



City of Wheatland

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PLANNING COMMISSION MEETING STAFF REPORT

Date: March 29, 2022
Agenda Item:

Subject: Consideration of the Bear Ridge Family Apartments Parcel Map located 1989 Spenceville Road.

Prepared by: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Planning Commission adopt the attached Resolution (see Attachment 1) approving the requested Parcel Map (see Attachment 2) located at 1989 Spenceville Road.

Background

The Bear Ridge Family Apartments Parcel Map project is located at 1989 Spenceville Road, adjacent and to the south of the Wheatland Ranch residential subdivision community, in the eastern City limits. The proposed nine-acre site, is proposed to be developed across two phases. Phase 1 of the Bear Ridge Family Apartments includes the construction of 48 affordable housing units consisting of a combination of two two-story and three-story buildings with a community building, featuring a laundry room, exercise center, computer room, and a common area with a kitchen.

The proposed affordable multi-family development is consistent with the site's General Plan land use designation (High Density Residential [HDR]) and zoning district (Multi-Family Residential [R-3]). As such, the development, as proposed, is consistent with the use envisioned for the site by the City of Wheatland. The future Phase 2 will be developed to the east of Phase 1. The applicant is requesting the approval of the parcel map to subdivide the property for the two phases of development.

Discussion

The proposed project would split the existing property site into two separate lots. The proposed Parcel 1 would be 3.9 acres and Parcel 2 would be 4.31 acres. Pursuant to Section 17.07.030 of the Wheatland Municipal Code, a parcel map requires planning commission approval.

The City Engineer has reviewed the proposed parcel map and provided the following comments, which have been incorporated into conditions of approval for the parcel map, as detailed in the attached resolution (see Attachment 1).

1. Show a 16-ft easement centered on proposed watermain and hydrants on the final map and add the following note to the final map: "A 16-foot easement for public water mains and fire hydrants shall be granted to the City of Wheatland in deeds".
2. Add the following note to the final map: "An access easement over private driveways, roadways and parking areas for the occasional maintenance of public water facilities shall be granted to the City of Wheatland in deeds.
3. Show existing well locations on the final map and add the following note: "Existing private wells and on-site septic systems shall be removed, abandoned or demolished in accordance with County of Yuba Department of Environmental Health requirements prior to construction of improvements on that parcel."
4. If existing well(s) are proposed to remain, demonstrate that setbacks to well(s) are met with regard to proposed property lines or obtain a variance from the County of Yuba Department of Environmental Health.
5. Private sewer to serve the proposed Parcel 2 shall be located outside of the ultimate drip line of street tree plantings.
6. Confirm location of overhead electric lines, which are currently depicted to cross APN 015-683-023.
7. Remove street structural section depths for AB, AC and details under sidewalk. Revise title to "Proposed Street Section – Spenceville Road". Add the following note to the final map: "... right-of-way dedication" to 40' dimension at top of detail.

CEQA Review

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 15, Section number 15315 (Minor Land Divisions) which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Conclusion

Based on the information contained in the staff report, Staff recommends that the Wheatland Planning Commission adopt the attached Resolution approving the requested Parcel Map located at 1989 Spenceville Road.

Attachments

1. Resolution of the Planning Commission Approving the Parcel Map located at 1989 Spenceville Road
2. Proposed Parcel Map

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHEATLAND
APPROVING THE PARCEL MAP LOCATED AT 1989 SPENCEVILLE ROAD (APN
015-360-001)**

WHEREAS, on December 22, 2021, the applicant, Pacific West Communities, submitted an application for a Parcel Map located at 1989 Spenceville Road (APN 015-360-001); and,

WHEREAS, on February 10, 2022, the City of Wheatland determined the project application was complete; and,

WHEREAS, the Parcel Map was prepared in accordance with Title 17, Chapter 17.07 of the Wheatland Municipal Code; and

WHEREAS, the Wheatland Planning Commission duly gave notice of public hearing as required by law; and,

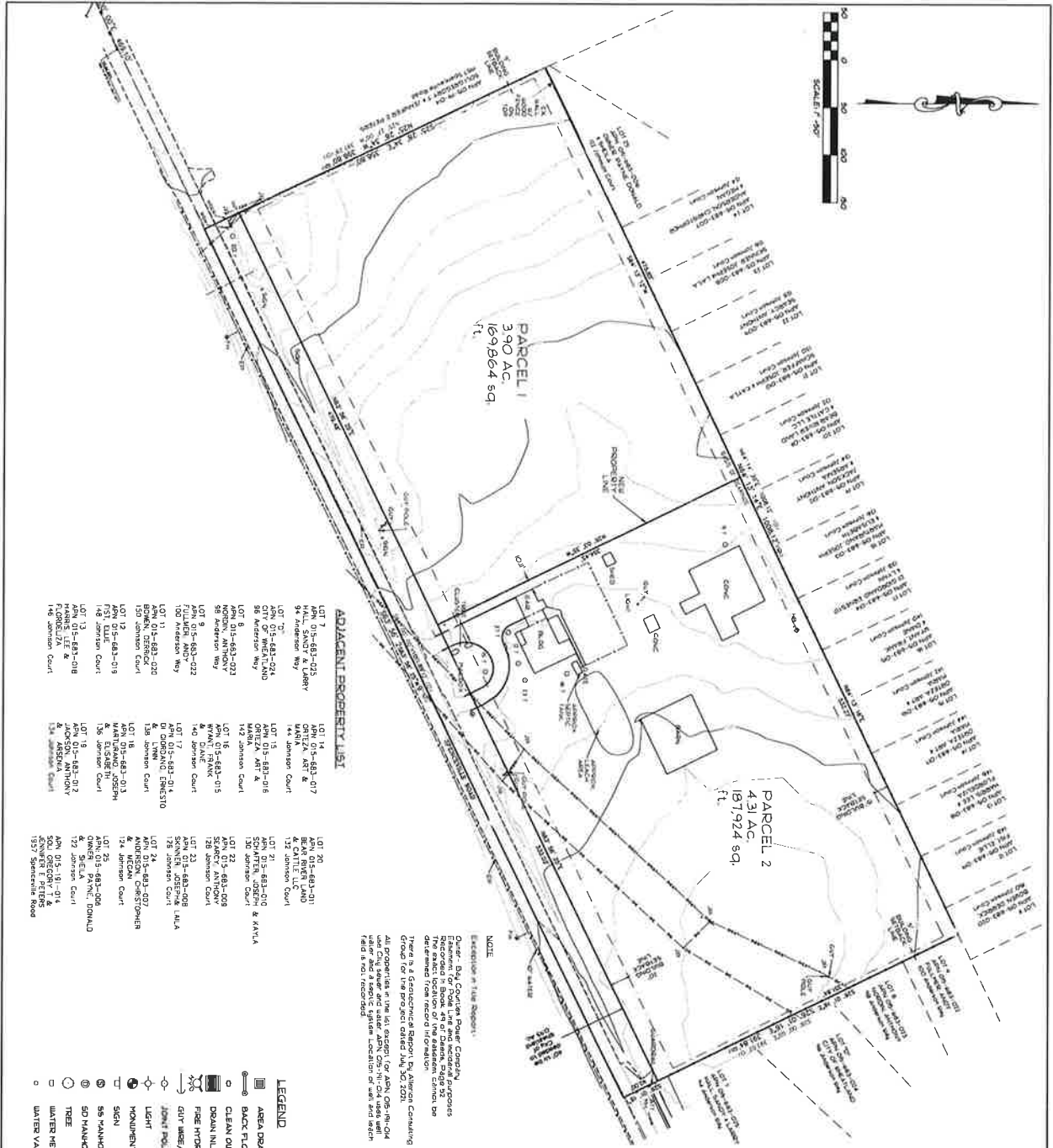
NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby make the following required findings for approval of the requested Parcel Map:

1. The proposed Parcel Map would comply with Title 17, Chapter 17.07 of the Wheatland Municipal Code.
2. The proposed Parcel Map would comply with the Wheatland General Plan.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Wheatland does hereby APPROVE the Parcel Map for 1989 Spenceville Road (APN 015-360-001) subject to the following conditions:

Conditions of Approval

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
3. Any deviation from the approved Parcel Map shall be brought back to City staff for review and approval.
4. Show a 16-ft easement centered on proposed watermain and hydrants on the final map and add the following note to the final map: "A 16-foot easement for public water mains and fire hydrants shall be granted to the City of Wheatland in deeds".



- ADJACENT PROPERTY LIST**
- LOT 1 16-481-05 HILL SANDY & LARRY 94 Anderson Way
 - LOT 2 16-481-06 CITY OF HIGHLAND 86 Anderson Way
 - LOT 3 16-481-07 WOODEN ANTHONY 88 Anderson Way
 - LOT 4 16-481-08 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 5 16-481-09 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 6 16-481-10 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 7 16-481-11 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 8 16-481-12 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 9 16-481-13 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 10 16-481-14 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 11 16-481-15 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 12 16-481-16 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 13 16-481-17 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 14 16-481-18 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 15 16-481-19 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 16 16-481-20 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 17 16-481-21 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 18 16-481-22 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 19 16-481-23 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 20 16-481-24 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
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 - LOT 45 16-481-49 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court
 - LOT 46 16-481-50 HARRIS LEE & JACOBSON ANTHONY 146 Johnson Court

NOTE

Execution in this report: Over, By, County, Power, Capacity, Date, and other information is provided in Book 40 of Deeds, Page 95 determined from record information.

There is a Geotechnical Report by Atkinson Consulting Group for the site located July 2017.

All properties in the lot except for APN 05-191-04 are owned by the same owner and the field is not recorded.

- LEGEND**
- AREA DRAIN
 - BACK FLOW PREVENTER
 - CLEAN OUT
 - DRAIN INLET
 - FIRE HYDRANT
 - GUY WIRE/ANCHOR
 - JOINT POLE/POWER POLE
 - LIGHT
 - MONUMENT
 - SD MANHOLE
 - SD MANHOLE
 - TREE
 - WATER METER
 - WATER VALVE

- ABBREVIATIONS**
- AB AGGREGATE BASE
 - AC ASPHALT CONCRETE
 - AD AREA DRAIN
 - AE AREA DRAIN LINE
 - AF BACK FLOW PREVENTER
 - AG CLEAN OUT
 - AH CLEAN INLET
 - AI DOWNSPOUT
 - AJ DRIVEWAY
 - AK EDGE OF GRAVEL SLOPE
 - AL ELECTRIC
 - AM ELECTRIC SERVICE
 - AN FIRE HYDRANT
 - AO EXISTING CONNECTION
 - AP FLOOR LINE
 - AQ GAB METER
 - AR GREAT ELEVATION
 - AS HOSE BOX
 - AT INSULATION CONTROL VALVE
 - AV INLET DIAMETER
 - AW LANDSCAPE
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 - BB OVERHEAD ELECTRIC
 - BC PROPERTY LINE
 - BD WATER VALVE
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 - WV INLET DIAMETER
 - WW LANDSCAPE
 - WX LANDSCAPE
 - WY LANDSCAPE
 - WZ LANDSCAPE
 - XA NOT TO SCALE
 - XB OVERHEAD ELECTRIC
 - XC PROPERTY LINE
 - XD WATER VALVE
 - XE POWER POLE
 - XF BACK FLOW PREVENTER
 - XG CLEAN OUT
 - XH CLEAN INLET
 - XI DOWNSPOUT
 - XJ DRIVEWAY
 - XK EDGE OF GRAVEL SLOPE
 - XL ELECTRIC
 - XM ELECTRIC SERVICE
 - XN FIRE HYDRANT
 - XO EXISTING CONNECTION
 - XP FLOOR LINE
 - XP GAB METER
 - XR GREAT ELEVATION
 - XS HOSE BOX
 - XT INSULATION CONTROL VALVE
 - XV INLET DIAMETER
 - XW LANDSCAPE
 - XX LANDSCAPE
 - XY LANDSCAPE
 - XZ LANDSCAPE
 - YA NOT TO SCALE
 - YB OVERHEAD ELECTRIC
 - YC PROPERTY LINE
 - YD WATER VALVE
 - YE POWER POLE
 - YF BACK FLOW PREVENTER
 - YG CLEAN OUT
 - YH CLEAN INLET
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 - YJ DRIVEWAY
 - YK EDGE OF GRAVEL SLOPE
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