

**JULY 27, 2021, MINUTES  
REGULAR WHEATLAND CITY COUNCIL MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 6:50 P.M.**

**COUNCIL MEMBERS PRESENT:** R. Coe L. McIntosh, P. Shelton  
ABSENT: J. Pendergraph, R. West

**OTHERS PRESENT:** J. Goodwin, City Manager  
T. Raney, Community Development Director  
K. Valente, Senior Planner  
D. Schilling, City Engineer  
Jeni Buckman, City Attorney  
L. Thomason, City Clerk

**PLEDGE OF ALLEGIANCE:** Council Member L. McIntosh led the pledge of allegiance.

**PUBLIC COMMENT:** None.

**CONSENT CALENDAR**

Motion was made by Council Member L. McIntosh, Seconded by Council Member P. Shelton to **approve minutes from the regular City Council meeting on July 13, 2021; Ordinance No. 480 Adding New Chapter 18.77 to and Amending Section 18.51.040 of the Wheatland Municipal Code Relating to Density Bonuses** Vote called – AYES; All. Motioned carried.

**REGULAR CALENDAR**

1) City Manager Jim Goodwin presented the staff report for the Employment Zone Feasibility Analysis completed by Applied Development Economics. In 2019 The City of Wheatland was awarded \$100,000 of Category 3 project funding from SACOG for the City of Wheatland Business Park Feasibility Study. The purpose of the study is to identify a preferred business park site within the Johnson Rancho area, analyze feasibility, and determine the action steps required to achieve success in job creation. In October 2019 the contract to prepare the study was awarded to Applied Development Economics (ADE). During the preparation of the study, the scope was adjusted to reflect planning for employment opportunities throughout the Hop Farm/Johnson Rancho area and not just to evaluate one location as a "business park." The broader employment zone concept has been incorporated in the final product now title Employment Zone Feasibility Analysis.

Council Member P. Shelton commented on UARC; long term/short term residential villages; age restriction in residential villages and schools.

Vice Mayor commented on schools.

Council Member L. McIntosh commented on enterprise zones.

Motion was made by Council Member L. McIntosh, Seconded by Council Member P. Shelton to **accept the final Employment Zone Feasibility Analysis prepared by Applied Development Economics (ADE).**

2) City Manager Jim Goodwin presented the staff report to enter into a contract with The Hatamiya Group for ongoing economic development consulting related to business investment in the Hop Farm/Johnson Rancho area of the City of Wheatland. In October 2019, Applied Development Economics (ADE) was awarded a contract to complete the Wheatland Business Park Feasibility Study (now commonly referred to as the Employment Zone Feasibility Study) funded by a grant from SACOG. Lon Hatamiya, a sub-consultant of ADE, native of Yuba County and former Secretary of Technology, Trade and Commerce of California has been actively involved in the project. The project has opened the door for an opportunity for ongoing work with Beale Air Force Base, Yuba Water Agency, property owners and other potential partners to establish a University Affiliated Research Center (UARC) in Wheatland at a location within the employment zone study area. If successful, the UARC potentially would launch the growth of technical business investment in the City of Wheatland. The Hatamiya Group is in a unique position to help the city be successful. In addition to Lon Hatamiya, the consulting team includes former Beale Air Force Base commander and retired USAF Major General Jake Polumbo and Dough Svensson, President of ADE. Collectively, Mr. Hatamiya, General Polumbo and Mr. Svensson bring well-established connections with both the United States Air Force and the University of California, the two institutions key to locating a UARC in Wheatland. In addition to pursuing the UARC, services would include assisting Wheatland with achieving other objectives outlined in the completed study. The agreement is for an amount not-to-exceed \$30,000 over the next 12 months.

Motion was made by Council Member P. Shelton, Seconded by Council Member L. McIntosh to **approve Resolution No. 31-21 for a Contract with The Hatamiya Group and Authorize the City Manage to Execute the Agreement.** Vote called – AYES: All. Motion carried.

3) City Engineer Dane Schilling presented the staff report regarding truck routes in Wheatland. The legislative body of any county or city may, by ordinance, permit the operation and movement of vehicles and loads upon roadways under their respective jurisdictions and may issue special permits for the movement of vehicles/loads exceeding statutory State limitations on the size, weight, and loading of vehicles as specified in Division 15, Chapter 5, Article 6 of the California Vehicle Code (CVC). Therefore, the City of Wheatland may, at its discretion, establish an ordinance to regulate certain trucks and issue special permits to operate or move semi-trucks exceeding the maximums specified in the CVC. Reasons for establishing truck routes may include traffic safety, pedestrian safety, property damage, to prevent damage to roadway pavements, culverts and bridges from overweight vehicles, to prevent movements where physical limitations/clearance exist for oversize vehicles and to limit on-street parking of semi-trucks. The CVC defines maximums for vehicle length, width, height, weight, overhang and low clearances. Length limits/maximums consist of 40-feet for single-units, 65-feet for single-trailers, 65-foot or 75-feet for doubles. Weight limits vary by the number of truck axles and axle spacing. The CVC includes exemptions for vehicles like fire trucks, certain agricultural equipment, tow trucks, automobile transport trucks and moving vans. Enforcement would be provided by the Wheatland Police Department. Staff requests the City Council provide direction regarding the potential establishment of truck routes in the City of Wheatland.

Council Member P. Shelton commented on creating an ordinance identifying a truck route.  
Council Member L. McIntosh commented on authority on Highway 65 and farm equipment.

Motion was made by Council Member L. McIntosh, Seconded by Council Member P. Shelton to **direct staff to move forward with an ordinance and bring back to the City Council at a future meeting.** Vote called – AYES: All. Motion carried.

4) Community Development Director Tim Raney presented the staff report for Ordinance No. 481 relating to Accessory Dwelling Units; and (2) waive the full second reading of the ordinance. On July 13, 2021, the City Council voted to introduce and waive the first reading of an ordinance adding new Chapter 18.78 to, amending Sections 18.06.010, 18.60.010, and 18.63.040, and repealing Section 18.60.100 and Subdivision (c) of Section 18.60.350 of the Wheatland Municipal Code to implement Program #5 of the City's Housing Element and create consistency with State law regarding the California Accessory Dwelling Unit Incentive Program. The State of California identified that allowing accessory dwelling units (ADUs) in zones that allow residential uses can provide additional rental housing and is an essential component in addressing California's housing needs. Recently, the State has revised Section 65852.2 of the California Government Code (GC) related to ADUs, which became effective on January 1, 2021, to further accommodate the development of ADUs and junior accessory dwelling units (JADUs). Additionally, on June 18, 2020, the City of Wheatland received certification from the California Department of Housing and Community Development (HCD) for the adopted City of Wheatland's 5th Cycle (2013-2021) 4-Year Housing Element Update, which included 31 planning programs to create opportunities that do not constrain development of affordable housing and ensure compliance with State law. The adopted City of Wheatland Housing Element Update included Program #5, which states that within one year after HCD certification of the Housing Element, the City shall amend its Zoning Ordinance to permit accessory dwelling units. The proposed Ordinance amendment is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Council Member L. McIntosh commented on residential single family dwelling unit zoning, new development and zoning requirements and senior and subsidized housing.

Motion was made by Council Member P. Shelton, Seconded by Council Member L. McIntosh to **adopt Ordinance No. 481 Adding New Chapter 18.78 to, Amending Sections 18.06.010, 18.60.010, and 18.63.040, and Repealing Section 18.60.100 and Subdivision (c) of Section 18.60.350 of the Wheatland Municipal Code Relating to Accessory Dwelling Units; and (2) waive the full second reading of the ordinance.** Vote called – AYES: All. Motion carried.

## REPORTS

None.

There being no further business, Vice Mayor R. Coe adjourned the meeting at 6:50 p.m.

Minutes approved and adopted on this 10<sup>th</sup> day of August 2021.

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Rick West, Mayor

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Lisa J. Thomason, City Clerk