to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project.
- If tribal cultural resources are identified within the project area, it is UAIC's policy that tribal monitors must be present for all ground disturbing activities.
- Finally, please be advised that UAIC's strong preference is to preserve tribal cultural resources in place and avoid them whenever possible.
- Subsurface testing and data recovery must not occur without first consulting with UAIC and receiving UAIC's written consent.
- Additional information about the nature and location of the Tribal Cultural Resources can be obtained via a Records Search Request of the UAIC Tribal Historical Resources Information System (THRIS). There is a fee associated with such a record search. Please let us know if you are interested in this record search, and we will send over a copy of the program description;

Thank you for involving UAIC in the planning process at an early stage. We ask that you make this correspondence a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected. Charles Hutcheson, UAIC Archaeologist, will be UAIC's point of contact for this consultation. Please contact Mr. Hutcheson by phone at (530) 492-9622 or email at chutcheson@auburnrancheria.com to begin the consultation process.

Sincerely,

Cherilyn Neider
Administrative Assistant
Tribal Historic Preservation
United Auburn Indian Community
530.883.2394