

**MAY 16, 2017
REGULAR WHEATLAND PLANNING
COMMISSION MEETING
WHEATLAND COMMUNITY CENTER,
101 C STREET, WHEATLAND, CA
6:00 – 6:40 P.M.**

PLANNING COMMISSIONERS PRESENT: D. Panteloglow, T. Mihalyi, J. Wickliff, R. Glynn
Absent: K. Curbow

OTHER OFFICIALS PRESENT: T. Raney, Community Development Director
K. Valente, Associate Planner

PLEDGE OF ALLEGIANCE:

Commissioner Jared Wickliff led the pledge of allegiance.

PUBLIC COMMENT

Election of Planning Commission Chairman, Vice-Chairman, and Secretary to one year terms.

It was moved by J. Wickliffe, seconded by R. Glynn **to recommend that the status quo be retained.** Vote called – AYES: All. Motion carried.

PUBLIC HEARING

- 1) T. Raney presented discussion of a proposed Development Agreement amendment for the Heritage Oaks Estates-West Subdivision project between the City of Wheatland and DeValentine Family Partnership, a general partnership. City staff has been working with DeValentine Family Partnership, to revise the Heritage Oaks Estates – West Development Agreement to extend the term of the Agreement for a period of three years to coincide, and be consistent with, the plan of development for a related project. The infrastructure and development of the Heritage Oaks Estates – West Subdivision is heavily dependent on the development of the adjacent Heritage Oaks Estates – East Subdivision. The Heritage Oaks Estates Project consisting of both the East and West Subdivisions was originally annexed into the City of Wheatland together and includes joint infrastructure. City staff wishes the projects remain viable together; therefore, requesting the three-year extension of the term of the Agreement to coincide with the Heritage Oaks Estates – West Subdivision Agreement. Because substantive changes, such as extension of time, the Planning Commission is required to conduct a hearing and make a recommendation to City Council on the Development Agreement Amendment.

Public Comment

None

It was moved by J. Wickliff, seconded by R. Glynn **to recommend by Resolution No. 2017-01 Wheatland City Council approval of the amendment to the Development Agreement for the Heritage Oaks Estates – West Subdivision project. The Development Agreement was originally executed between the**

City of Wheatland and DeValentine Family Partnership, a general partnership in 2007. Vote called – AYES: All. Motion carried.

- 2) K. Valente presented discussion 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. 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; 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; 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; the provision of housing affordable to low and moderate income households requires the cooperation of all levels of government; 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; 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. 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. 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. 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. 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. 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. The City of Wheatland currently has sufficient vacant residential land to meet SACOG's affordable housing allocation for the City. The City went through the document preparation process holding 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. 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. The City prepared an IS/MND 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. 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. The City received public comment letters from; Central Valley Regional Water Quality Control Board, California Department of Fish and Wildlife and California Rural Legal Assistance.

Public Comment

- 1) Sandy Gilbert (15 Pleasant Grove Road) – Mrs. Gilbert discussed her concern of the draft Housing Element Program #17 proposing the City amend the 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. Mrs. Gilbert's concern is due to a State law prohibiting agricultural operations within 0.25 mile of a daycare/school. Staff explained the draft Program #17 is a State requirement for Housing Elements and the amendment to the Zoning Ordinance would not yet occur with the approval of the Housing Element Update.
- 2) Vicki Baroque, (6850 Eric Lane) – Mrs. Baroque spoke at the podium and stated a lot of Very Low and Low income housing is proposed. Mrs. Baroque asked the Commission about Moderate income level housing. Staff responded explaining the very low- and low-income housing unit requirement is assigned by SACOG through the RHNA, which also includes Moderate and Above Moderate income housing units. The Housing Element identifies the City's potential for providing sufficient housing for all income levels. The Johnson Rancho project also includes medium and very low-density housing.

It was moved by J. Wickliffe, seconded by R. Glynn to **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.** Vote called – AYES: All. Motion carried.

REPORTS

T. Raney reported that the Jones Ranch Development changed the name to Caliterra.

With no other business before the Commissioners, the meeting adjourned at 6:40 p.m.

Respectfully submitted,
Tim Raney, Community Development Director

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