



## City of Wheatland

111 C Street Street – Wheatland, California 95692  
Tel (530) 633-2761 – Fax (530) 633-9102

### PLANNING COMMISSION MEETING STAFF REPORT

Date: March 29, 2022  
Agenda Item:

**Subject:** The City of Wheatland staff requests the Wheatland Planning Commission receive a presentation regarding the proposed Bear Ridge Family Apartments Project.

**Prepared by:** Tim Raney, Community Development Director

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#### Recommendation

Staff requests the Wheatland Planning Commission receive a presentation regarding the proposed Bear Ridge Family Apartments Project. Planning Commission action is not required.

#### Background and Discussion

The Bear Ridge Family Apartments 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 nine-acre site is proposed to be developed with at least 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 communal pool with shower, tot-lot, dog park, covered picnic tables with BBQ, and a community building, featuring a laundry room, exercise center, computer room, and a common area with a kitchen.

The Project will consist of 5 total buildings: two buildings will be Building Type "A," each with two stories and twelve 1,022-square-foot three-bedroom units; two buildings will be Building Type "B," each with three stories and twelve 821-square-foot two-bedroom units; and one 2,734-square-foot community building. There will be a total of 48 units on 3.90 acres, resulting in a density of 12.31 dwelling units per acre (du/ac).

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 and is permitted without a discretionary approval from the Wheatland Planning Commission. The future Phase 2 will be developed to the east of Phase 1.

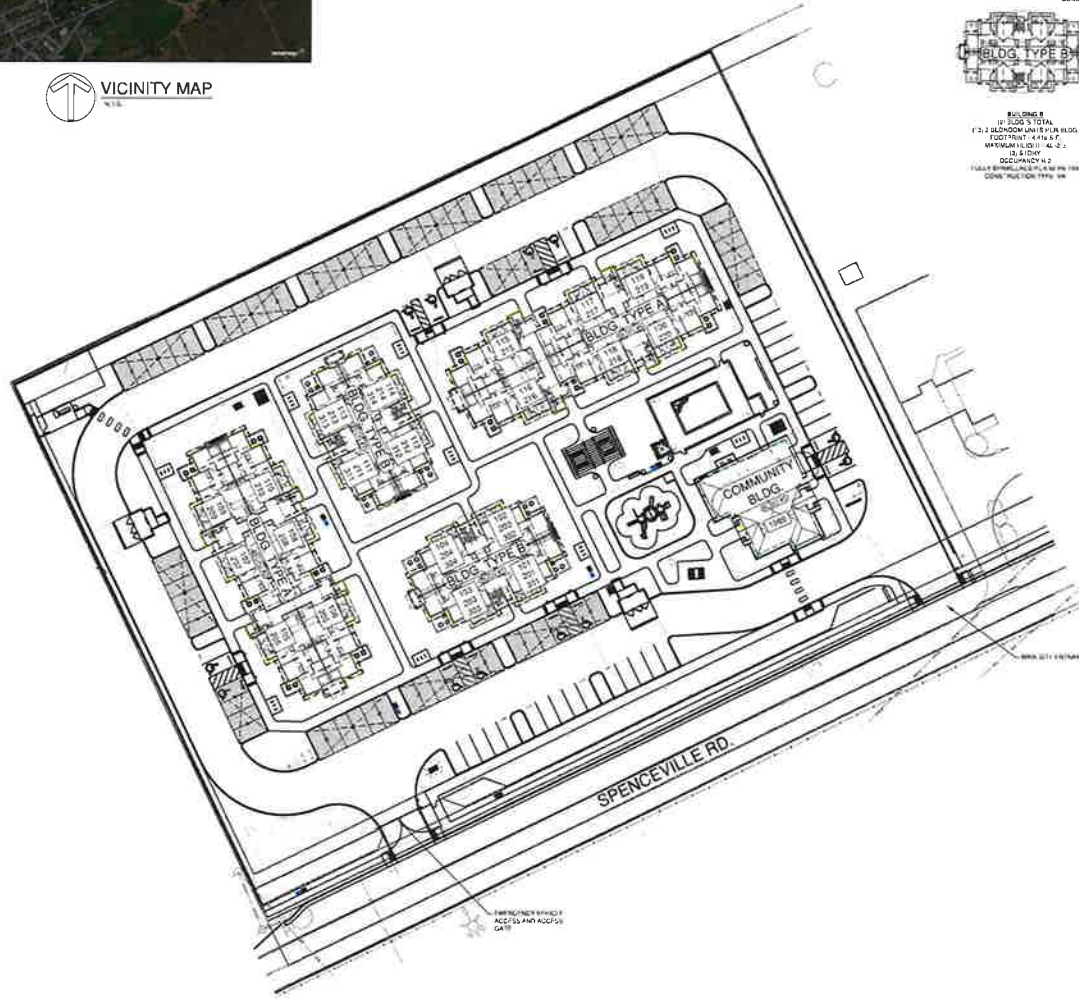
On February 15, 2022, the applicant submitted building permit plans to the Yuba County Building Department for review. The Building Permit plans are currently under review.

**Attachment**

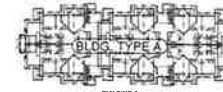
Project Plans



VICINITY MAP  
SCALE



SITE ADDRESS PLAN  
SCALE 1" = 30'-0"



**BUILDING A**  
 (2) BLDG'S TOTAL  
 (2) 3 BDRM UNITS PER BLDG  
 (2) FLOORS (1 & 2)  
 MAXIMUM HEIGHT: 30'-0"  
 OCCUPANCY: C  
 LULY SPENCEVILLE PLN/PX 14  
 CONSTRUCTION TYPE: VA



**BUILDING B**  
 (2) BLDG'S TOTAL  
 (2) 2 BDRM UNITS PER BLDG  
 (2) FLOORS (1 & 2)  
 MAXIMUM HEIGHT: 42'-0"  
 OCCUPANCY: A-2  
 24 UNITS  
 LULY SPENCEVILLE PLN/PX 14  
 CONSTRUCTION TYPE: VA



**COMMUNITY BUILDING**  
 (1) BLDG TOTAL  
 (1) COMMON (2 SECT.)  
 MAXIMUM HEIGHT: 18'-0" (1) STORY  
 OCCUPANCY: E  
 LULY SPENCEVILLE PLN/PX 13  
 CONSTRUCTION TYPE: VA

REVISIONS

02-10-22  
 DSRM  
 AM020-43



Pacific West Architecture  
 1111 S. GARDEN STREET, SUITE 100  
 PACIFIC PALMS, CALIFORNIA  
 90701-3027  
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 LICENSED ARCHITECT, CALIFORNIA (C00000000) (MEMBER SINCE 2010)  
 LICENSED ARCHITECT, CALIFORNIA (C00000000) (MEMBER SINCE 2010)  
 LICENSED ARCHITECT, CALIFORNIA (C00000000) (MEMBER SINCE 2010)

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# BEAR RIDGE APARTMENTS

PROJECT  
 1800 SPENCEVILLE ROAD  
 WHEATLAND, CALIFORNIA

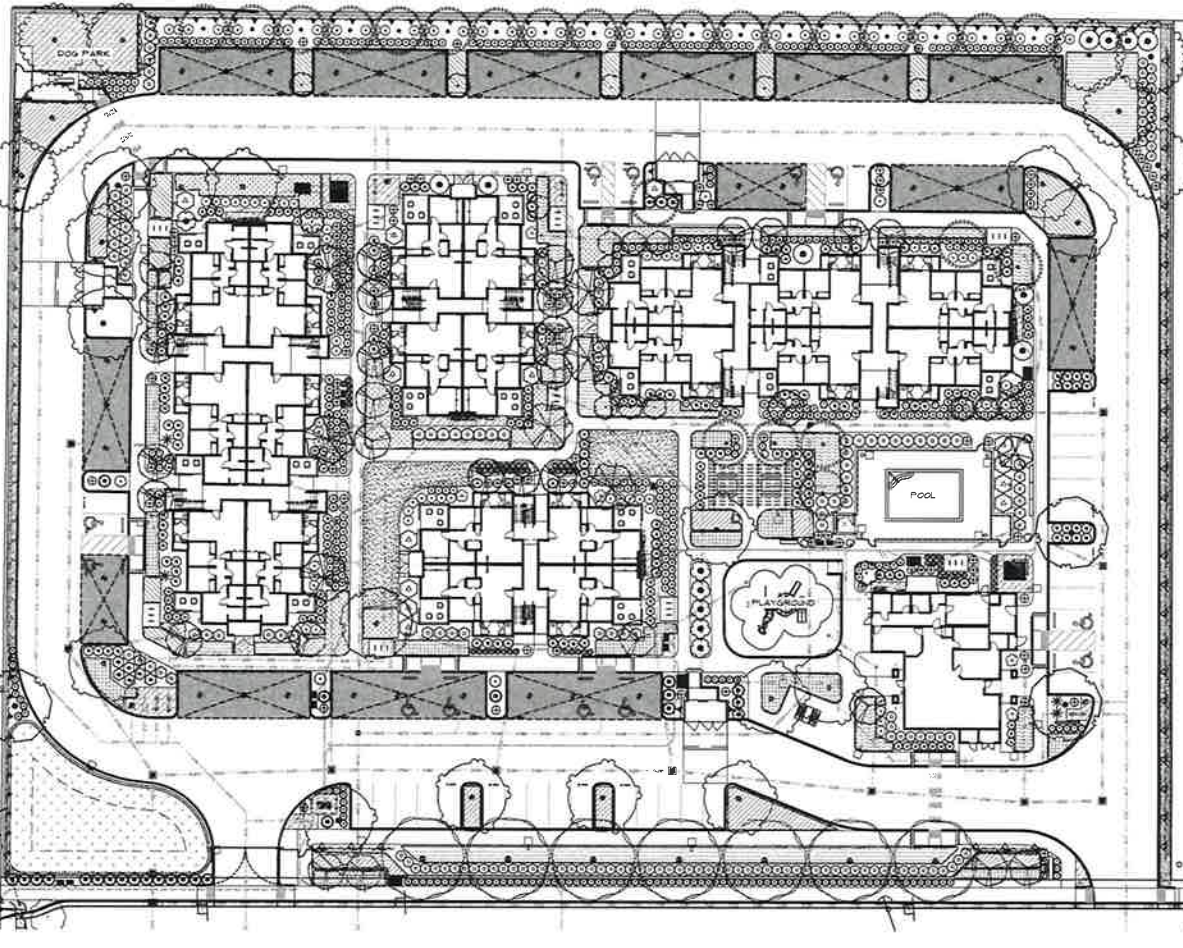
A1.5A  
 SHEET 25 OF 26

BUILDING PERMIT SET

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT	CONTAINER	SPACING
[Symbol]	ALBIS KUBURA TRANSPARENT TH	RED BRACKET MAPLE	3 GAL			
[Symbol]	AMAZON BLOOM PRINCESTON BERRY	PRINCESTON BERRY ANEMONE	3 GAL			
[Symbol]	AMPERIS SCOPULORUM MICROBET	SCOTCH BROOM JASMINE	3 GAL			
[Symbol]	JAPANESE SCOPULORUM LIGHT BLUE	SCOTCH BROOM JASMINE	3 GAL			
[Symbol]	LAMPROSTIMA W. T. LACONIA	SHRIMP PINKIE CORAL PLUM	3 GAL			
[Symbol]	MAGNOLIA BANGSIANA LITTLE BERT	SWEET SOUTHERN MAGNOLIA	3 GAL			
[Symbol]	PRINCESTON BERRY ANEMONE	KETCH DAVEY GARDEN PETALOE	3 GAL			
[Symbol]	PLATANUS X ACERIFOLIA 'HARLEQUIN'	LONDON PLANE TREE	3 GAL			
[Symbol]	YUKA PARVIFLORA 'TIGER GREEN'	TIGER GREEN LILY	3 GAL			
[Symbol]	VITEX AGNES-CAEVA	QUARTZ TREE	3 GAL			
[Symbol]	BECKOVA BERRATA 'VILAGE GREEN'	BALCONY BECKOVA	3 GAL			
[Symbol]	BOTANICAL NAME	COMMON NAME	SIZE	COUNT		
[Symbol]	NEWBERG TUBEROSA DRAGON FRUIT	GARDEN FRUIT BARBERSHIP	3 GAL			
[Symbol]	CALISTEPHANUS LITTLE JOHN	OLIVE JET-PH BOTTLEBRUSH	3 GAL			
[Symbol]	ESSENTIALS X TALL PINEAPPLE	CALIFORNIA LILAC	3 GAL			
[Symbol]	OSTIA X PLUMERIA	ROSELEAF ROCKROSE	3 GAL			
[Symbol]	OSTIA X PLUMERIA	DRAGON ROCKROSE	3 GAL			
[Symbol]	SAFARI ODORA AURORABUNATA	WAXY DAYLILY	3 GAL			
[Symbol]	DODONAEA VINCOSA 'MAGNIFICA'	MAPLE LEAVED HONEYEATER BUSH	3 GAL			
[Symbol]	MAISON REFINA	CRESPING PANGONIA	3 GAL			
[Symbol]	LANDINA DO-ESTICA	HEAVENLY BARRAGE	3 GAL			
[Symbol]	LANDINA DO-ESTICA BUSH STREAM TH	HEAVENLY BARRAGE	3 GAL			
[Symbol]	LEIA BARRERA LITTLE BLUE TH	LITTLE BLUE OUIVE	3 GAL			
[Symbol]	PLUMERIA CAROLINANA COMPACTA	COMPACT CHEERY LARDEL	3 GAL			
[Symbol]	PLUMERIA CAROLINANA COMPACTA	DALLERIA NODAN HAZELBUSH	3 GAL			
[Symbol]	PLUMERIA CAROLINANA COMPACTA	COMPACT HYDRANGEA	3 GAL			
[Symbol]	BOTANICAL NAME	COMMON NAME	SIZE	COUNT		
[Symbol]	MULLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK PINK-LILY	3 GAL			
[Symbol]	MULLENBERGIA A. ROSEA	ROSE BRASS	3 GAL			
[Symbol]	BOTANICAL NAME	COMMON NAME	SIZE	COUNT		
[Symbol]	SHAWNEE REVOLUTA STREPT TH	SHAWNEE REVOLUTA	3 GAL			
[Symbol]	DIETES VERBENA	ARIZONA AS	3 GAL			
[Symbol]	POPHYLLON TEXAS PINK BERRY	NEW ZEALAND FLAX	3 GAL			
[Symbol]	TUBAGHIA VIOLEACEA VAREGATA	STRIPED GARDEN SWEET	3 GAL			
[Symbol]	BOTANICAL NAME	COMMON NAME	SIZE	COUNT		
[Symbol]	CAPPAS NADICANA	TRUMPET CREEPER VINE	3 GAL			
[Symbol]	MARTINDBALLA TROPICATA VETCH	BOSTON IVY	3 GAL			
[Symbol]	TRACHELOSPERMUM JASMINE	STAR JASMINE	3 GAL			
[Symbol]	BOTANICAL NAME	COMMON NAME	SIZE	COUNT		
[Symbol]	PROSTANTHUS VILLOSA FRONT REVER	FRONT REVER BANANALISK	1 GAL	147		
[Symbol]	BACCHARIS FLUGRANA 'TWIN PEAKS HI'	TWIN PEAKS COTONE DRUM	1 GAL	147		
[Symbol]	LANTANA MONTEVIDEOSA 'PURPLE'	TRILLING LANTANA	1 GAL	147		
[Symbol]	TRICHOPHYLLON PRINCESTON	TRILLING TRICHOPHYLLON	1 GAL	147		
[Symbol]	NEPENTHES OPPENSILBE PRINCESTON	SLAMP NEPENTHES	1 GAL	147		
[Symbol]	TRACHELOSPERMUM JASMINE	STAR JASMINE	1 GAL	147		
[Symbol]	BOTANICAL NAME	COMMON NAME	SIZE	COUNT		
[Symbol]	3/4 CRUSHED ROCK BROWN GOLD OR EQUAL PLACE OVER LANDSCAPE FABRIC	3" DEPTH OVER LANDSCAPE FABRIC				
[Symbol]	CORRIE 4" X 4" 3/4" RIVER WASHED LARGE CORRIE	RIVER WASHED LARGE CORRIE	4" X 4"	104		
[Symbol]	RECOMPOSED GRAVEL	4" DEPTH				
[Symbol]	BOTANICAL NAME	COMMON NAME	SIZE	COUNT	SPACING	
[Symbol]	TRIFOLIUM BICOLOR 'TRACON'	TRIFOLIUM	600			
[Symbol]	BOTANICAL NAME	COMMON NAME	SIZE	COUNT	SPACING	
[Symbol]	TRIFOLIUM BICOLOR 'TRACON'	TRIFOLIUM	600			

- NOTES**
1. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF BEAR RIDGE LANDSCAPE PERMITS AND ALL APPLICABLE REGULATIONS.
  2. AFTER RAINFALL OR IRRIGATION OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL. THIS REPORT SHALL BE SUBMITTED TO THE CONTRACTOR'S SOIL ANALYST. THE CONTRACTOR SHALL MAINTAIN THE RECORDS OF ALL PLANTING AREAS TO A DEPTH OF 60" IN 100' SQUARE FEET AREAS.
  3. IRRIGATE THE ENTIRE SOIL ANALYSIS AREA WITH A NITROGEN STABILIZED AND IRON FORTIFIED COMPOST PER SOIL ANALYSIS REPORT RECOMMENDATION ON A 2" DEPTH OF 100' SQUARE FEET.
  4. AFTER RAINFALL OR IRRIGATION OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL. THIS REPORT SHALL BE SUBMITTED TO THE CONTRACTOR'S SOIL ANALYST. THE CONTRACTOR SHALL MAINTAIN THE RECORDS OF ALL PLANTING AREAS TO A DEPTH OF 60" IN 100' SQUARE FEET AREAS.
  5. IRRIGATE THE ENTIRE SOIL ANALYSIS AREA WITH A NITROGEN STABILIZED AND IRON FORTIFIED COMPOST PER SOIL ANALYSIS REPORT RECOMMENDATION ON A 2" DEPTH OF 100' SQUARE FEET.
  6. PREPARED FERTILIZER (3-0-0) (30-10-10) OR AS PER SOIL ANALYST RECOMMENDATION ON SOIL ANALYSIS REPORT.
  7. OBTAIN 100 LBS.
  8. CULTIVATE AND THOROUGHLY INCORPORATE THE FERTILIZER INTO THE TOP 6" OF SOIL.
  9. DE-ROCK AREA TO BE PLANTED BY USING A PNEUMATIC ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
  10. INSTALL 1/2" BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS. MANUFACTURER OF POLYPROPYLENE 1/2" THICKNESS AND 16 OUNCES PER SQUARE YARD. 100 FT. ROLL. OR EQUAL. SECURE FABRIC BARRIERS TO SOIL WITH 3/16" X 3/16" X 1/2" STAPLE PINS. OVERLAY ADJACENT FABRIC BARRIERS A MINIMUM OF 6" (6 INCHES) AND SECURE WITH PINS AT EVERY FOUR (4) INCHES ON CENTER.
  11. NOTE THAT BEFORE OCCUPANCY APPLICANT WILL NEED TO EXECUTE AND RECORD A LANDSCAPE MAINTENANCE AGREEMENT FOR THE TRAIL BRIDGE OF LANDSCAPING. THIS LMA SHALL ALSO INCLUDE PROVISIONS FOR THE MAINTENANCE OF THE NATURAL OPEN A R DITCH AT THE NORTHWEST CORNER OF THE PROPERTY.



PROJECT: BEAR RIDGE APARTMENTS  
 1500 SPENCEVILLE ROAD  
 BEAR RIDGE, ALASKA 99507

PACIFIC WEST TIME  
 11500 UNIVERSITY AVENUE, SUITE 100  
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PLANTING PLAN  
 12

BUILDING PERMIT SET



1. FRONT ELEVATION - COMMUNITY BLDG.  
N.T.S.

**MATERIAL FINISHES:** [ ] →

[A]	BORAL BUCKLE COUNTRY RANDOM ASHLAR LIMESTONE
[B]	CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
[C]	STUCCO ENDURING BRONZE SW 7055 SHERWIN WILLIAMS
[D]	STUCCO SAGE MOUNTAIN 1488 BENJAMIN MOORE
[E]	CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
[F]	CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-15 BENJAMIN MOORE
[G]	30 YEAR COMPOSITE SHINGLE PEWTER GRAY
[H]	TRIM PAINTED WHITE

NOTE:  
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM  
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE



2. LEFT ELEVATION - COMMUNITY BLDG.  
N.T.S.



3. RIGHT ELEVATION - COMMUNITY BLDG.  
N.T.S.



4. REAR ELEVATION - COMMUNITY BLDG.  
N.T.S.



[A] LIMESTONE  
BORAL BUCKLE COUNTRY RANDOM ASHLAR



[B] CEMENTITIOUS SHINGLE SHAKE SIDING  
AGREEABLE GRAY SW 7029



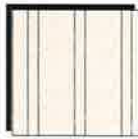
[C] STUCCO  
ENDURING BRONZE SW 7055



[D] STUCCO  
SAGE MOUNTAIN SW 1488



[E] CEMENTITIOUS BOARD & BATTEN SIDING  
GRAYSTONE SW 1475



[F] CEMENTITIOUS BOARD & BATTEN SIDING  
COLLECTOR'S ITEM AF-15



[G] 30 YEAR COMPOSITE SHINGLE  
PEWTER GRAY



[H] TRIM  
WHITE

REVISIONS

DATE	8/26/20
DESCRIPTION	DE
BY	AMG20-43



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PROJECT  
**BEAR RIDGE APARTMENTS**  
SPRINGVILLE, UT  
WHEATLAND, CA

A3.3



1 FRONT ELEVATION - BLDG. TYPE A  
N.T.S.



2 LEFT ELEVATION - BLDG. TYPE A  
N.T.S.



3 RIGHT ELEVATION - BLDG. TYPE A  
N.T.S.

MATERIAL FINISHES: (3) →

- A. ROMA BRICKS COUNTRY RANDOM ASHLAR LIMESTONE
- B. CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 703 SHERWIN WILLIAMS
- C. STUCCO ENDURING BRICAZE SW 705 SHERWIN WILLIAMS
- D. STUCCO SAGE MOUNTAIN 148 BENJAMIN MOORE
- E. CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
- F. CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AP-45 BENJAMIN MOORE
- G. PARCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
- H. TRIM PAINTED WHITE

NOTE:  
SOPHIT NOT SHOWN; COLOR TO MATCH WHITE TRIM  
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE



4 REAR ELEVATION - BLDG. TYPE A  
N.T.S.



A LIMESTONE  
ROMA BRICKS COUNTRY RANDOM ASHLAR



B CEMENTITIOUS SHINGLE SHAKE SIDING  
AGREEABLE GRAY SW 703



C STUCCO  
ENDURING BRICAZE SW 705



D STUCCO  
SAGE MOUNTAIN 148 BM



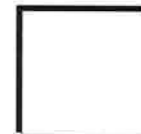
E CEMENTITIOUS BOARD & BATTEN SIDING  
GRAYSTONE 1475 BM



F CEMENTITIOUS BOARD & BATTEN SIDING  
COLLECTOR'S ITEM AP-45



G 30 YEAR COMPOSITE SHINGLE  
PARCO PEWTER GRAY



H TRIM  
WHITE

REVISIONS

DATE: 8/25/20  
BY: DE  
PROJECT: AM020-43



Pacific West Architecture

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ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, ILLINOIS,  
LOUISIANA, MICHIGAN, MINNESOTA, MISSOURI, NEBRASKA,  
NEW YORK, NORTH CAROLINA, NORTH DAKOTA, SOUTH DAKOTA,  
UTAH, WASHINGTON, WYOMING

PROJECT: BEAR RIDGE APARTMENTS

SPENCEVILLE RD., WHEATLAND, CA

A4.3

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 FRONT ELEVATION - BLDG. TYPE B  
N.T.S.



2 LEFT ELEVATION - BLDG. TYPE B  
N.T.S.



3 RIGHT ELEVATION - BLDG. TYPE B  
N.T.S.



4 REAR ELEVATION - BLDG. TYPE B  
N.T.S.

MATERIAL FINISHES: [ ] ->	
[A]	ROYAL BRICKS COUNTRY RANDOM ALPINE LIMESTONE
[B]	CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
[C]	STUCCO ENDURING BRONZE SW 7055 SHERWIN WILLIAMS
[D]	STUCCO SAGE MOUNTAIN 1466 BENJAMIN MOORE
[E]	CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
[F]	CEMENTITIOUS BOARD & BATTEN SIDING COLLECTORS ITEM #11M BY-BENJAMIN MOORE
[G]	PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
[H]	TRIM PAINTED WHITE

NOTE  
SOFFIT NOT SHOWN. COLOR TO MATCH WHITE TRIM.  
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.



[A] LIMESTONE  
ROYAL BRICKS COUNTRY RANDOM  
ALPINE



[B] CEMENTITIOUS SHINGLE  
SHAKE SIDING  
AGREEABLE GRAY SW 7029



[C] STUCCO  
ENDURING BRONZE SW 7055



[D] STUCCO  
SAGE MOUNTAIN SW 1466



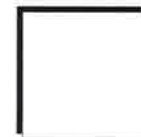
[E] CEMENTITIOUS BOARD &  
BATTEN SIDING  
GRAYSTONE SW 1475



[F] CEMENTITIOUS BOARD &  
BATTEN SIDING  
COLLECTORS ITEM #11M



[G] 30 YEAR COMPOSITE  
SHINGLE  
PABCO PEWTER GRAY

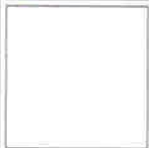


[H] TRIM  
WHITE

REVISIONS

DATE: 9/25/20
DESIGNER: DE
PROJECT: AMG20-43

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PROJECT: BEAR RIDGE APARTMENTS  
 SPENCEVILLE RD.  
 WHEATLAND, CA

A5.3

SCHEMATIC SET / NOT FOR CONSTRUCTION