

City of Wheatland



General Plan Policy Document



Adopted July 11, 2006

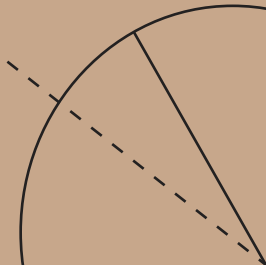
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PART I

GENERAL PLAN SUMMARY

INTRODUCTION

This General Plan sets out a long-term vision for the physical evolution of Wheatland and outlines policies, standards, and programs to guide day-to-day decisions concerning Wheatland's development through the year 2025. Designed to meet State planning requirements, the General Plan consists of two documents: this General Plan Policy Document and a General Plan Background Report. This Policy Document is divided into two main parts. Part I is this General Plan Summary, which provides background about the General Plan and reviews the plan's guiding principles and major themes and proposals. The lengthier and more detailed Part II of the Policy Document presents the City of Wheatland's formal statements of General Plan policy in the form of goals, policies, standards, and implementation programs, expressed in both text and diagrams. Throughout this document, a ¶ symbol denotes more information is available to the left in the shaded text boxes.

PURPOSE AND NATURE OF THE GENERAL PLAN

Every city and county in California must adopt a general plan. A general plan is a legal document that serves as a community's constitution for land use and development. The plan must be comprehensive and long-term, outlining proposals for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning (Government Code Section 65300 et seq.) The plan must be comprehensive in covering all territory within the adopting jurisdiction and it must be comprehensive in addressing all physical aspects of the community's development. While State law does not define long-term, most general plans look 15 to 25 years into the future. Wheatland's General Plan uses a time frame of 2025.

State law specifically requires that the general plan address seven topics or elements. These are land use, circulation, housing, conservation, open space, noise, and safety. The general plan may also address other topics the community feels are relevant to its development. For each topic addressed, the plan must analyze the significance of the issue in the community, set forth policy in text and diagrams, and outline specific programs for implementing these policies. The format and structure of the general plan is left to local discretion, but regardless of the format or issues addressed, all substantive parts of the plan must be consistent with one another.

Preparing, adopting, and maintaining a general plan serves several important purposes:

- Provides citizens with information about their community and with opportunities to participate in setting goals and determining policies and standards for the community's development;
- Provides local decision makers and the community with a forum for resolving conflicts among competing interests and values;
- Expands the capacity of local government to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- Fosters coordination of community development and environmental protection activities among local, regional, State, and Federal agencies;
- Defines the community's environmental, social, and economic goals;
- Records the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development; and
- Guides and coordinates the many actions and day-to-day decisions of local government that are necessary to develop and protect the community.

IMPLEMENTING THE GENERAL PLAN

Carrying out the plan following its adoption requires a multitude of individual actions and ongoing programs involving virtually every City department and many other public agencies and private organizations. The legal authority for these various actions and programs rests on two essential powers of local government: corporate and police powers. Using their corporate power, local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, drainage facilities, and parks. Using their police power, local governments regulate the use of property through zoning, subdivision, and building regulations in order to promote the health, safety, and welfare of the public. The general plan provides the formal and legal framework for the exercise of these powers by local officials.

To ensure that the policies and proposals of the general plan are systematically implemented, State law since the early 1970s has increasingly insisted that the actions and decisions of each local government concerning both its own projects and the private projects

it approves are consistent with its adopted general plan. The courts have supported and furthered this trend through their interpretations of State law. Generally, zoning must be consistent with the general plan. Local government approval of subdivisions must be consistent with the general plan. Local public works projects must be consistent with the general plan. The same is true for development agreements, redevelopment plans, specific plans, and many other plans and actions of cities and counties.

REVISING AND AMENDING THE GENERAL PLAN

The general plan is a long-term document typically with a planning horizon of 15 to 25 years. To achieve its purposes, the plan must be sufficiently flexible to adjust to changing conditions and at the same time specific in guiding day-to-day land use and development decisions. Over the years, conditions and community needs change and new opportunities arise; the plan needs to keep up with these changes. Every year the Planning Commission should review the plan's implementation programs to assess the City's progress in carrying out the plan. Every five to seven years, the plan should be thoroughly reviewed and updated as necessary.

From time to time, the City will entertain proposals for specific amendments to the plan. The City will initiate some of these proposals itself, but most will be initiated by property owners and developers. State law limits general plan amendments to four times per year, but each amendment can include multiple changes. Like the adoption of the general plan itself, general plan amendments are subject to environmental review, public notice, and hearing requirements and must not create inconsistencies with the rest of the plan.

REGIONAL SETTING AND PLANNING AREA

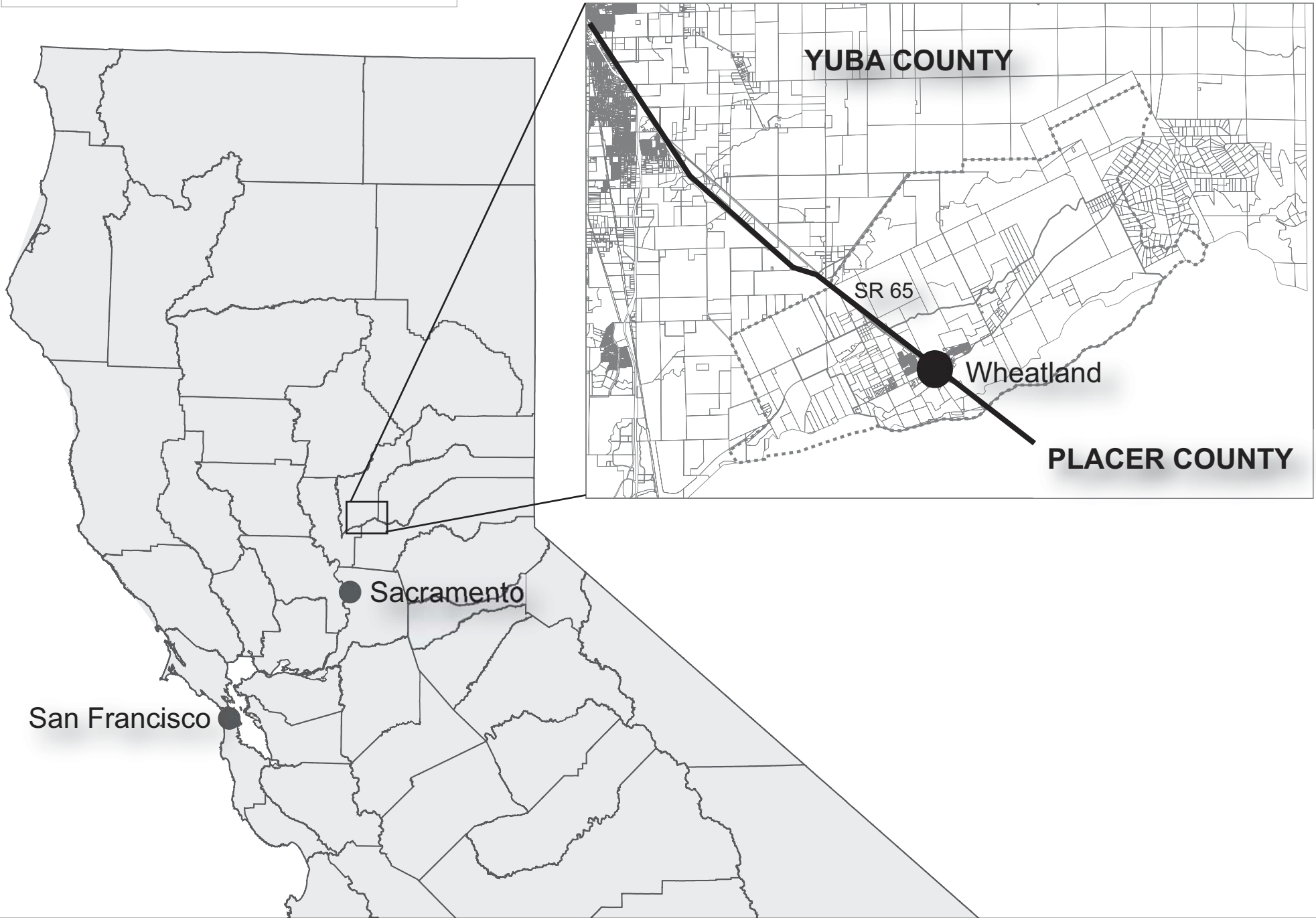
Wheatland is located in Northern California's Central Valley along State Route 65 (SR 65) in Yuba County. The city is located approximately one mile north of the Bear River and the tri county boundary of Sutter, Placer, and Yuba Counties. Marysville (the county seat) and Yuba City, which are both about twelve miles to the north of Wheatland, are the closest cities of significant size. Sacramento is approximately forty miles to the south and Beale Air Force Base is located eight miles to the northeast. Wheatland is also the gateway city 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 shows Wheatland's location within the county, region, and the State.

PLANNING AREA AND STUDY AREA

The Planning Area for the Wheatland General Plan covers approximately 4,650 acres and is bounded on the north by Dairy Road and Dry Creek, on the east by the Sphere of Influence (SOI) line, on the south by Bear River, and on the west by ACE Hardware and the SOI

FIGURE 1: LOCATION MAP



line. The larger Study Area encompasses approximately 24,300 acres of land in which information has been collected for the General Plan Update. Figure 2 shows the boundaries of the Planning Area and Study Area.

WHEATLAND'S HISTORICAL DEVELOPMENT

The General Plan's Study Area lies within the territory once claimed by the Valley Nisenan (or Southern Maidu) which are a Penutian-speaking central California group. Their traditional homelands once included the lower drainages of the American, Yuba, and Bear Rivers, and the lower reaches of the Feather River.

Few villages occupied the valley plain between the Sacramento River and the foothills. Although both the valley and foothill people hunted and gathered there, the resource focus was along the edges of rich ecotones, either the rivers and the valley floor, or the valley floor and the foothills. The plains surrounding Wheatland fall in between these two rich ecotones, and consist of exposed terrain. It is not likely that Native Americans would have spent an appreciable amount of time in the Wheatland area, instead they would have resided in villages along the Yuba River to the north and the hills to the east.

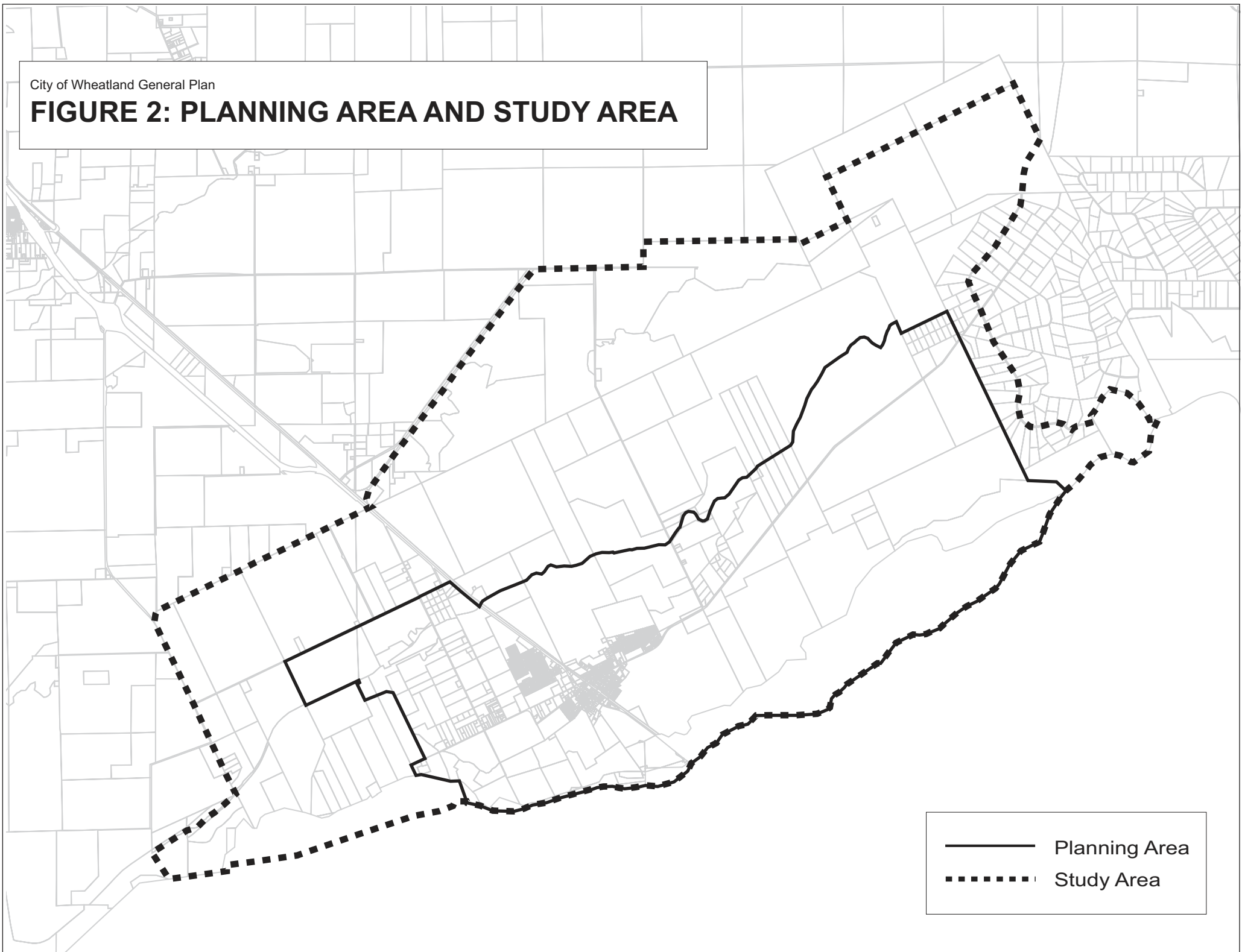
Early European Settlement

Early European settlement in the Wheatland area came with expeditions led by Gabriel Moraga in 1808 and Luis Arguello in 1821, both of whom crossed portions of present day Yuba County. Throughout the 1820s and 1830s, Yuba County was visited by trappers from the Hudson's Bay Company and American Fur Company, who exploited beaver and other fur resources.

In 1822 California came under Mexican rule when Mexico became independent of Spain. As British and Americans were allowed to become Mexican citizens, they acquired large tracts of land granted to them by Mexico and initially dominated the business and commercial affairs of the region. John Sutter established land holdings that included much of what is now Yuba County. Sutter owned more than Mexican law permitted; therefore, he sublet parts of his estate to other settlers. In 1844, a Mexican who had been in the employ of Sutter, Don Pablo Guttierrez, obtained a grant of five leagues on the north side of Bear River, now known as the Johnson Grant. The land grant, dated December 22, 1844, was first known as Rancho de Pablo, for Pablo Guttierrez, the grantee. Wheatland falls within the center of this land grant.

By 1849 there were a number of settlements along Bear River established by people engaged in mining, the livestock trade, trading post, sawmills, hotels, cutting hay, and raising cattle. Johnson's Ranch provided a way station for teams engaging in hauling freight from Sacramento to the northern mines. It also became a stopping place for trappers, explorers, and travelers.

FIGURE 2: PLANNING AREA AND STUDY AREA



— Planning Area
- - - Study Area

The Donner Party in Wheatland

In the 1840s Johnson's Ranch was well known as the first settlement reached by the overland immigrants after crossing the Sierra and is considered to be the end of the Emigrant Trail. Here immigrants rested and obtained supplies, and it was even the base for survivors of the infamous Donner Party after they were rescued in 1847.

1849 Gold Rush

During the gold rush of 1849, placer gold was recovered from creeks and streams near Wheatland. The gold rush helped to quickly populate the region with prospectors, entrepreneurs, and others seeking easy fortunes.

During this time the first buildings were erected in Wheatland. These included a general store, saloon, blacksmith shop, hotel, and a few residences in the first year. It was not until 1871-72 that the sale of individual lots boomed.

Incorporation

At the time of Wheatland's incorporation in 1874, the population was 900, of which 300 were Chinese. Most Chinese came to work on the railroad and service industries (laundries, restaurants, etc.) and later were employed as hop workers. A thriving Chinatown existed from the 1860s through the early 20th century, when anti-Chinese sentiment forced its relocation several times. The center of the Chinese burial rite was a ceremonial pyre near the Wheatland Cemetery where final meals were cooked for the deceased. The Chinese were buried nearby until they could be shipped back to China for final internment.

Another significant event in Wheatland's history was the inauguration of Mayor Edward P. Duplex in 1888. Mayor Duplex was the first African-American man to be elected mayor of a western United States city. His barbershop still stands today on Main Street in downtown.

Hop Farm Riots

Hop raising on a small scale was carried on in Yuba County around the 1860s, and D.P. Durst planted the first hops in the Wheatland area in 1874. This ranch was the largest privately owned hops field in the world and Wheatland soon became known as the "Hop Center." Migrant workers throughout the region were drawn to Durst's ranch. The Durst hop ranch was also the scene of one of the first labor disturbances in California history. In 1913, violence erupted at a meeting organized by the Industrial Workers of the World (IWW) to protest low pay and intolerable living conditions of the hops pickers.

The California State militia had to be called in to break up the riot, only after the sheriff, the district attorney, and two workers were killed. The organizers of the strike were later convicted of murder and sentenced to life imprisonment.

In the wake of this tragedy, Governor Hiram Johnson created a commission to investigate the condition of migratory farm laborers,

and some reform legislation was passed. However, no substantive improvements occurred and the influence of the IWW in the Central Valley waned. By 1925, Wheatland, then with a population of about 450, was listed as the second largest hops producer, employing 4,000 during harvest seasons. Later in the 1920s, frequent slumps in the hops commodity led the landowners and growers to turn to fruit and vegetables with marked success. Fruit and nut orchards soon replaced hops in importance. Four abandoned hop kilns at the E. Clemons Horst Ranch and the Damon Estate are reminders of an exciting period in Wheatland history.

Beale Air Force Base

In 1942 the U.S. government selected 86,000 acres of land in Yuba and Nevada Counties for the establishment of an Army base, Camp Beale, seven miles east of Wheatland. With the formation of Camp Beale, the small communities of Erle, Waldo, and Spenceville declined. Camp Beale was used as a training base for armored and infantry divisions, as a personnel replacement depot, and as a German prisoner of war camp. Following World War II, the camp was declared surplus, and 70 percent of the buildings were removed. Today, the base's primary mission is to house the 9th Reconnaissance Wing, a branch of the Air Force that maintains U2 and Global Hawk spy planes. Many of the bases personnel and their families rely on support services in Wheatland.

Recent History

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. Over 78 percent of the city's housing was built prior to 1960 and only 14 percent has been built since 1975.

EARLIER PLANNING EFFORTS IN WHEATLAND

The City first adopted a General Plan in August 1971, and later updated the plan in 1981. The 1981 update planned physical and economic growth to the year 2000, and assumed a built out of the city limits with a population of 5,000 peopled by 2000. The plan also assumed significant traffic impacts to SR 65 by the year 2000. In retrospect, the plan accurately projected the conditions of the city in 2000, although Wheatland's actual population was about half (2,500).

Since 1981 various elements of the Plan have been updated, including the Land Use Element and the Transportation and Circulation Element in 1986, and the Housing Element in 2005.

HOW THIS GENERAL PLAN WAS PREPARED

The City of Wheatland initiated its General Plan Update in 2004 in response to regional and local population projections, two major development proposals, and the need for additional research on the City's Wastewater Treatment Plant capacity, fire and police protection

capacity, and Dry Creek and Bear River flooding potential. The City retained planning consultants Mintier & Associates in February 2004 to assist the City in its comprehensive update effort. The planning effort coordinated the General Plan update with five ongoing technical studies (Circulation and Fee Study, Housing Element Update, Wastewater Treatment Facilities Master Plan, Fire Protection Master Plan, and Fee Study) in order to analyze development constraints and opportunities for the community. The technical studies were primarily initiated in response to two development proposals, Heritage Oaks Estates and Jones Ranch, which needed further analysis before they could be approved.

MORE INFO...

Wheatland's **Steering Committee** is comprised of the City Council and Planning Commission.

Through numerous Planning Commission and City Council study sessions, the City developed five guiding principles for the General Plan as well as exploring four growth alternatives. Following development of these principles and consideration of several of the major issues to be addressed in the new General Plan, the Steering Committee approved a Preferred Land Use Alternative on April 4, 2005.

Through the winter of 2004 and summer of 2005, the City held over 20 meetings and workshops to review information developed as part of the General Plan Update.

The policy direction provided by the General Plan Update Steering Committee through workshops and meetings laid the foundation for development of new policies and modification of existing policies for incorporation into this Policy Document.

ORGANIZATION OF THE GENERAL PLAN

The Wheatland General Plan consists of two documents: the Background Report and the Policy Document. The Background Report inventories and analyzes existing conditions and trends in Wheatland, and provides the formal supporting documentation for general plan policies. The Background Report addresses the following seven subject areas:

- Chapter 1: Land Use and Community Character
- Chapter 2: Transportation
- Chapter 3: Economic Conditions
- Chapter 4: Housing
- Chapter 5: Public Facilities and Services
- Chapter 6: Natural and Cultural Resources
- Chapter 7: Safety and Noise

This General Plan Policy Document is divided into two main parts. Part I is a summary of the General Plan, describing the nature and purpose of the plan, highlighting the guiding principles of the plan, and outlining the plan's main proposals. It does not constitute formal general plan policy, but is rather a guide to understanding and interpreting Part II of the Policy Document.

Part II contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives that constitute the formal policy of the City of Wheatland for land use, development, and environmental quality. Part II is divided into the following chapters:

- Chapter 1: Land Use and Community Character
- Chapter 2: Transportation and Circulation
- Chapter 3: Economic Development
- Chapter 4: Housing
- Chapter 5: Public Facilities and Services
- Chapter 6: Recreational, Educational, & Community Services
- Chapter 7: Historic Preservation
- Chapter 8: Environmental Resources
- Chapter 9: Health and Safety
- Chapter 10: Administration and Implementation

Each chapter includes several goal statements relating to different sub-issues or different aspects of the topic addressed in the chapter. For each goal statement there are several policies that amplify the goal statement. Implementation programs are listed at the end of each policy section and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Chapter 1 (Land Use and Community Character) contains the Land Use Diagram, describes the designations appearing on the Diagram, and outlines the standards of population density and building intensity for these land use designations. Chapter 2 (Transportation and Circulation) contains the Circulation Diagram and a description of the roadway classification system. Chapter 4 (Housing) also includes a statement of quantified housing objectives required by State law as part of the housing element.

The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in this document:

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: A specific statement in text or diagram guiding action and implying clear commitment.

Standard: A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation

programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Quantified Objective (housing only): The number of housing units that the City expects to be constructed or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.

This Policy Document includes three supporting appendices. Appendix A is a Glossary of key terms used in the Policy Document. Appendices B and C are informational appendices that do not constitute City policy but assist in implementing the plan. Appendix B is a general plan/zoning consistency matrix and Appendix C summarizes the City’s Levels of Service guidelines.

In addition to the General Plan Background Report and General Plan Policy Document, an Environmental Impact Report (EIR) analyzing the impacts and implications of the General Plan was prepared following publication of the Draft Policy Document. The EIR, which is not formally part of the General Plan, was prepared to meet the requirements of the California Environmental Quality Act.

The following discussions briefly describe growth projections, physical constraints, and the issues that provide the context for preparation and adoption of this General Plan.

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. This General Plan projects Wheatland’s population to increase from 3,000 in 2004 to 30,100 in 2025, while employment is 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. This General Plan creates the capacity to accommodate projected growth through 2025, and also sets policies and standards to ensure orderly and high-quality development along with provision of needed public facilities and services.

The City has successfully phased growth and physical expansion over the years, leaving only a limited amount of land in 2005 for residential infill development. To accommodate projected growth over the long term, Wheatland must annex additional land outside of the city limits, continue infill development where land is available, and encourage the re-use of underutilized lands. As discussed below, several physical constraints limit the ability of the city to expand.

MORE INFO...
For more information on the California Environmental Quality Act, please visit www.ceres.ca.gov/ceqa

**WHEATLAND
GENERAL PLAN
CONTEXT**

**REGIONAL GROWTH
PRESSURES**

**PHYSICAL
CONSTRAINTS**

Floodplains

Wheatland is surrounded by watercourses that periodically flood, mainly Dry Creek to the north and the Bear River to the south. Areas subject to 100- to 500-year flood events include the western part of the Study Area encompassing undeveloped land along Wheatland Road.

Wastewater Treatment Facilities and Capacities

The City's existing (2006) wastewater collection and treatment system can only accommodate growth within the city limits. The domestic wastewater treatment plant is located south of the city, adjacent to the Bear River levee. As part of the General Plan Update, a study was prepared that analyzed the possibility of increasing the capacity of the existing wastewater treatment plant, or constructing a new plant to meet current and future needs. The City's domestic wastewater treatment plant, however, represents a major City investment and the General Plan provides options and recommendations for its eventual relocation within the time frame of this General Plan (2025). Issues of compatibility of development adjacent to the treatment plant also limit the type and configuration of development that might be appropriate.

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.

Role of Downtown

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 girded street pattern to the east reinforces Downtown's centralized location and accessibility.

Residential Neighborhoods

To ensure that Wheatland maintains its small-town feeling and quality of life, the General Plan seeks to preserve existing neighborhoods, and to promote development of new neighborhoods that incorporate the best qualities of existing neighborhoods. While new neighborhoods should reflect a mix of housing types and sizes, similar to the existing city, the General Plan also provides for more employment center and commercial/retail growth.

Integration of Schools and Parks with Residential Neighborhoods

The City wants to create elementary school and neighborhood park nodes within or adjacent to low-density residential neighborhoods. These nodes will be evenly distributed in new neighborhoods and will be within walking distance (typically $\frac{1}{4}$ of a mile) from housing.

Desire for Economic Development

The City wants to maintain a healthy balance of jobs and housing to reduce the need for commuting outside of Wheatland and to attract commercial and industrial uses to improve Wheatland's economy. The General Plan promotes development of a diverse employment base through the employment land use designation. This designation allows for uses such as business parks, research and development facilities, biotechnology, and other light industry. The Plan also capitalizes on Wheatland's location near Beale Air Force Base and along the major transportation corridor of SR 65.

Public Facilities and Services

The provision and maintenance of public facilities and services, including water, sewer, storm drainage, law enforcement, fire protection, parks and recreational facilities, schools, and other civic services are important to the quality of life of Wheatland residents. The General Plan addresses these services by setting service level standards that the City should strive to maintain, and by establishing the framework for financing the development and ongoing maintenance of these services.

Pedestrian, Bicycle, and Transit Opportunities

Promoting opportunities for pedestrian, bicycle, and bus travel is an important feature of the General Plan. Designing new development to encourage bicycling, walking, and bus use reduces the use of automobiles, with associated advantages of reducing air pollution and traffic congestion, and allowing people without cars to travel easily throughout the community. These development patterns also bring people out of their homes, creating friendlier neighborhoods, an important feature of Wheatland's small-town feeling.

GUIDING PRINCIPLES OF THE GENERAL PLAN

The General Plan sets the framework for future growth and development within which Wheatland can expand while still maintaining the small-town feeling and quality of life that are so important to Wheatland residents. The major theme of the General Plan is to retain and build upon Wheatland's small-town and neighborhood qualities while achieving an economically-healthy and self-sufficient community.

The following five guiding principles provide the foundation for the Land Use Diagram, Circulation Diagram, and the goals, policies, and implementation programs which constitute the formal substance of the plan.

ORDERLY DEVELOPMENT

1. Balance development on both sides of existing SR 65 and the railroad tracks.

The General Plan provides for urban development and expansion of associated services on a logical and incremental basis to accommodate projected population and employment growth through the year 2025. To facilitate this growth while retaining the community qualities so valued in Wheatland, the General Plan calls for a balance of development on either side of SR 65 /the Union Pacific railroad tracks.

The General Plan encourages infill development and adaptive reuse of underutilized and vacant buildings within the existing downtown area. The General Plan also designates land for new commercial and industrial development to meet projected growth. Commercial development is concentrated in downtown along Front Street, and in various nodes throughout the city. New employment development is located along the existing SR 65 and railroad tracks and the proposed eastern SR 65 bypass (approximately Jasper Lane).

DOWNTOWN REVITALIZATION

2. Reinforce downtown as the traditional and cultural core of the city, but not as the central commercial district.

With an impressive stock of historic buildings that tie the community to its past, Downtown is the center of community activity and a primary source of Wheatland's identity. The General Plan seeks to preserve Downtown's central location and its function as a center for community activities by encouraging the City's revitalization efforts and considering the effects of other land use decisions on Downtown vitality. The Plan also directs that the traditional street grid and block pattern be extended to the east and south, and that a new community center and park be built adjacent to the hop kilns.

RESIDENTIAL NEIGHBORHOODS

3. Emphasize neighborhood-oriented growth to retain small town feel.

The General Plan seeks to maintain Wheatland's quality of life by preserving and enhancing the best qualities of its existing neighborhoods and promoting the development of new neighborhoods with similar qualities. At the same time, the Plan seeks to foster healthy and attractive commercial and industrial sectors. The General Plan seeks to preserve Wheatland's unique identity by promoting walkable residential neighborhoods, with commercial/elementary school/park nodes surrounded by housing.

ECONOMIC GROWTH**4. Create a strong local employment base.**

The General Plan seeks to capitalize on Wheatland's location and assets by supporting and assisting business development that meets local and regional needs. To this end, the Plan designates sufficient land to accommodate projected demand and provides for services sufficient to meet employment and commercial needs. The Plan also includes provisions for housing to meet the needs of new workers. The Plan seeks to diversify Wheatland's economic base by promoting more primary-wage-earner jobs through business and office parks; high-tech, bio-tech and research and development industries to support Beale Air Force Base; and tourism.

STATE ROUTE 65 BYPASS**5. Plan the city to accommodate eventual development of a SR 65 bypass.**

The General Plan establishes a recommended location for the eastern bypass of SR 65. Adjacent to the bypass will be local and regional employment and commercial uses, capitalizing on regional commuters.

**SUMMARY OF
MAJOR GENERAL
PLAN PROPOSALS**

As indicated earlier, the formal policy content of the General Plan is contained in Part II of this Policy Document. Part II is divided into ten chapters, each of which deals with a broad topic and several sub-issues related to the main topic. The following is a chapter-by-chapter summary of the major proposals set forth in the Wheatland General Plan, including references to show how the goals, policies, implementation programs, and diagrams in each chapter relate to the major themes described above.

**CHAPTER 1:
LAND USE AND
COMMUNITY
CHARACTER**

This part is the most familiar of all of the policy chapters in the General Plan. It contains the Land Use Diagram that prescribes uses for all of the General Plan Area, describes standards for each of the land use designations shown on the Land Use Diagram, and defines a series of goals, policies, and programs designed to guide decisions concerning land use, development, and environmental protection in Wheatland.

Land Use Diagram

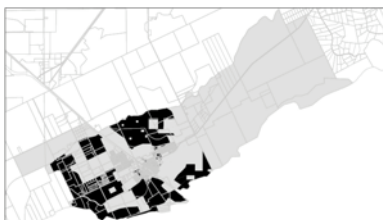
The Land Use Diagram includes 10 land use designations falling within 5 major categories, as shown in the following chart:

CATEGORY	DESIGNATION	
Residential	LDR	Low-Density Residential
	LMDR	Low-Medium-Density Residential
	MDR	Medium-Density Residential
	HDR	High-Density Residential
Commercial	COM	General Commercial
	MU	Mixed-Use
Employment	EMP	Employment
Reserve	UR	Urban Reserve

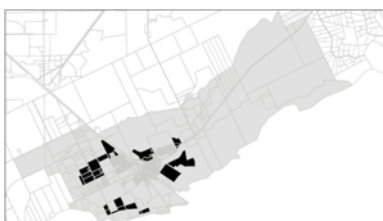
It is important that the users of this Policy Document understand that the goals, policies, standards and programs described in Part II are as important, if not more so, than the Land Use Diagram in representing the City’s land use and development policy. Accordingly, any development proposals or review thereof must consider this Policy Document as a whole, rather than focusing solely on the Land Use Diagram or on particular policies and programs.

Following are summaries of the General Plan’s key land use proposals according to each of the major designation categories that appear on the Land Use Diagram.

Residential Land Use



Low-Density Residential



Low-Medium Density Residential

The four residential designations that appear on the Land Use Diagram combine with a set of residential and neighborhood development policies to create a strong foundation for preservation and maintenance of Wheatland’s existing healthy residential neighborhoods, improvement of other residential areas, and establishment of new residential development that follows principles that will create vital neighborhoods.

Residential policies of the plan emphasize two main themes. First, preservation and enhancement of the city’s existing neighborhoods is promoted through maintenance and rehabilitation efforts and through continued infill development that maintains the character of existing neighborhoods. Second, new residential development is to occur in distinct neighborhoods that incorporate a range of support services essential to day-to-day living, including parks, schools, and neighborhood shopping opportunities, and that encourage walking and bicycling use.

Existing residential areas are designated with a mix of designations. **Low-Density Residential** is the primary residential category reflecting typical single family housing. **Low-Medium-Density Residential** covers areas developed with single family homes at a slightly higher density. **Medium-Density Residential** is found in various pockets



Medium-Density Residential

throughout the community and includes attached and detached housing at higher densities. **High-Density Residential** is located near employment centers and neighborhood nodes to provide attached housing for a combination of rental and ownership opportunities



High-Density Residential

Commercial Land Use and Development



The **Commercial** designation allows for a mix of commercial uses. The Plan envisions expansion of regional commercial services adjacent to the proposed SR 65 bypass, the Downtown, and the northeastern portion of the Planning Area.

The **Mixed-Use** designation covers infill areas in Downtown. These areas require a mix of housing and commercial uses on the same site/building and encourage housing at increased densities within the Downtown area.

In addition, the plan promotes continued infill development and reuse of vacant and underutilized commercial centers.

Employment Land Use and Development



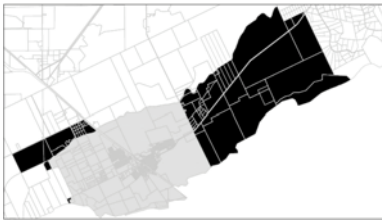
The **Employment** designation is applied primarily in areas of the city that have adequate access to existing SR 65, the proposed SR 65 bypass, and the ring-road. This land use will implement the City's desire to attract primary-wage-earner jobs, such as high technology and biotechnology uses. The plan also includes a chapter promoting economic development in Wheatland.

Public and Open Space Land Use



Public uses represent an important element in the overall fabric of a community. Accordingly, this Policy Document provides a framework for development of such public uses as government offices and facilities, schools, and parks and recreation facilities. Recognizing the status of governmental services, this Policy Document supports the maintenance of a vital public presence in Downtown. In addition, this Policy Document includes land use policies and programs that recognize and reinforce the essential role that public uses (i.e., parks and schools) play in the development and maintenance of healthy neighborhoods.

Urban Reserve



The General Plan designates the area east of Japer Lane and west of Grasshopper Slough as **Urban Reserve**, indicating that the City will study this area and consider it for future development. No development can occur within the **Urban Reserve** area without a General Plan amendment.

CHAPTER 2: TRANSPORTATION AND CIRCULATION

The General Plan addresses several transportation issues that are critical to the continued development of Wheatland. The Circulation Diagram depicts the proposed circulation system to support development under the Land Use Diagram. This circulation system is represented on the diagram as a set of roadway classifications that have been developed to guide Wheatland's long-range planning and programming. Roadways are systematically classified based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

New roadways required to serve new development include an eastern bypass for SR 65, an arterial "ring-road" that will connect the city west to east, and provide access across the existing SR 65 and the railroad tracks. In addition, several arterial and collector streets would be extended from the north to south to serve the new area of planned residential development.

In addition to addressing future roadway plans and improvements, Chapter 3 of Part II of this Policy Document contains goals, policies, and programs related to the following issues:

- Street and Roadway System
- Regional Coordination
- Residential Streets
- Automobile Parking
- Transit Facilities and Services

- Non-Motorized Transportation
- Road and Rail Freight Movement
- Airport Overflight Zones

The overall emphasis of the policies and programs under these headings is the establishment and maintenance of a well-rounded transportation network that includes fully-connected and intersecting streets, pedestrian paths, and bike paths.

CHAPTER 3: ECONOMIC DEVELOPMENT

This chapter addresses the economic development issues. Key issues include the maintenance and enhancement of the quality of life in Wheatland by: retaining and encouraging the expansion of existing industries and businesses in the community; encouraging the development of new industries and businesses in the community thereby creating new jobs for Wheatland residents; and preserving and enhancing the rich historic character of the community. Redevelopment and public and private partnerships will be important in stimulating these activities.

This chapter contains goals, policies and implementation programs that provide the framework for economic development for the city of Wheatland. The goals and policies of this section are organized topically according to the following categories, each of which relates to a particular economic development focus:

- Business Attraction and Formation
- Downtown Economic Development
- Tourism

CHAPTER 4: HOUSING

This chapter includes goals, policies, and programs for the general provision of housing in Wheatland and quantified objectives for the development of housing for the years 2005 through 2008.

The chapter includes four primary housing goals as follows:

1. Provide for the City's regional share of new housing for all income groups.
2. Improve/conservate the supply of existing housing.
3. Meet the special housing needs of homeless persons, seniors, large families, disabled persons, and farmworkers.
4. Ensure equal housing opportunity

The policies and programs encourage the construction of housing to: meet the city's projected housing needs for very low-, low-, and moderate-income households; provide for decent housing for all income levels, emergency shelters, and housing for other groups with special needs; provide for a balance of residents and jobs; preserve existing residential neighborhoods; and ensure safe, sanitary housing.

Policies also encourage the conservation and rehabilitation of existing dwelling units as well as for the development of new housing.

This chapter addresses the City's housing production targets through the time frame of the element, which are the City's quantified objectives pursuant to State housing law.

CHAPTER 5: PUBLIC FACILITIES AND SERVICES

An important result of comprehensive planning should be the assurance that all facilities and services needed to adequately serve development will be provided in a timely fashion. While the development of detailed plans for facilities and services is beyond the purview of the General Plan, the General Plan does establish a framework for guiding planning decisions related to facility development and service provision. The general emphasis of the policies and programs in Chapter 4 of Part II is on ensuring the provision and maintenance of adequate services, while discouraging unnecessary, wasteful, or inefficient extension of existing systems or development of new facilities. Specifically, this Policy Document contains goals, policies, and programs related to the following facilities and services:

- General Public Facilities and Services
- Public Facilities and Services Funding
- Water Supply and Delivery
- Wastewater Collection, Treatment, Disposal, and Reuse
- Stormwater Drainage
- Solid Waste Collection and Disposal
- Law Enforcement
- Fire Protection
- Gas and Electric Services
- Information Technology

The policies and programs articulated under these headings will ensure that current and future residents of and businesses in Wheatland are served by a well-rounded, efficient, and environmentally-sound system of public facilities and services.

CHAPTER 6: RECREATIONAL, EDUCATIONAL, AND COMMUNITY SERVICES

The diversity and quality of life in Wheatland is reflected in its recreational, educational, and other community services. The City develops and maintains public parks, but this meets only part of the community's need for recreation. The need for park facilities and recreation services span all age and income groups. The General Plan sets the framework for an expanded park and open space trail system with facilities to provide opportunities for a wide variety of recreational activities.

City decisions concerning growth and development affect school and child care facilities, and the City has an important role to play in the siting and planning of these facilities. The General Plan also promotes

the creation of a civic center with library services and arts and cultural activities.

The goals, policies, and programs in Chapter 5 of Part II of this Policy Document articulate the City of Wheatland's commitment to ensuring high quality recreational and educational opportunities for Wheatland residents and visitors, and promote a high quality of life for all segments of Wheatland's population. The policy content of the section is divided into the following eight topics:

- Parks and Recreation Development Framework
- Civic Center
- Senior Center
- Education
- School Siting and Financing
- Child Care Supply and Quality
- Libraries
- Community Involvement and Participation

CHAPTER 7: HISTORIC PRESERVATION

Wheatland has a rich historic heritage, and contains many significant historic buildings, districts, events, and artifacts which reflect its past. These are symbols of Wheatland's unique heritage and identity.

The General Plan sets the framework for comprehensive efforts to foster historic preservation in Downtown Wheatland through a systematic program, community education, and coordination within the City and with other historic preservation groups.

The goals and policies of this chapter are organized topically according to the following categories:

- Historic Preservation - General
- Economic Incentives for Historic Preservation
- Historic Preservation Education and Awareness
- Archaeological Resources

CHAPTER 8: ENVIRONMENTAL RESOURCES

Wheatland's environmental resources (water, vegetation, wildlife, and open space) contribute to the city's economy and are important elements in the quality of life of Wheatland's residents. These natural resources exist in limited quality and are at risk of destruction or degradation through continued urban development. The General Plan seeks to balance the need for growth with the need for conservation and enhancement of the area's natural resources, frequently in cooperation with other agencies. This chapter addresses the following issues:

- Water Resources
- Fish and Wildlife Habitat

- Vegetation
- Open Space for the Preservation of Natural Resources
- Air Quality – General
- Air Quality – Transportation
- Energy Conservation

**CHAPTER 9:
HEALTH AND SAFETY**

This chapter contains goals, policies, programs, and standards designed to minimize the harmful effects of natural and man-made hazards. This information is organized under the following topics, each of which relates to specific conditions and concerns relevant to Wheatland:

- Health and Safety – General
- Seismic and Geologic Hazards
- Flood Hazards and Protection
- Fire Hazards
- Aircraft Crash Hazards
- Hazardous Materials
- Noise

**CHAPTER 10:
ADMINISTRATION AND
IMPLEMENTATION**

This final chapter contains goals, policies, and programs designed to ensure that the City of Wheatland maintains a high level of attention to the General Plan by providing for routine review and update of the Policy Document and Background Report and ensuring that other City regulations and ordinances are consistent with the General Plan.

PART II

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

INTRODUCTION

Part II of this Policy Document contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives that constitute the formal policy of the City of Wheatland for land use, development, and environmental quality. Part II is divided into the following ten chapters:

- Chapter 1: Land Use and Community Character
- Chapter 2: Transportation and Circulation
- Chapter 3: Economic Development
- Chapter 4: Housing
- Chapter 5: Public Facilities and Services
- Chapter 6: Recreational, Educational, and Community Services
- Chapter 7: Historic Preservation
- Chapter 8: Environmental Resources
- Chapter 9: Health and Safety
- Chapter 10: Administration and Implementation

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Each chapter includes several goal statements relating to different sub-issues or different aspects of the issue addressed in the chapter. For each goal statement there are several policies which amplify the goal statement. Implementation programs are listed at the end of each goal section and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

Chapter 1 (Land Use and Community Design) also describes the designations appearing on the Land Use Diagram and outlines the standards of population density and building intensity for these land use designations. Chapter 3 (Transportation and Circulation) contains the Circulation Diagram which depicts the proposed circulation system and a description of the roadway classification system.

The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in this document:

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: A specific statement in text or diagram guiding action and implying clear commitment.

Standard: A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Quantified Objective (Housing Element only): The number of housing units that the City expects to be constructed and the number of households the City expects will be assisted through housing programs and based on general market conditions during the time frame of the Housing Element (Chapter 4).

GUIDING PRINCIPLES OF THE GENERAL PLAN

The following five guiding principles provide the foundation for the Land Use Diagram, Circulation Diagram, and the goals, policies, and implementation programs which constitute the formal substance of the Plan.

1. Balance development on both sides of existing SR 65 and the railroad tracks.
2. Reinforce Downtown as the traditional and cultural core of the city, but not as the central commercial district.
3. Emphasize neighborhood-oriented growth to retain small town feel.
4. Create a strong local employment base.
5. Plan the city to accommodate eventual development of a SR 65 bypass.

CHAPTER 1

LAND USE AND COMMUNITY CHARACTER

This chapter outlines proposed patterns of land use and policies and standards for future development and redevelopment. This chapter is divided into two major sections. The first section includes the Land Use Diagram and the related land use classification system and standards. The second section contains goals, policies, and implementation programs related to existing and future land use and development.

LAND USE DIAGRAM AND STANDARDS

The most familiar part of any general plan is the land use diagram showing the types and locations of existing and future development the plan envisions. To appreciate and use the various designations shown on the diagram, the reader must first understand the purpose of each designation and the uses and standards associated with the designation. The following sections describe the standards and outline the allowable uses for each of the designations shown on the City of Wheatland's General Plan Land Use Diagram.

GENERAL PLAN AREA

The General Plan Area includes all land designated for or to be considered for future development as part of Wheatland. This boundary is the same as the City's Sphere of Influence, and includes areas designated for urban reserve. Figure 2 shows the boundary of the General Plan Area and Figure 3 is the General Plan Land Use Diagram.

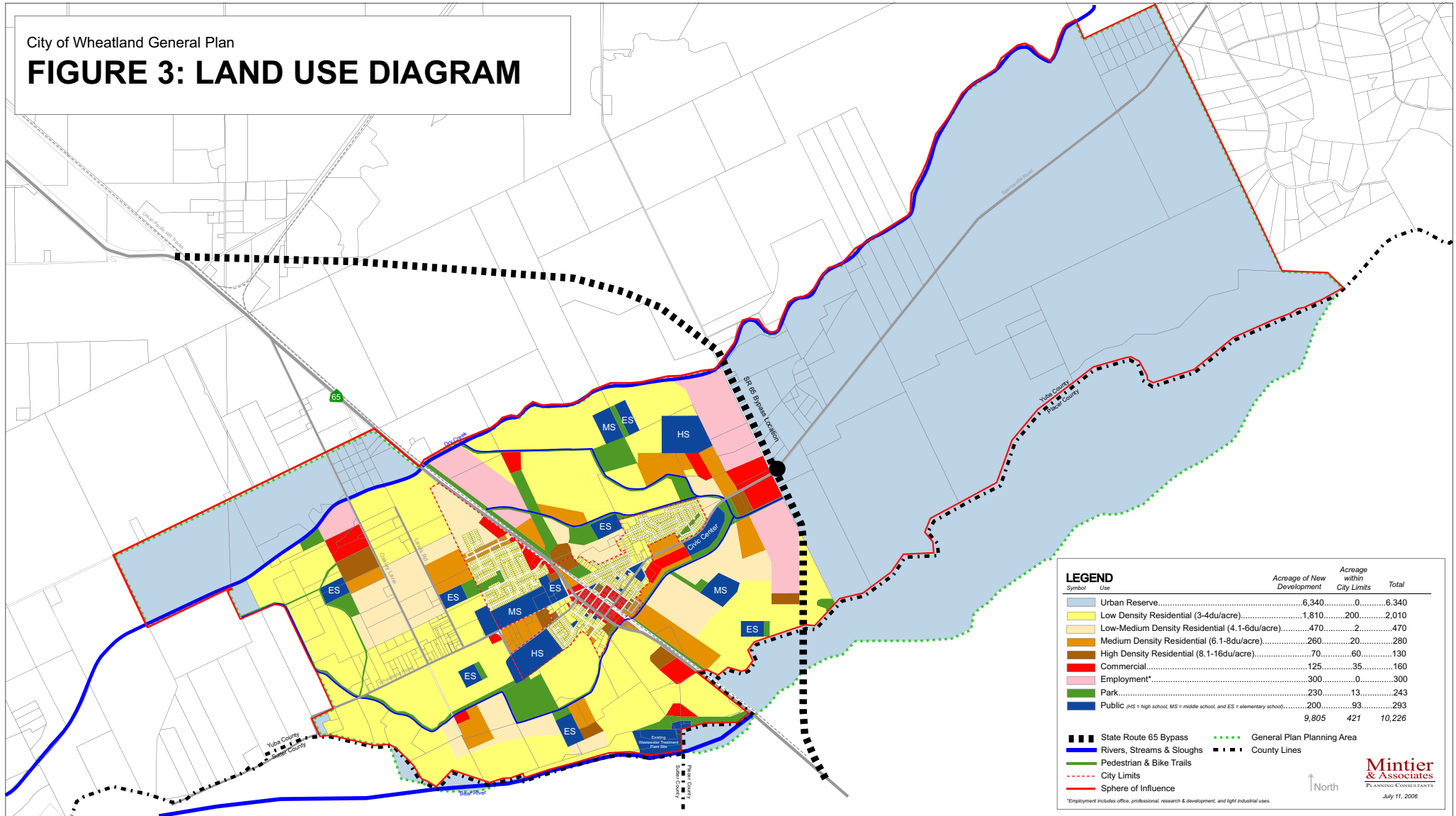
DEVELOPMENT STANDARDS

The Land Use Diagram shows ten land use designations. These are defined in the following subsection. State law mandates that general plans include standards of population density and building intensity for all of the territory covered by the plan. To satisfy this requirement, the General Plan includes such standards for each of the land use designations appearing on the Land Use Diagram. These standards are stated differently for residential and non-residential development. Following are explanations of how these standards operate.

RESIDENTIAL USES

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit

FIGURE 3: LAND USE DIAGRAM



LEGEND

Symbol	Use	Acreage of New Development	Acreage within City Limits	Total
[Light Blue Box]	Urban Reserve	6,340	0	6,340
[Yellow Box]	Low Density Residential (3-4du/acre)	1,810	200	2,010
[Light Orange Box]	Low-Medium Density Residential (4.1-6du/acre)	470	2	470
[Orange Box]	Medium Density Residential (6.1-8du/acre)	260	20	280
[Dark Orange Box]	High Density Residential (8.1-16du/acre)	70	60	130
[Red Box]	Commercial	125	35	160
[Pink Box]	Employment*	300	0	300
[Green Box]	Park	230	13	243
[Blue Box]	Public (HS = high school, MS = middle school, and ES = elementary school)	200	93	293
		9,805	421	10,226

[Dashed Line]	State Route 65 Bypass	[Dotted Line]	General Plan Planning Area
[Blue Line]	Rivers, Streams & Sloughs	[Dashed Line]	County Lines
[Green Line]	Pedestrian & Bike Trails	[Dotted Line]	City Limits
[Red Line]	Sphere of Influence		

*Employment includes office, professional, research & development, and light industrial uses.

North

Mintier & Associates
PLANNING CONSULTANTS
July 11, 2006

MORE INFO...

Gross acreage includes all land (including proposed streets and rights-of-way) designated for a particular residential use. Gross acreage is a standard that is more typically used in general plans.

Net acreage excludes existing and proposed streets, rights-of-ways, drainage areas, and other public facilities such as schools, parks, and greenbelts. In urban areas, net acreage is normally 20 to 25 percent less than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as 5 percent. Net acreage is the standard typically used in zoning ordinances.

assumed for the applicable residential designation. Standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre.

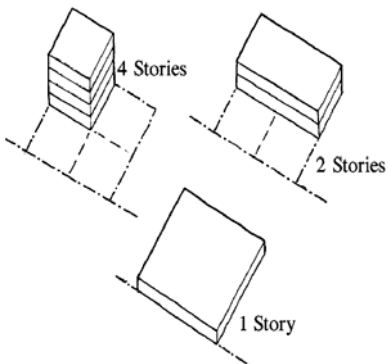
The assumed average number of persons per dwelling unit for each residential designation has been extrapolated from population and housing unit estimates prepared by the Sacramento Area Council of Governments (SACOG) and the State of California Department of Finance. These are summarized in Table 1-1 following the descriptions of the land use designations. It is important to note that the average person per dwelling unit figures cited under each residential designation do not represent City policy; they simply provide the basis for correlating the permitted number of dwelling units per acre with the potential residents of those units.

NON-RESIDENTIAL USES

Standards of building intensity for non-residential uses in the General Plan are stated as maximum floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot.

For example, on a lot with 10,000 net square feet of land area, a FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, a FAR of 0.50 would allow 5,000 square feet of floor area, and a FAR of 0.25 would allow 2,500 square feet. The diagram to the left illustrates conceptually how buildings of one, two, and four stories could be developed on a given lot with a FAR of 1.00.

Various Building Configurations Representing a Floor-Area Ratio of 1.00 on the Same Lot



Standards of population density for non-residential uses can be derived by multiplying one acre (43,560 square feet) by the applicable FAR and then dividing by the assumed average square footage of building area per employee. The assumed average square footage of nonresidential building floor area per employee is based on historic averages and market studies. These are summarized in Table 1-1 following the descriptions of the land use designations. It is important to note that the average employee density figures cited under each nonresidential designation do not represent City policy; they simply provide the basis for correlating the permitted FAR with the potential number of employees in nonresidential development.

**LAND USE
DESIGNATIONS**

The General Plan includes ten residential, commercial, employment, and other land use designations to depict the types of land uses that will be allowed in the General Plan Area.

Each land use designation is defined in terms of the allowable uses and density and intensity standards. Land use designations also allow for similar and compatible uses which may be implemented through the Planned Development (PD) overlay zone.

The General Plan is implemented largely through zoning. Appendix C of this Policy Document is a matrix showing correspondence between the General Plan land use designations and zoning districts.

Residential



Low Density Residential

Low Density Residential (LDR)

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 3.0 to 4.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.30.



Low-Medium Density Residential

Low-Medium Density Residential (LMDR)

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 4.1 to 6.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.



Medium Density Residential

Medium Density Residential (MDR)

This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 6.1 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.



High Density Residential

High Density Residential (HDR)

This designation provides for single-family detached and attached homes, secondary residential units, multi-family residential units, and similar and compatible uses. Residential densities shall be in the range of 8.1 to 16.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.

Commercial



Commercial (COM)

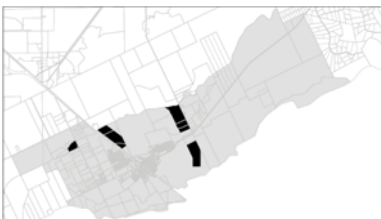
This designation provides for neighborhood and locally-oriented retail and service uses, retail and service uses, restaurants, banks, entertainment uses, professional and administrative offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.

Mixed-Use (MU)

This designation provides for retail and service uses, restaurants, banks, entertainment uses, professional and administrative offices, residential units above the ground floor, public and quasi-public uses, and similar and compatible uses.

The FAR for commercial uses shall not exceed 0.50. The FAR for nonresidential uses shall not exceed 0.4. Residential densities shall be in the range of 8.0 to 16.0 units per gross acre. Residential uses shall be subject to discretionary review and approval.

Employment



Employment (EMP)

This designation provides for office parks, research and development, warehouses and light manufacturing related to research and development, general commercial uses that cater to industrial uses in this designation, professional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.

Public, Park, and Open Space



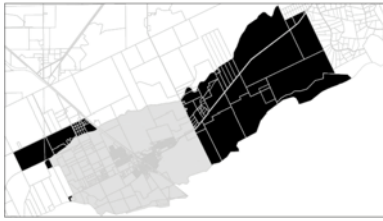
Public (PUBLIC)

This designation provides for public facilities such as schools, hospitals, sanitariums, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, public facilities, and similar and compatible uses. The FAR shall not exceed 0.50.

Park and Open Space (PARK)

This designation provides for outdoor recreational uses, equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, public and quasi-public uses, and areas typically limited for human occupation due to public health and safety hazards such as floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Such land areas are primarily publicly owned, but may include private property. The FAR for nonresidential uses shall not exceed 0.10.

Urban Reserve



Urban Reserve (UR)

This designation is applied to land which may be considered for development in the future with urban uses. No urban development may occur on lands designated Urban Reserve before the General Plan is amended to specify a primary land use designation for the property. Allowable uses shall include wastewater treatment facilities and other uses specified under the Agriculture (A) and Open Space (OS) designations.

**TABLE 1-1
CITY OF WHEATLAND GENERAL PLAN
SUMMARY OF LAND USE DESIGNATIONS AND STANDARDS**

Land Use Designation		Residential Density Range (DUs per gross acre)	Assumed Average Population per Household ^a	Nonresidential Building Intensities (Maximum FAR) ^b	Assumed Average Employee Density (square feet per employee)
Residential					
LDR	Low-Density Residential	3.0 to 4.0	2.4	0.3	-
LMDR	Low-Medium Density Residential	4.1 to 6.0	2.4	0.4	-
MDR	Medium-Density Residential	6.1 to 8.0	2.4	0.5	-
HDR	High-Density Residential	8.1 to 16.0	2.4	0.5	-
Commercial					
UR	Urban Reserve	Not applicable			

^a Assumed average household size for the purposes of estimating population holding capacity

^b FARs apply to nonresidential uses only; FARs in residential designations apply to the limited permitted nonresidential uses in residential designations.

DUs - Dwelling Units
FAR - Floor Area Ratio

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The goals and policies of this section are organized topically according to the following categories, each of which relates to a key set of issues pertaining to land use and development in Wheatland. Other issues related to land use are contained throughout other chapters of this Policy Document, including open space (Chapter 5, Recreational and Cultural Resources), lands within the floodplain (Chapter 8, Health and Safety), and economic development (Chapter 9, Economic Development).

- Citywide Growth and Development
- Residential Development
- New Residential Neighborhoods
- Neighborhood Conservation and Enhancement
- Commercial Land Use
- Downtown
- Employment Development
- Urban Reserve
- Agriculture
- Landscape and Streetscape

The overall focus of this section is on setting standards and policies for future development and redevelopment in Wheatland, focusing on high-quality, orderly growth to achieve a balance in residential, commercial, and employment development. Development should occur consistent with the City's ability to assimilate growth and maintain the small-town feeling and quality of life in Wheatland.

CITYWIDE GROWTH AND DEVELOPMENT

Located along SR 65 in the northern part of the Sacramento metropolitan area, many forces are encouraging new residential and employment development in Wheatland. The General Plan projects population growth from approximately 3,178 in 2004 to 30,100 by 2025. During the same period, the Plan projects employment to increase from 500 (2003) to 11,080 (2025) based on projected population growth. The General Plan designates land to accommodate projected growth through 2025 and to achieve a balance of residential and employment opportunities.

GOAL 1.A

To grow in an orderly pattern consistent with economic, social, and environmental needs, while preserving Wheatland's small town character, and historic significance.

POLICIES

- 1.A.1. The City shall strive to preserve Wheatland's traditional small-town qualities and historic heritage, while expanding its residential and employment base.

- 1.A.2. The City shall ensure that development occurs in an orderly sequence based on the logical and practical extension of public facilities and services.
- 1.A.3. The City shall designate land for development consistent with the needs of the community and consistent with its efforts to maintain a positive fiscal balance for the City.
- 1.A.4. The City shall manage residential growth to keep pace with planned facilities and services improvements.
- 1.A.5. The City shall encourage the acquisition of Community Development Block Grants (CDBG) to revitalize infill areas.
- 1.A.6. The City shall work with the Sacramento Area Council of Governments (SACOG) and Yuba County to coordinate the City's General Plan with regional planning efforts.
- 1.A.7. The City shall manage urban growth in areas with hazardous conditions such as flooding and unstable soils.
- 1.A.8. The City shall establish a Memorandum of Understanding with Yuba County in order to maintain agricultural preservation zoning on farmland surrounding the city.
- 1.A.9. The City shall require new development to pay its fair share of capital costs for necessary infrastructure improvements pursuant to the City's Fee Study.
- 1.A.10. The City shall assure that the Zoning Ordinance and Zoning Map are consistent with the General Plan.
- 1.A.11. The City shall require future large planning efforts, including specific plans, to provide an appropriate jobs-housing balance to ensure an adequate mix of economic and residential opportunities.
- 1.A.12. Specific Plans or site plans submitted to the City as a part of an application for land development must substantially conform to the General Plan Land Use Diagram. The Planning Director shall make a determination of substantial conformance with the Land Use Diagram for every development application. If such a determination cannot be made, the application for development shall include a request to amend the General Plan accordingly.

IMPLEMENTATION PROGRAMS

- 1.1. The City shall annually review the General Plan to assure the adopted policies and programs reflect the development needs of the community.

Responsibility: City Council
Planning Commission

Time Frame: Annually

- 1.2. The City shall monitor housing and population growth and regional growth projections and report annually to the City Council.

Responsibility: City Manager
Planning Director

Time Frame: Annually

- 1.3. The City shall revise and update the Zoning Ordinance and Zoning Map to assure consistency with the General Plan.

Responsibility: City Manager
Planning Director

Time Frame: FY 2006-2007

RESIDENTIAL DEVELOPMENT

Wheatland's character is largely determined by the quality of its neighborhoods. The city's neighborhoods reflect a mix of housing types, sizes, and architectural styles. To provide for projected population growth and associated economic development, the General Plan designates additional residential land to accommodate projected residential demand through 2025 in a mix of housing types and densities. Policies of the Plan address the overall quality and style of the new residential development. Infill, reuse, and intensification within developed areas is encouraged, as long as it reflects the character of the surrounding neighborhood and does not result in significant negative effects. Policy section 1.C addresses the development of new residential neighborhoods and Section 1.D addresses conservation of existing neighborhoods.

GOAL 1.B

To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Wheatland.

POLICIES

- 1.B.1. The City shall support residential development at a manageable pace to achieve its fair share of regional housing needs and provide for orderly extension of infrastructure and public services.
- 1.B.2. The City shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors.
- 1.B.3. The City shall discourage the development of isolated, remote, disconnected, and/or gated residential projects, which do not contribute to the sense of an integrated community.
- 1.B.4. The City shall encourage multi-family housing to be located throughout the community, but especially near transportation corridors, Downtown, major commercial areas, neighborhood commercial centers, and employment centers.
- 1.B.5. The City shall discourage leapfrog development and development in peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations.

IMPLEMENTATION PROGRAM

See Implementation Program 4.11.

NEW RESIDENTIAL NEIGHBORHOODS

Major new residential development should be planned as neighborhoods, with a mix of housing types and sizes, integrated with community facilities including parks, schools, child care facilities, and other institutional uses. New neighborhoods should be designed to encourage walking, bicycling, and use of transit.



New residential development

GOAL 1.C

To provide for new residential development in planned neighborhoods that are designed to promote walking, bicycling, and transit use.

POLICIES

- 1.C.1. The City shall promote new residential development in a range of residential densities that reflects the positive qualities of Wheatland (e.g., street trees, pedestrian orientation, mix of housing types and sizes).
- 1.C.2. The City shall encourage the creation of well-defined residential neighborhoods that have a clear focal point, such as a park, school, or other open space and community facility, and are connected to the existing city core as well as each other.
- 1.C.3. The City shall require that development plans for new residential neighborhoods address the following:
 - a. The distribution, location, and extent of land uses, including standards for land use intensity.
 - b. Compatibility of new development with adjacent existing and proposed development.
 - c. Provision of a range of housing types to ensure socially- and economically-integrated neighborhoods.
 - d. Distribution and location of roadways, including design standards for and the precise alignment of arterial, collector, and local streets, and bikeways.
 - e. Provisions for the extension of the existing city roadway system into new development areas. New development shall be linked to adjacent existing neighborhoods and planned neighborhoods by collector and local streets. .
 - f. Provisions for adequate schools and child care facilities.
 - g. Distribution and location of neighborhood commercial centers, parks, schools, child care centers, and other public- and quasi-public facilities.
 - h. Provisions for linking residential neighborhoods, parks, schools, Downtown, shopping areas, and employment centers through a system of pedestrian pathways, bicycle routes, and linear open-space corridors along sloughs, Dry Creek, and the Bear River.
 - i. Provisions for development phasing to ensure orderly and contiguous development.

- j. Provisions for minimizing conflicts between new development and agricultural uses.

1.C.4. The City shall require residential subdivisions to provide well-connected internal and external street, bicycle, and pedestrian systems.

1.C.5. The City shall encourage installation of current and emerging technological infrastructure in new and existing development for home telecommuting and electric vehicle charging.

IMPLEMENTATION PROGRAM

1.4. The City shall prepare residential development and design guidelines to promote interesting, well designed neighborhoods, open space, streetscapes, walking, bicycling, and transit use and access.

Responsibility: City Manager
Planning Director

Time Frame: FY 2006-2007

NEIGHBORHOOD CONSERVATION AND ENHANCEMENT



Historic Wheatland neighborhood

The greatest assets of older neighborhoods are mature trees and landscaping, architectural variety in homes and buildings, and historic character and structures. If left unchecked, however, the natural aging process can lead to poorly maintained homes and yards, loss of trees, poorly maintained streets, alleys, and sidewalks, deteriorating infrastructure, graffiti, dilapidated and vacant buildings, crime, and decline in property values. Since the potential for new development in existing residential areas is limited, most of the neighborhood conservation efforts focus on maintenance of both public and private property. The policies and programs of this section aim to ensure maintenance of quality in existing neighborhoods over time.

GOAL 1.D

To conserve and enhance the best qualities of existing residential neighborhoods as the city grows.

POLICIES

1.D.1. The City shall ensure that decisions concerning land use and development are not detrimental to the positive

character and identity of Wheatland's existing residential neighborhoods.

- 1.D.2. The City shall sponsor community volunteer clean-up campaigns.
- 1.D.3. The City shall encourage infill and reuse in existing neighborhoods that maintain the character and quality of the surrounding neighborhood and does not negatively affect surrounding land uses.
- 1.D.4. The City shall promote street tree planting and maintenance and seek ways to establish ongoing funding for street tree maintenance.
- 1.D.5. The City shall provide for infrastructure improvements in older neighborhoods through redevelopment funding.
- 1.D.6. The City shall enforce City nuisance and fire safety ordinances for property and buildings that become eyesores and present health and safety problems.

IMPLEMENTATION PROGRAMS

- 1.5. The City shall institute a sidewalk repair program to identify funding sources for ongoing sidewalk repair and maintenance.

Responsibility: City Manager
Public Works Director

Time Frame: FY 2007-2008

- 1.6. The City shall investigate methods of establishing permanent funding sources for ongoing street tree replacements and maintenance.

Responsibility: City Manager
City Engineer

Time Frame: FY 2007-2008

1.7. The City shall institute an Annual Community Cleanup Day.

Responsibility: City Council
City Manager
Public Works Director

Time Frame: FY 2006-2007

COMMERCIAL LAND USE



Sign for future shopping center

Wheatland’s commercial land uses provide limited shopping and employment opportunities for its residents, employees, and visitors. Existing commercial in Wheatland is concentrated primarily in Downtown, and along State Route 65. New regional commercial centers are planned along the SR 65 bypass and in the northeast. Neighborhood commercial centers are also planned in residential neighborhoods.

The policies in this section address the design of commercial facilities to reflect the character of Wheatland, preserve and enhance Downtown, and provide accessibility for pedestrians, bicyclists, and transit riders. This section includes policies promoting well-located and designed commercial development. Policy section 1.F specifically addresses Downtown.

GOAL 1.E

To designate adequate commercial land for development of local and regional commercial uses compatible with surrounding land uses that will meet the present and future needs of Wheatland residents and visitors and enhance Wheatland’s economic vitality.

POLICIES

- 1.E.1. The City shall designate commercial land in appropriate locations to provide for various kinds of commercial development to meet the needs of Wheatland residents and visitors, with necessary access, exposure, and utilities.
- 1.E.2. The City shall strive to avoid creating an oversupply of commercially-designated land to prevent the dilution or deterioration of currently viable commercial areas, as well as efforts to improve and extend Downtown.
- 1.E.3. The types and locations of future outlying commercial uses should be examined to minimize any adverse effects on the efforts to improve and extend Downtown.

- 1.E.4. Commercial facilities should be designed to encourage and promote transit, pedestrian, and bicycle access. The City shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas.
- 1.E.5. The City shall require pedestrian and bicycle access in the design of sound walls, buffers, detention basins, fencing, or other physical features between commercial and residential uses.
- 1.E.6. The City shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.
- 1.E.7. New commercial development adjacent to residential development shall provide buffers from noise, trespassing, lighting, or other annoyances, through methods such as landscaping or fencing.
- 1.E.8. The City shall reserve sites for neighborhood commercial development in specific plans for new neighborhoods.
- 1.E.9. The City shall minimize hindrance and obstacles to business establishment by streamlining the development approval process and providing clear direction to developers.

IMPLEMENTATION PROGRAM

- 1.8. The City shall prepare commercial development design guidelines to encourage good design, create a sense of place, and support walking, bicycling, and transit use and access.

Responsibility: Planning Director
City Council

Time Frame: FY 2006-2007

DOWNTOWN



Downtown Wheatland

Downtown Wheatland is an important part of Wheatland’s small-town character and community heritage. Downtown is centrally located in the community with access to SR 65 and contains historic buildings. The policies in this section seek to preserve and enhance the commercial district by promoting increased retail, office, government, mixed-use, and entertainment uses, providing for parking, streetscape, building facade improvements, and extending Downtown eastward to include a new civic center.

GOAL 1.F

To develop and maintain an economically, socially, and physically-attractive Downtown.

POLICIES

- 1.F.1. The City shall work with Downtown property and business owners to revitalize and extend the Downtown east to the proposed civic center.
- 1.F.2. The City shall form a Redevelopment Agency to initiate Downtown revitalization programs.
- 1.F.3. The City shall work with Downtown property and business owners to form a Downtown Improvement Association.
- 1.F.4. The City shall work jointly with Downtown property and business owners to create and support programs that improve the appearance of Downtown. These can include clean-ups, active Building Code and other City Code enforcement, and beautification programs.
- 1.F.5. The City shall promote the overall safety in Downtown through greater police visibility, increased lighting, and protection for pedestrians.

IMPLEMENTATION PROGRAMS

- 1.9. The City shall form a Redevelopment Agency.

Responsibility: City Council
City Manager

Time Frame: FY 2006-2007

1.10. The City shall initiate a Downtown Revitalization and Expansion Study.

Responsibility: City Manager
Planning Director

Time Frame: 2006-2007

1.11. The City will assist with the formation of a Downtown Improvement Association.

Responsibility: City Council
City Manager

Time Frame: FY 2006-2007

EMPLOYMENT

Wheatland currently has a limited employment sector. The General Plan designates a large amount of employment generating land uses to encourage economic development and employment opportunities for Wheatland residents.

GOAL 1.G

To support development of employment uses to meet the present and future needs of Wheatland residents for jobs and to maintain Wheatland's economic vitality.

POLICIES

1.G.1. The City shall designate specific areas suitable for employment development and reserve such lands in a range of parcel sizes to accommodate a variety of employment uses.

1.G.2. The City shall only approve new employment development that has adequate infrastructure and services. Employment development shall be required to provide sufficient buffering from residential areas to avoid impacts associated with noise, odors, and the potential release of hazardous materials.

1.G.3. The City shall promote the development of new high technology uses in the employment locations near the SR 65 bypass.

1.G.4. The City shall promote the development of business park and research and development uses in Wheatland.

- 1.G.5. The City shall require new developments projects to pay their fair share of infrastructure construction costs as pursuant to the City's Infrastructure Financing Plan.
- 1.G.6. The City shall require that proposed commercial, employment, and residential development is phased in order to insure the continuation of an adequate tax base to fund necessary infrastructure and City services.
- 1.G.7. The City shall ensure that intensive industrial or manufacturing uses are located in areas compatible with adjacent use.

URBAN RESERVE



Ranch land

The Land Use Diagram designates the area east of Jasper Lane, portions of the Study Area between the county line and the Bear River, and a small area north of Dry Creek, as Urban Reserve. This indicates that the City will study this area and may consider it for future development. Policies of this section call for the City to study the implications of future development of the Urban Reserve area to determine if this area is feasible and appropriate for future development.

GOAL 1.H

To maintain land as Urban Reserve for consideration for future development.

POLICIES

- 1.H.1. No urban development of Urban Reserve areas will be permitted without a General Plan amendment. No General Plan amendment will be considered without an analysis that includes the factors listed in Policy 1.H.2.
- 1.H.2. The City shall, when deemed necessary, consider the appropriateness of development of Urban Reserve lands based upon the following factors:
 - a. Possible location and mix of land uses.
 - b. Implications for overall community form and relationship to the existing community and Downtown Wheatland.
 - c. Flooding and drainage implications.
 - d. Market feasibility of development in this area, including the expected rate of absorption.

- e. Availability of water supply.
- f. Consideration of circulation patterns and improvements
- g. Effect on and compatibility with existing City infrastructure (e.g., wastewater treatment plant).
- h. Implications of providing law enforcement and fire protection services.
- i. Potential impacts on sensitive biological resources.
- j. Noise contour implications of Beale Air Force Base.

AGRICULTURE



Orchards

Wheatland’s agricultural surroundings play a central role in its history and character of the community. The continued growth of Wheatland will inevitably convert agricultural land to urban uses. Policies of the plan, however, seek to maintain agricultural uses as long as possible and to protect adjacent agricultural lands from the negative effects of urban development.

GOAL 1.I

To maintain the productivity and minimize developments affects on agricultural lands surrounding Wheatland.

POLICIES

- 1.I.1. The City shall discourage leapfrog development and development in peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations.
- 1.I.2. The City shall support the local agricultural economy by encouraging the location of agricultural support industries in the city, establishing and promoting marketing of local farm products, exploring economic incentives, and support for continuing agricultural uses adjacent to the city, and providing its fair share of adequate housing to meet the needs of agricultural labor.
- 1.I.3. The City shall promote good neighbor policy between residential property owners and adjacent farming operations by supporting the right of the farmers and ranchers to conduct agricultural operations in compliance with State laws.
- 1.I.4. The City shall work with agribusiness to reduce vandalism, trespassing, roadway hazards, and other public safety issues.

IMPLEMENTATION PROGRAM

1.12. The City shall prepare and adopt a Right-to-Farm ordinance.

Responsibility: City Council
City Manager
Planning Director

Time Frame: FY 2006-2007

LANDSCAPE AND STREETScape



State Route 65 through Wheatland

Wheatland’s streetscape and landscape is critical to its identity. The city’s major corridors -- existing State Route 65, Fourth Street, Main Street, Wheatland Road, Spenceville Road – carry heavy traffic volumes and are major elements in the city’s development pattern.

GOAL 1.J

To maintain and enhance the quality of Wheatland’s major travel corridors, city entrances, landscape, and streetscape.

POLICIES

- 1.J.1. New development within major transportation corridors must comply with the following minimum building requirements:
 - a. All outdoor storage of goods, materials, and equipment, and loading docks areas shall be screened from major roadways.
 - b. Developments with multiple buildings should have a uniform design theme and sign program.
 - c. Earth tones shall be used as the dominant color; colors such as white, black, blue, and red should be used as accents. Building surfaces should have color schemes that reduce their apparent size.
 - d. Metal buildings will be allowed only with enhanced architectural and landscaping treatment (such as use of trim bands, wing walls, parapets, and reveals).
 - e. All exterior elevations visible from major roadways should have architectural treatment to alleviate long void surfaces. This can be accomplished through varying setbacks, breaking buildings into segments, pitched roof elements, columns, indentations, patios, and incorporating landscaping into architectural design.

- 1.J.2. The City shall encourage increased building setbacks and wider landscape areas along major corridors.
- 1.J.3. The City shall require that all new development incorporate the planting of trees and other vegetation that extends the vegetation pattern of older adjacent neighborhoods into new development.
- 1.J.4. As a condition of the approval of larger development projects, the City shall require establishment of funding mechanisms for the ongoing maintenance of street trees and landscape strips. The City shall explore the potential for putting all new development in a master landscape and lighting district for maintenance of street trees and landscape strips.
- 1.J.5. The City shall promote efforts to improve the visual quality of entrances to Wheatland and to Downtown.
- 1.J.6. The City shall work with State highway officials concerning landscaping maintenance of State highway property.

IMPLEMENTATION PROGRAMS

- 1.13. The City shall explore the use of a citywide Landscape and Lighting District and other programs to fund the maintenance of street trees and other landscaping.

Responsibility: City Manager
City Engineer

Time Frame: Ongoing

CHAPTER 2

TRANSPORTATION AND CIRCULATION

A city is both defined and constrained by the network of highways, roads, and railroads that move its residents and goods through and in and out of the city. While Wheatland is not a large city, mobility through the city is hindered by congestion on SR 65 and the Union Pacific railroad tracks. The General Plan provides for the development of new roads, overpasses, and the widening and improvement of existing roadways to serve new development. It also promotes alternative forms of transportation to reduce air pollution, reduce the need for costly roadway improvements, and facilitate the travel of those who cannot or do not wish to use automobiles for all their trips.

This chapter addresses various transportation issues, including automobile travel and parking, transit, non-motorized transportation (e.g., bicycle and pedestrian travel), and freight movement (truck and rail). It is divided into two major sections. The first, Circulation Diagram and Standards, describes the Circulation Diagram and the roadway classification system and standards. The second section includes the goals, policies, and implementation programs related to the various forms of transportation.

SECTION I CIRCULATION DIAGRAM AND STANDARDS

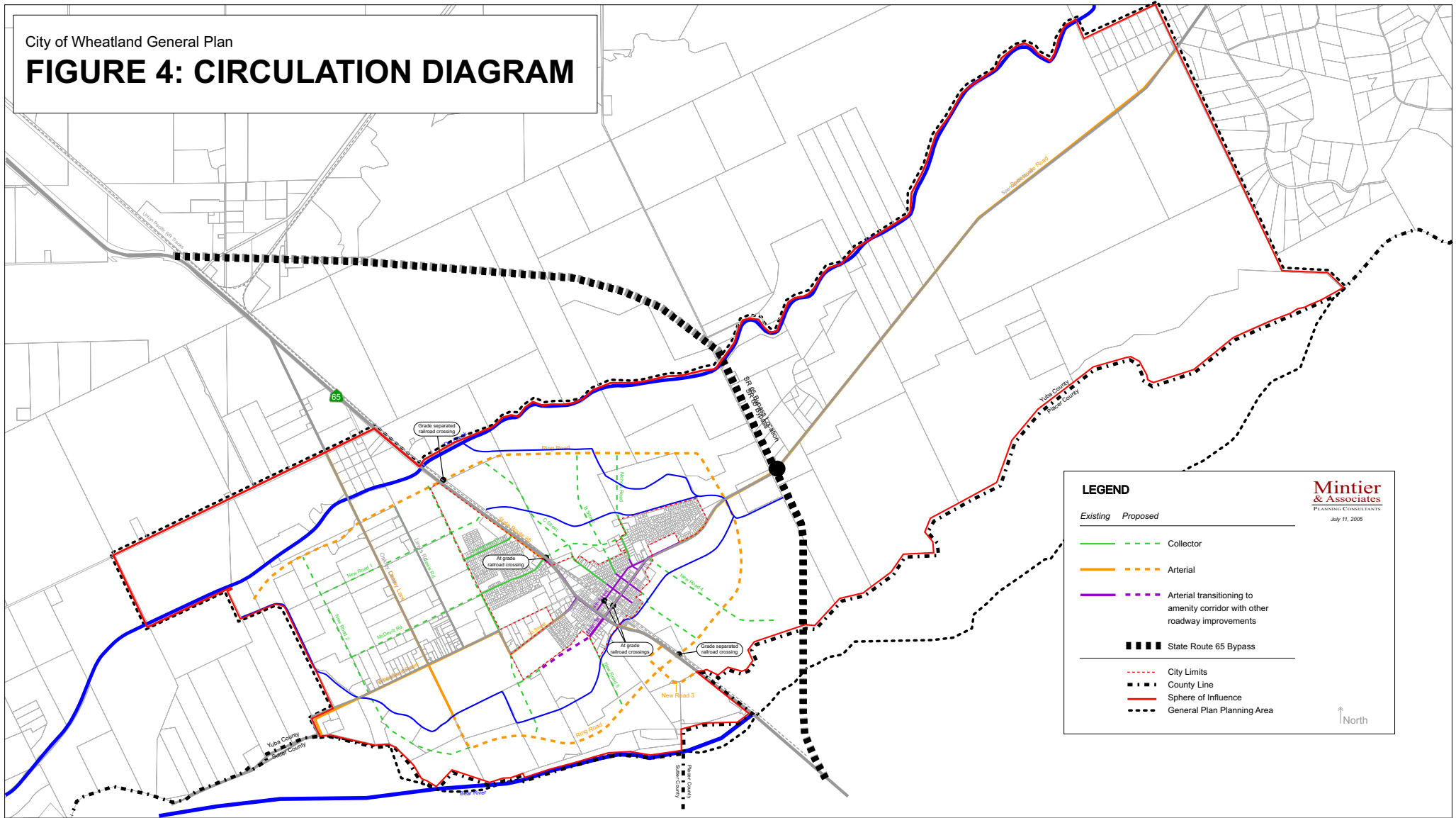
Wheatland's planned roadway network is designed to meet year 2025 development levels based on the land uses shown on the Land Use Diagram. The General Plan seeks to maintain satisfactory traffic conditions while accommodating future growth. The City's most important policy tool for upgrading and maintaining its roadways to provide for effective and efficient traffic movement is the Circulation Diagram and its associated standards.

CIRCULATION DIAGRAM

The Circulation Diagram (Figure 4) depicts the proposed circulation system to support development under the Land Use Diagram. This circulation system is represented on the diagram as a set of roadway classifications that have been developed to guide Wheatland's long-range planning and programming. Roadways are systematically classified based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

New major roadways required to serve new development include an eastern bypass to SR 65 and an arterial ring-road that will encompass the existing city limits. This new roadway would include grade separated crossings of SR 65 in the absence of relocating SR 65 and the railroad tracks. New collector streets will link the northern portion of the ring-road to the southern portion, and also will link the ring-road with the Downtown. In addition, several collector

FIGURE 4: CIRCULATION DIAGRAM



LEGEND

Existing	Proposed

State Route 65 Bypass

City Limits
County Line
Sphere of Influence
General Plan Planning Area

Mintier & Associates
PLANNING CONSULTANTS
July 11, 2005

North

streets would be extended to serve new planned residential development on all sides of the city.

Relocation of SR 65 and the Union Pacific railroad tracks to the east of the existing Downtown, parallel to Jasper Lane, could dramatically change the circulation and development characteristics of central Wheatland. Relocation of these two important elements of the city's circulation system continues to be evaluated.

ROADWAY CLASSIFICATIONS

Roadways serve two functions that tend to conflict from a design standpoint: provide mobility and provide property access. High and constant speeds are desirable for mobility, while low speeds are more desirable for property access. A functional classification system provides for specialization in meeting the access and mobility requirements of the development permitted under the General Plan. Local streets emphasize property access; arterials emphasize high mobility for through-traffic; and collectors attempt to achieve a balance between both functions.

Figure 2-1, the Circulation Diagram, presents the official functional classification of existing and proposed streets, roadways, and highways in Wheatland. The hierarchy of the functional classifications in the city consists of principal arterials, minor arterials, collectors, and local roads and streets as described below. The Circulation Diagram depicts the arterial and collector roadway system in Wheatland. All other roadways not identified on the Circulation Diagram are classified as local streets.

Arterials are new roadways that emphasize mobility with limited access. These include freeways, expressways, and those arterials that are specifically designed to provide a high level of mobility with limited access to adjoining properties.

Transitioning Arterials are existing arterials that interconnect with and augment the new arterial system while providing a somewhat lower level of travel mobility due to less stringent access limitations.

Collectors provide a balanced function of land access and mobility within residential neighborhoods and commercial and industrial areas.

Local Roads and Streets have a primary function to provide direct access to abutting lands and connections to the higher order functional classifications.

Table 2-1 lists the City's standards for the right-of-way required for local, collector, and arterial streets. Note that these standards apply only to City streets; State highways are not subject to local standards.

TABLE 2-1 STREET RIGHT-OF-WAY AND SECTION WIDTH		
Street Classification	Right-of-Way*	Street Section*
Arterial	80' to 150'	64' to 115'
Transitioning Arterial	80' to 150'	64' to 115'
Collector	50' to 90'	40' to 74'
Local Roads and Streets	44' to 50'	34' to 40'
*The right-of-way and street section widths will vary within this range depending on the number and type of vehicular lanes and the number and type of pedestrian/bicycle facilities planned.		

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This section describes the goals, policies, and implementation programs guiding the development and maintenance of the city’s transportation network. The goals and policies of this section are organized topically according to the following categories, each of which relates to a particular aspect of the transportation system.

- Street and Roadway System
- Regional Coordination
- Residential Streets
- Automobile Parking
- Transit Facilities and Services
- Non-motorized Transportation
- Road and Rail Freight Movement
- Airport Overflight Zones

STREET AND ROADWAY SYSTEM

MORE INFO...

Level of Service (LOS) is a way of measuring traffic conditions, with A being the best conditions and E the lowest satisfactory performance. (See full definition in glossary)



Existing SR 65

Future growth in Wheatland will require the development of a bypass to SR 65 (see Goal 2.B), new roadways, and widening/improvements of existing roadways. To maintain the city’s small-town qualities and ensure smooth-flowing conditions on City roadways, the General Plan establishes Level of Service (LOS) C or better as the roadway standard for most areas, with Level of Service D or better in more heavily-traveled areas, and includes provisions for the funding of new roadways to serve new development.

GOAL 2.A

To provide for the long-range planning and development of the City's roadway system to ensure the safe and efficient movement of people and goods.

POLICIES

- 2.A.1. The City shall plan, design, and regulate the development of the City's street system in accordance with the functional classification system described in this chapter and reflected in the Circulation Diagram and the City's Street Standards and Specifications.
- 2.A.2. The City shall develop and manage its roadway system to maintain LOS "C" or better on all roadways, except within one-quarter mile of state highways. In these areas, the City shall strive to maintain LOS "D" or better.
- 2.A.3. The City shall identify economic, design, and planning solutions to improve existing levels-of-service currently

below the LOS specified above. Where physical mitigation is infeasible, the City shall consider developing programs that enhance alternative access or otherwise minimize travel demand.

- 2.A.4. The City shall assure that new development effectively links both sides of SR 65 and the railroad tracks at the north and south ends of town.
- 2.A.5. The City shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile and by promoting pedestrian, bicycle, and transit connections between employment areas and major residential and commercial areas.
- 2.A.6. The City shall require an analysis of the effects of traffic from proposed major development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others.
- 2.A.7. The City shall proactively pursue financing in a timely manner for all components of the transportation system, including securing right of way, particularly an eastern alignment of the SR 65 bypass, to achieve and maintain adopted level of service standards.
- 2.A.8. The City shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system.
- 2.A.9. The City shall limit private access along arterial streets wherever possible.
- 2.A.10. The City shall give priority to street and highway improvements that increase safety, minimize maintenance costs, and increase the efficiency of the street system.
- 2.A.11. The City shall ensure that highways and arterial streets within its jurisdiction provide for the efficient flow of traffic. Therefore, the following shall be undertaken:
 - Minimize the number of intersections along arterials.
 - Reduce curb cuts along arterials through the use of common access easements, backup lots, and other design measures.
 - Provide grade separations at all major railroad crossings with arterials, except for an at-grade crossing

at McDevitt.

- Extend arterials over waterways and through developed and undeveloped areas to provide for the continuous flow of through traffic and appropriate area access.

2.A.12. The City shall install and maintain traffic warning signs along City roads that are used by farm equipment.

2.A.13. The City shall require that all farm equipment traveling on City roads must:

- Operate only on local roads;
- Operate during daylight hours, unless absolutely necessary and only when vehicle and equipment is adequately lighted for night travel;
- Display slow-moving-vehicle (SMV) signs if traveling slower than 25 mph;
- Not allow extra riders at any time for any reason;
- Equip large trailers or equipment with separate brakes;
- Securely tie down all equipment to transport trailers and/or truck beds;
- Maintain speeds that are appropriate for the area, road conditions, and time of the year;
- To the extent possible, make equipment compact;
- Use pilot vehicles with flashing amber lights and oversized load signs to assist large machines, such as combines; and
- Drive slow moving vehicles as far to the right as possible while remaining on the road.

IMPLEMENTATION PROGRAMS

2.1. The City shall establish and maintain the Street Master Plan consistent with the updated General Plan.

Responsibility: City Council
City Engineer

Time Frame: FY 2006-2007
Ongoing maintenance

2.2. The City shall prepare a Major Projects Financing Plan.

Responsibility: City Manager
City Engineer

Time Frame: FY 2006-2007

**REGIONAL
COORDINATION**

The reduction of regional traffic congestion in Downtown Wheatland is important to the quality of life and small-town character of Wheatland. At the same time, SR 65 provides needed regional connections which facilitate economic development. The General Plan calls for improvements to the regional transportation system, most notably an eastern bypass to SR 65. The General Plan also calls for exploration of the potential for relocation of the Union Pacific railroad tracks parallel to the SR 65 bypass to further reduce traffic congestion and reduce impediments to orderly development of Wheatland.

GOAL 2.B

To coordinate City-planned transportation and circulation improvements with county, State, and Federal transportation systems, and to promote the financing and construction of a bypass to SR 65.

POLICIES

- 2.B.1. The City shall complete a study of the eastern SR 65 bypass alignment to reduce the use of Wheatland streets by regional through traffic, and shall provide corridor protection for the selected route.
- 2.B.2. The City shall proactively pursue the relocation of the Union Pacific railroad tracks to parallel the relocated SR 65 eastern bypass.
- 2.B.3. The City shall continue its cooperative participation in the activities and plans of the Sacramento Area Council of Governments (SACOG) and Yuba-Sutter Transit.
- 2.B.4. The City shall cooperate with Yuba and Placer Counties, as well as Caltrans, in the development of bypass location and funding options for SR 65.
- 2.B.5. The City shall ensure that Plan Lines for future roadways on the fringe of the city are prepared in coordination with the County and/or Caltrans, as appropriate.

2.B.6. The City shall work with the County, SACOG, Caltrans, and other jurisdictions and agencies to maximize additional funding for transportation facilities.

IMPLEMENTATION PROGRAMS

2.3. The City shall complete a study of the eastern alignment for the SR 65 bypass, consistent with the updated General Plan.

Responsibility: City Engineer
Planning Director

Time Frame: FY 2005-2006

2.4. The City shall initiate the formation of a Joint Powers Authority to fund construction of the SR 65 bypass.

Responsibility: City Council
City Manager
City Engineer

Time Frame: FY 2005-2006

2.5. The City shall continue coordination with appropriate agencies and organizations and complete a study of the relocation of the Union Pacific railroad tracks to parallel the eastern alignment of the SR 65 bypass.

Responsibility: City Council
City Manager
City Engineer

Time Frame: FY 2006-2007

**RESIDENTIAL
STREETS**

The General Plan seeks to protect the quality and safety of residential neighborhoods from high-volume and high-speed traffic. Policies of this Plan also encourage walking and bicycling in existing and new neighborhoods through maintenance of streets and sidewalks and by promoting the design of new neighborhoods that provide for direct pedestrian/bike routes through grid and modified grid street patterns, and along open space corridors.



Typical residential street

GOAL 2.C

To protect residential areas from high-volume and high-speed traffic and its effects and promote bicycling and walking on residential streets.

POLICIES

- 2.C.1. The City shall consider the effects of new development on local streets in residential areas and require new development to mitigate significant impacts on residential neighborhoods.
- 2.C.2. The City shall promote street, alley, and sidewalk maintenance to encourage their safe use.
- 2.C.3. The City shall consider future needs for street and sidewalk maintenance in approving new development.
- 2.C.4. The City shall require ADA compliance for existing and proposed street sidewalks.
- 2.C.5. The City shall promote elderly friendly roadways, including the use of bikeways for golf carts and motorized wheelchairs.

IMPLEMENTATION PROGRAMS

2.6. The City shall complete a study identifying methods of providing for street and sidewalk maintenance in existing neighborhoods.

Responsibility: City Engineer
Planning Director

Time Frame: FY 2007-2008

2.7. The City shall complete a study identifying methods of providing elderly friendly roadways that meet ADA compliance.

Responsibility: City Engineer
Planning Director

Time Frame: FY 2008-2009

AUTOMOBILE PARKING



Parking

The General Plan requires that new development provide for adequate and appropriately-located parking. Parking requirements are implemented primarily through the City's Zoning Ordinance.

GOAL 2.D

To provide a sufficient amount of convenient, available, accessible, safe, and attractive parking to serve existing and new development throughout the city as needed.

POLICIES

- 2.D.1. The City shall require provision of adequate off-street parking in conjunction with new development. The adequacy and appropriateness of parking requirements in the Zoning Ordinance shall be periodically reevaluated.
- 2.D.2. The City shall require that parking lots be designed for maximum pedestrian safety and convenience, motorist convenience and safety, and handicapped access.
- 2.D.3. The City shall continue to implement Zoning Ordinance parking standards that establish minimum and maximum number of spaces for parking lots.
- 2.D.4. The City shall require new parking lots to be designed to minimize visual impacts on public roadways and neighboring areas.
- 2.D.5. The City shall allow shared parking where different adjacent uses generate peak parking demand at different times.

TRANSIT FACILITIES AND SERVICES

The availability of a good transit system provides alternatives to automobile use, and is especially important for those who cannot or do not drive. As Wheatland grows, the potential for transit use and the need for transit will increase. Policies of the General Plan support the enhancement of the existing transit system, especially in connection with new development.

GOAL 2.E

To promote a safe and efficient transit system to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Wheatland.

POLICIES

- 2.E.1. The City shall work with Yuba-Sutter Transit to implement bus transit services that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.
- 2.E.2. The City shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.
- 2.E.3. The City shall consider families’ needs in transportation planning efforts and shall promote safe and convenient methods of transportation between school, home, retail shopping, and child care.
- 2.E.4. The City shall encourage the creation of rail transit to link Wheatland with Marysville/Yuba City and the Sacramento Area.
- 2.E.5. The City shall work with Yuba-Sutter Transit to locate bus turnouts and shelters throughout the city.

NON-MOTORIZED TRANSPORTATION

Non-motorized transportation includes pedestrian and bicycle travel. Making it easier for Wheatland residents and workers to bike or walk not only reduces automobile trips, with benefits for air quality, but it also promotes greater community interaction, one of the small-town qualities the General Plan seeks to preserve and enhance. Non-motorized transportation also reduces the demand for street and road widening and maintenance and also reduces the demand for parking areas and related land required for development.

Policies of the General Plan seek to establish a comprehensive bike system and design new development to foster walking and bicycling.

GOAL 2.F

To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation for both transportation and recreation.

POLICIES

- 2.F.1. The City shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes

that provide connections between the city's major employment and housing areas, between its existing and planned bikeways, and between schools, parks, retail shopping, and residential neighborhoods.

- 2.F.2. The City shall require developers to finance and install pedestrian pathways, bikeways, and multi-purpose paths in new development, as appropriate.
- 2.F.3. The City shall encourage the development of adequate, convenient, and secure bicycle parking at employment centers, schools, recreational facilities, transit terminals, commercial businesses, the Downtown, and in other locations where people congregate.
- 2.F.4. The City shall consider the needs of bicyclists when new roadways are constructed and existing roadways are upgraded.
- 2.F.5. The City shall consider the needs of bicyclists when determining street widths.
- 2.F.6. The City shall develop safe and pleasant pedestrian ways. To this end, the City shall ensure sidewalks are wide enough for pedestrian convenience, and conform to ADA standards.
- 2.F.7. The City shall cooperate with the schools in maintaining and updating the Safe Routes to School program.
- 2.F.8. The City shall require crosswalks and other pedestrian safety measures be designed and installed according to City of Wheatland Ordinances.
- 2.F.9. The City shall encourage major employment centers (50 or more total employees) to install showers, lockers, and secure parking areas for bicyclists as part of any entitlement.
- 2.F.10. The City shall ensure that bikeways are maintained in a manner that promotes their local and regional use.

IMPLEMENTATION PROGRAMS

- 2.8. The City shall prepare a Bike Master Plan.

Responsibility: Planning Director
City Engineer

Time Frame: FY 2007-2008

- 2.9. The City shall revise the Zoning Ordinance to incorporate bicycle parking standards into its parking requirements.

Responsibility: Planning Director

Time Frame: FY 2006-2007

AIRPORT OVER-FLIGHT ZONES

Wheatland is situated close to Beale Air Force Base. Proximity to this base provides benefits to the city in terms of employment and economic development. The base can also create noise and safety concerns, requiring careful planning in connection with flight operations and changes in airport activity. Policies in this section encourage convenient and efficient flight operations while minimizing any negative effects on Wheatland.

GOAL 2.G

To support the continued operation of Beale Air Force Base and its associated facilities while ensuring compatibility between urban development in Wheatland and aircraft operations.

POLICIES

- 2.G.1. The City shall work closely with appropriate agencies, including Beale Air Force Base and the Sacramento Area Council of Governments (SACOG), to ensure compatibility of land uses that fall within overflight zones.
- 2.G.2. The City shall work with Beale Air Force Base to coordinate changes to their flight patterns with land use decisions.

MORE INFO...

Overflight zones for Wheatland are established by SACOG in coordination with Beale Air Force Base. These zones identify areas where noise levels exceed a 65 Community Noise Equivalent Level (CNEL). Above this level is assumed to be unacceptable for residential development.

CHAPTER 3

ECONOMIC DEVELOPMENT

Business activity is part of the city's fabric, providing a source of jobs and livelihood, and also providing for the wants and needs of residents and visitors. It is crucial that economic development be balanced with adequate housing for city resident workers and that it contributes to the character and quality of life in Wheatland. The city's economic health affects its quality of life as well as its ability to achieve the wide range of goals identified in the General Plan.

This chapter addresses economic development for the city of Wheatland. A key issue includes the maintenance and enhancement of the quality of the life in Wheatland by encouraging the development of new industries and businesses. Businesses locate and expand in a community for a variety of reasons, including location, available work force, adequacy of infrastructure and resources, availability of land, incentives, and quality of life in the community. Wheatland has many advantages for economic development, including its location along SR 65, and its proximity to the Yuba-Sutter, Roseville-Rocklin-Lincoln, and Sacramento metropolitan areas. The city is also uniquely located near Beale Air Force Base and the Camp Far West Reservoir Recreational Area. The city also has regional access to the University of California, Davis, Sacramento State University, and the Sacramento Metropolitan Airport.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This chapter contains goals, policies, and implementation programs that provide the framework for economic development for the city of Wheatland. The goals and policies of this section are organized topically according to the following categories, each of which relates to a particular economic development focus.

- Business Attraction and Formation
- Downtown Economic Development
- Tourism

BUSINESS ATTRACTION AND FORMATION



New businesses in Lincoln

Perception of a community as a competitive site location is built on several factors, including the cost of land, fees and tax rates, ease of doing business, availability of suitable sites, transportation access, and available financing. The attraction program works best and is most successful as part of a total economic development effort and not as the sole focus.

GOAL 3.A

To recruit new industry and business that will benefit the local community.

POLICIES

- 3.A.1. The City shall promote Wheatland as an emerging place for business in the Sacramento Valley of California.
- 3.A.2. The City shall ensure the development of up-to-date information useful to private business and pertinent to the Wheatland economy, such as demographics, local employment and market statistics, future plans, and population growth, to help evaluate business opportunities in the city and surrounding region.
- 3.A.3. The City shall market Wheatland as a business location through the preparation and distribution of informational packets and attendance at marketing seminars and conferences.
- 3.A.4. The City shall seek the development of new businesses, especially those that provide primary-wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.
- 3.A.5. The City shall support the development of primary-wage-earner job opportunities to provide Wheatland residents an alternative to commuting outside Wheatland.
- 3.A.6. The City shall coordinate City Departments and create a "one-stop-shop" for information on economic development and for development review services.
- 3.A.7. The City shall focus economic development efforts on projects that will maximize long-term net revenues to the City and diversify the city's economic base.

- 3.A.8. The City shall strive to coordinate its economic development efforts with the efforts of the County of Yuba and economic development organizations.
- 3.A.9. The City shall encourage selective attraction of industrial uses that do not pollute or use excessive resources, such as water and energy, and are appropriate for Wheatland character, and shall discourage inappropriate uses from considering a Wheatland location.
- 3.A.10. The City shall promote and develop a clean, visually-inviting and safe shopping environment, recognizing the importance of a positive social environment in enhancing retail trade.
- 3.A.11. The City shall encourage home-based businesses compatible with the surrounding neighborhoods and support opportunities for alternative employment forms and incubators for small businesses.
- 3.A.12. The City will strive to keep the regulatory/permit costs as low as financially feasible.
- 3.A.13. The City shall encourage the Yuba-Sutter Chamber of Commerce to promote the Wheatland area as a good area for light industry.
- 3.A.14. The City shall invest strategically in infrastructure to support its job growth goals.
- 3.A.15. The City shall maintain the economic growth of the city in line with residential development through the use of economic development incentives and an economic development strategy.

IMPLEMENTATION PROGRAMS

- 3.1. The City shall prepare an Economic Development Strategic Plan.

Responsibility: City Council
City Manager
Planning Director

Time Frame: FY 2007-2008

3.2. The City shall annually evaluate its progress in its economic development efforts and make plans for additional actions for updating and implementing the Economic Development Strategic Plan.

Responsibility: City Manager
Planning Director

Time Frame: Annually

DOWNTOWN ECONOMIC DEVELOPMENT



Downtown

The General Plan emphasizes revitalization and extension of the city's Downtown area. Currently, the Downtown's economy is not viable. There are a number of vacant buildings and buildings in need of structural and aesthetic rehabilitation.

Revitalization of the Downtown is envisioned as an impetus to economic development. Activity would include promoting the area by providing information to potential investors and property owners, locating available financing, and finding solutions to remove impediments to development.

GOAL 3.B

To economically revitalize and extend the Downtown as the commercial, civic, and cultural center of the community.

POLICIES

- 3.B.1. The City shall intensify and extend Downtown Wheatland as a principle retail and commercial district of the city and region.
- 3.B.2. The City shall create a distinctive and active pedestrian environment that supports Downtown as a unique destination.
- 3.B.3. The City shall maximize opportunities for outdoor eating to reinforce Downtown as a food and entertainment destination.
- 3.B.4. The City shall actively pursue the creation of significant new housing opportunities within and immediately adjacent to Downtown.

IMPLEMENTATION PROGRAMS

See implementation programs 1.9, 1.10, and 1.11 in Chapter 1: Land Use and Community Character.

TOURISM



Hop Kilns

Tourism needs to be expanded to strengthen Wheatland's economy. Creation and enhancement of cultural, entertainment, and recreational activities and facilities in Wheatland will attract tourists and, therefore, positively affect sales tax revenues. Activities and special events sponsored by various special interest groups should be encouraged to create a regional draw of individuals to the community. Recreational entertainment and cultural facilities and activities for youth should also be encouraged to provide this service to the youth of the Wheatland community as well as to encourage tourism.

Promotion of Wheatland's historical character and attractions including the Hop Kilns and Bishop Pumpkin Farm is an important part of this effort. Additionally, music and art in public places should be encouraged and promoted to attract tourists.

GOAL 3.C

To promote the growth of tourism by enhancing the city's potential to attract tourists through preservation of historic resources, promotion and development of visitor attractions, and provision of a variety of overnight accommodations.

POLICIES

- 3.C.1. The City shall define the City's visitor target market and work to develop a comprehensive tourism management and program, while monitoring the negative effects of tourism and making necessary improvements to ensure citywide benefit and maintain the quality of life.
- 3.C.2. The City shall seek to develop and expand tourism in Wheatland by attracting, developing, and expanding special events, public and private recreational and entertainment facilities and programs, and capitalizing on the historic character of the city.
- 3.C.3. The City shall attempt to attract quality hotel and conference facilities in locations and at a scale appropriate to the city's character to enhance the quality of visitor-serving areas and promote development of the conference-tourism market.

3.C.4. The City shall encourage, sponsor, and increase the number and quality of special events and recreational programs that are attractive to both visitors and residents.

3.C.5. The City shall cooperate with efforts to expand activities and facilities of the Bishop Pumpkin Farm.

IMPLEMENTATION PROGRAM

3.3. The City shall produce and implement a Tourism Development Program.

Responsibility: City Council
 City Manager
 Planning Director

Time Frame: FY 2008-2009

CHAPTER 4

HOUSING

The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of the community. It sets forth local housing policies and programs to implement those policies. The element is different than other elements in the General Plan Policy Document because it requires coordination, review, and approval by the State of California's Department of Housing and Community Development.

The Housing Element consists of two documents: The Background Report and the Policy Document. The Background Report is designed to meet housing element requirements to provide information and analysis to support the goals, policies, programs, and quantified objectives in the Housing Element Policy Document. The Public Review Draft Housing Element Background Report dated July 1, 2004, was made available for public review on July 2, 2004. Comments on the Background Report were submitted to the City by August 12, 2004. After comments were submitted to the City, the City Council adopted the Housing Element on May 6, 2005. The following chapter is the City of Wheatland's adopted Housing Element Policy Document.

HOUSING ELEMENT SECTIONS

The Policy Document includes the following five sections:

Section I: Goals, Policies, and Implementation Programs

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 Time Frame 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: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: A specific statement in text or diagram guiding action and implying clear commitment.

Standard: A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Quantified Objective: The number of housing units that the City expects to be constructed and the number of households the City expects will be assisted through housing programs and based on general market conditions during the time frame of the Housing Element.

In this document, the term “affordable housing” means housing affordable to very low-, low-, or moderate-income households.

Section II: Adequate Sites

This section describes the available site capacity in Wheatland to meet housing needs. It estimates developable land available for residential uses in Wheatland, and the holding capacity for housing units based on this inventory.

Section III: Quantified Objectives

This section summarizes the quantified objectives for housing construction, conservation, and rehabilitation for the Housing Element planning period.

Section IV: Public Participation

This section describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

Section V: Consistency with the General Plan

This section describes the internal coordination between the updated Housing Element and the other elements of the updated General Plan.

SECTION I: GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOAL 4.A

Provide for the city’s regional share of new housing for all income groups

POLICIES

4.A.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.

- 4.A.2. The City shall designate and zone areas for higher density residential development that are within or adjacent to existing developed areas in which public facilities and services can be extended, or within large, master-planned developments which have the financial capability of providing needed public facilities and services for higher density development.
- 4.A.3. The City shall ensure that developers and residents are made aware of key housing programs and development opportunities.
- 4.A.4. The City shall ensure that its zoning ordinance is consistent with State law.
- 4.A.5. The City shall work with other public agencies and private organizations to build affordable housing.
- 4.A.6. The County shall continue to implement State energy efficiency standards.
- 4.A.7. The County shall encourage energy conserving development patterns during its site design review process.

IMPLEMENTATION PROGRAMS

4.1 The City shall redesignate 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 redesignated and re-zoned land shall be suitable for multi-family development and shall be available for development during the housing element planning period.

Responsibility: Planning Commission
City Council

Time Frame: 2005

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

Responsibility: Planning Commission
City Council

- Time Frame: 2005/06
- 4.3 The City shall revise its Zoning Ordinance to permit second dwelling units. The new second unit ordinance shall be consistent with State law.
- Responsibility: Planning Commission
City Council
- Time Frame: 2005/06
- 4.4 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: Planning Commission
City Council
- Time Frame: Ongoing
- 4.5 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: Planning Commission
City Council
- Time Frame: Ongoing
- 4.6 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: Planning Commission
City Council
- Time Frame: 2004/05
- 4.7 The City shall research inclusionary housing programs and recommend a policy.
- Responsibility: City Staff

Planning Commission

Time Frame: 2004

4.8 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 10 percent of all new housing construction in participating jurisdictions would meet an affordability standard. The 10 percent goal would be guided by the following rules:

- At least 4 percent of all new housing construction will be affordable to very low-income families.
- At least 4 percent of all new housing construction will be affordable to low-income families.
- If necessary, up to 2 percent of the 10 percent goal could be met by housing affordable to moderate-income families.

Responsibility: Planning Commission
City Council

Time Frame: 2004

4.9 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: Planning Commission
City Council

Time Frame: Ongoing

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

Responsibility: City Staff
City Council

Time Frame: Ongoing

- 4.11 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 the City Council and shall also send a copy to the California Department of Housing and Community Development (HCD).

Responsibility: City Administrator

Time Frame: Ongoing annually

- 4.12 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: City Administrator in consultation with the California Energy Commission

Time Frame: 2006

- 4.13 The City shall continue annexation efforts for the Heritage Oaks Estates and Jones Ranch projects to ensure that they are available for development during this Housing Element planning period. The City shall also 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: Planning Commission
City Council

Time Frame: 2005

GOAL 4.B

Improve/conservethe supply of existing housing.

POLICIES

- 4.B.1. The City shall encourage the preservation of existing neighborhoods and the provision of safe and sanitary housing for all residents.
- 4.B.2. The City shall encourage the preservation and rehabilitation of the existing affordable housing stock.
- 4.B.3. The City shall support efforts to prevent substandard homes from becoming dilapidated structures.
- 4.B.4. The City shall inspect and identify code violations in residential buildings.
- 4.B.5. The City shall require the abatement or demolition of substandard housing that is not economically feasible to repair.
- 4.B.6. The City shall periodically survey housing conditions to maintain a current database on housing conditions.
- 4.B.7. The City shall ensure that potential developers, landlords, and income-eligible homeowners are aware of available affordable rehabilitation programs provided by Yuba County.

IMPLEMENTATION PROGRAMS

- 4.14 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: City Administrator
City Council

Funding: Community Development Block Grant
(CDBG)

Time Frame: 2004-05

Quantified Objective: 5 units (\$250,000 grant at \$50,000 per unit) rehabilitated for Programs 14 and 15 combined; 5 units conserved for Programs 14 and 15 combined (no cost estimate)

4.15 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: City Administrator
City Council

Funding: HOME

Time Frame: 2005

Quantified Objective: See Program 2.14 above

4.16 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: Building Inspection

Time Frame: Ordinance to be considered in 2005

4.17 The City shall prepare a brochure of housing rehabilitation and conservation programs available for city residents.

Responsibility: City Administrator

Time Frame: 2005

GOAL 4.C

Meet the special housing needs of homeless persons, seniors, large families, disabled persons, and farmworkers.

POLICIES

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

IMPLEMENTATION PROGRAMS

- 4.18 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: City Staff

Time Frame: 2005 and ongoing thereafter

- 4.19 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: Planning Commission
City Council

Time Frame: 2005-06

- 4.20 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: Planning Commission
City Council

Time Frame: 2005-06

- 4.21 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 (such as the R-2 and R-3, and commercial zones).

Responsibility: Planning Commission
City Council

Time Frame: 2005

- 4.22 The City shall amend its Zoning Ordinance provisions regarding group homes to directly reference transitional housing and emergency shelters. Such amendments will also include provisions regarding residential care facilities and employee housing.

Responsibility: Planning Commission
City Council

Time Frame: 2005

- 4.23 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 is to make it easier to construct necessary features for disabled accessibility.

Responsibility: City Staff
Planning Commission
City Council

Time Frame: 2006

- 4.24 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: City Staff

Funding Source: Community Development Block Grant
CDBG

Time Frame: 2006

- 4.25 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: City Staff
Planning Commission
City Council

Time Frame: 2006

- 4.26 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: City Staff

Time Frame: 2005 (2006 for reasonable
accommodation procedures)

- 4.27 The City will support and assist with applications for farmworker housing funding. The City shall make information available about potential sites for farmworker housing.

Responsibility: City Staff

Time Frame: Ongoing

GOAL 4.D

Ensure equal housing opportunity

POLICIES

- 4.D.1. The City shall support equal housing opportunities to all without regard to race, color, religion, sex, national origin, age, marital status, sexual orientation, ancestry, family status, size of household, or physical handicap.
- 4.D.2. The City shall undertake educational efforts to ensure that all segments of the population are aware of their rights and responsibilities regarding fair housing.
- 4.D.3. The City shall ensure that fair housing practices are applied to all housing offered within the city.
- 4.D.4. The City shall encourage the housing industry to comply with fair housing laws and practices.

IMPLEMENTATION PROGRAMS

- 4.28 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: City Staff

Time Frame: 2005 and ongoing thereafter

- 4.29 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: City Staff

Time Frame: 2005 and ongoing thereafter

- 4.30 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: City Staff

Time Frame: 2005 and ongoing thereafter

SECTION II: ADEQUATE SITES

The following section provides an analysis of the land available for residential development and compares this to Wheatland's assigned need for new housing. This includes both sites that are available within incorporated City of Wheatland boundaries and in unincorporated areas that will be annexed within the Housing Element planning period. The Housing Element Background Report provides a full discussion of this issue. The key information from the Background Report is summarized and presented here.

The inventory of vacant land includes potential development sites that were in the discussion or approval stages at the time of the inventory. Additionally, the capacity for second units on existing or new single-family lots was not calculated.

Table 4.1 below (identical to Table 27 in the Background Report) provides a summary of residential holding capacity in Wheatland compared to Wheatland's assigned housing need. The figures for the total Regional Housing Needs Plan (RHNP) allocation, units built, and net allocation to be met are from Table 20 in the Background Report. The figures for holding capacity on vacant land are from Tables 25 and 26 of the Background Report. As shown in Table 4.1, Wheatland has a total residential capacity of units in excess of its net allocation to be met (total need of 702 units compared to the holding capacity of 1,796 units).

Because the capacity for housing production exceeds Wheatland's net need for new housing during the Housing Element planning period, a primary objective for the City over the Housing Element planning period will be to provide adequate sites to accommodate the housing needs of very low-, low-, and moderate-income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. It is HCD's position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

As shown in Table 4.1, after taking into account building permits issued from January 1, 2000, through April 30, 2004, Wheatland has a net allocation to be met of 436 moderate-income and below units. Wheatland has a capacity for 368 moderate-income and below units, for a deficit in capacity of 68 units, including 65 very low- and low-income units and 3 moderate-income units. The 368 unit capacity for moderate-income and below units could be increased,

with application of the maximum 25 percent density bonus, to 460 units; however, density bonuses are not reflected in the table.

Because of the 68-unit deficit in capacity for moderate-income and below units, Wheatland needs to identify additional site(s) or increase densities on currently identified sites to meet the remaining identified need for affordable units. In order to provide the potential for the 68 net remaining housing unit allocation for very low-, low-, and moderate-income units, 3.78 additional acres of vacant High Density Residential-designated land, would have to be made available (assuming development densities at 18 units per acre).

TABLE 4.1
CITY OF WHEATLAND RESIDENTIAL HOLDING CAPACITY ANALYSIS

	Very Low	Low	Combined Low- and Very Low	Moderate	Above Moderate	Total
Total RHNP Allocation (1)	164	133	297	139	266	702
Building Permits: 2000 through 4/30/2004 (1)	0	0	0	0	384	384
Net Allocation to be Met: January 2000-June 2007 (1)	164	133	297	139	-	436
Holding Capacity - Unincorporated Land to be Annexed (3)	-	-	163	136	1,082	1,381
Remaining Need (4)	-	-	70	3	0	73
Notes:						
(1) See Table 20 Background Report.						
(2) See Table 25 Background Report.						
(3) See Table 26 of the Background Report.						
(4) Total need shown in table is sum of very low-, low-, and moderate-income need. There is a surplus holding capacity of 1,473 total units (702 unit need minus 384 building permits issued, minus 410-unit holding capacity on incorporated land, minus 1,381-unit holding capacity on unincorporated land) when income levels are not taken into account.						

Implementation Program 1 calls for the City to “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 redesignated and re-zoned land shall be suitable for multi-family development and shall be available for development during the housing element planning period.”

Wheatland plans to redesignate land in Almond Estates and/or the

unincorporated “island” between the new junior high & senior high schools to meet the Implementation Program 1 goal and Wheatland’s remaining RHND for the Housing Element planning period.

As shown in Table 25 of the Background Report, Almond Estates is a 47 acre site with a LDR land use designation and R-1 zoning. It is currently planned for a total of 205 single-family units, which is equivalent to a total site density of 4.36 units per acre. As stated in the table, the site is constrained somewhat by drainage and access, but the constraints do not rule out development within the Housing Element planning period.

As shown in Table 26 of the Background Report, the “Island” has a total site area of 31 acres and is currently projected to have a capacity of 50 single-family units in addition to the 8 existing units. Just as the other unincorporated land that is planned to be annexed, developers of this property will be required to extend infrastructure or fund service and facility expansion (in particular, the wastewater treatment plant does not have the capacity for a large amount of development beyond build-out of the existing city limits).

SECTION III: QUANTIFIED OBJECTIVES

This section inventories the quantified objectives for affordable housing units to be created, conserved, and rehabilitated as a direct result of affordable housing programs.

Table 4.2 below summarizes the quantified objectives for affordable housing units for the Housing Element Implementation Programs.

TABLE 4.2 SUMMARY OF QUANTIFIED OBJECTIVES - IMPLEMENTATION PROGRAMS MAY 1, 2004 TO JUNE 30, 2007			
Implementation Programs	Combined Very Low and Low	Moderate	Total Affordable Housing
Programs 14 & 15 (1) - Rehabilitation	5	0	5
Programs 14 & 15 (1) - Conservation	5	0	5

Table 4.3 on the next page summarizes the City’s housing needs, its progress towards meeting those needs to date, and its quantified objectives for production, rehabilitation, and conservation of housing through the end of the Housing Element planning period.

TABLE 4.3 QUANTIFIED OBJECTIVES: JANUARY 1, 2000 TO JUNE 30, 2007					
	Housing Needs (1)				
Income Category	Housing Needs: Total RHNP Allocation 2000-2007	Progress to Date: 2000 through 4/30/2004 (2)	Net Allocation to be Met: May 2004-June 2007	New Construction Objective from Implementation Programs	Conservation and Rehabilitation (3)
Very Low	164	0	164	0	-
Combined Low- and Very Low	297	0	297	0	10
Above Moderate	266	384	-	0	0
Total	702	384	436	0	10

Sources: City of Wheatland, Mintier & Associates, and VWA

Notes:

(1) See Table 4.1.

(2) Building permits issued from January 2000 through April 30, 2004 from Table 4.1.

(3) See Table 4.2

As shown in Table 4.3, after accounting for new units constructed and under construction from January 2000 through April 2004, Wheatland has a remaining need for 436 housing units, including 164 very-low income units, 133 low-income units, and 139 moderate-income units, for a total of 436 affordable units.

Wheatland's quantified objectives for the remaining Housing Element Time Frame (May 1, 2004 - June 30, 2007) are 5 rehabilitated and 5 conserved affordable units.

SECTION IV: PUBLIC PARTICIPATION

This Housing Element reflects input from a wide variety of sources. The primary mechanism to gather public input for the Housing Element was a series of forums, workshops, and hearings.

The following meetings were held for the Housing Element Update. These were workshops conducted to elicit comments from the public regarding housing needs and programs and to help the City identify its housing needs and to identify an effective package of regulatory, incentive, and financing programs to meet

Wheatland's housing needs.

- July 8, 2004:
City Council/Planning Commission meeting and Stakeholders Workshop
- August 5, 2004:
City Council/Planning Commission meeting and Stakeholders Workshop

All of these meetings were formally noticed by posting public notice 14 days before each workshop, and 160 notices or announcements were sent out to individuals and organizations. These included public officials, non-profit and for-profit housing developers, housing advocates, and the California Department of Housing and Community Development (HCD). Numerous citizens and other interested individuals attended and provided comment on issues related to the Housing Element.

In addition, the research conducted as part of the Housing Element preparation process involved interviews with staff from the City of Wheatland and a variety of social service agencies and other interested organizations that serve the Wheatland community.

On August 5, 2004, the City Council and Planning Commission approved sending the draft Housing Element for review by HCD. On August 31, 2004, the City of Wheatland Draft Housing Element was submitted to HCD. HCD had 60 days to review the draft and submit comments to the City. The official HCD comment letter was released on October 29, 2004. This Housing Element document addresses HCD's comments.

On December 14, 2004, the City of Wheatland determined that the Housing Element update project will not have a significant effect on the environment, and that the City will adopt a Negative Declaration pursuant to CEQA. The comment period for this notice of intent to adopt a negative declaration ran until January 13, 2005.

As required by State law, the Planning Commission and the City Council will each hold one adoption hearing before the final Housing Element is approved. Each public hearing will be advertised by posting in three locations in Wheatland, the local newspaper, and to individuals and organizations on the General Plan Update (GPU) notification list.

After the City approves the final Housing Element, the City will submit it to HCD for State certification, which will take 90 days.

SECTION V: CONSISTENCY WITH THE GENERAL PLAN

This section discusses the coordination of this Housing Element with other elements of the Wheatland General Plan. Housing element law requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its written findings to the local government. The Housing Element must be consistent with all other parts of the Wheatland General Plan (California Government Code, Section 65302).

Housing Element policies and programs were developed subject to the constraints of the policies and programs contained in the other General Plan elements. Of all the other General Plan elements, the Housing Element is most closely related to the Land Use Element in the General Plan because the Land Use Element specifies the lands within the City that may be utilized for housing development.

Areas available for residential development along with the range of allowable densities and direction on appropriate housing types are designated through the Land Use Diagram and the land use definitions in the Land Use Element, thereby laying the foundation for all other goals, policies, and programs related to the provision of housing. The Land Use Element also provides further detail in the implementation of housing policies. The Housing Element update was conducted concurrently with the rest of the General Plan update for Wheatland in 2004-2006.

Other elements in the General Plan also discuss policy directions for residential development. For example, the Circulation Element will identify new streets and these streets will be designed to accommodate new residential developments. The Noise Element will ensure new residential neighborhoods will not be exposed to intrusive sound. The Safety Element will ensure the location of new residential neighborhoods will not be exposed to geologic hazards or surface hazards (wildfires).

These policies and programs have been taken into consideration in the preparation of the Housing Element update. Any future amendments to the General Plan will maintain consistency with policies and programs in the Housing Element.

CHAPTER 5

PUBLIC FACILITIES AND SERVICES

City development is dependent on a complicated network of public facilities and services. Each type of facility or service has a unique set of opportunities and constraints and must adapt to growth and change differently. This chapter focuses on water, sewer collection and treatment, flood protection, storm drainage, solid waste collection and disposal, fire protection, law enforcement, and other utilities such as gas, electricity, and communications.

Transportation facilities are discussed separately in Chapter 2, and parks and schools are addressed in Chapter 6.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This chapter contains goals, policies, and implementation programs that establish the framework for the provision of public facilities and services to meet the demands generated by existing and future development in Wheatland. The goals and policies of this section are organized topically according to the following categories, each of which relates to a particular type of facility or service.

- General Public Facilities and Services
- Public Facilities and Services Funding
- Water Supply and Delivery
- Wastewater Collection, Treatment, Disposal, and Reuse
- Stormwater Drainage
- Solid Waste Collection and Disposal
- Law Enforcement
- Fire Protection
- Gas and Electric Services
- Information Technology

GENERAL PUBLIC FACILITIES AND SERVICES

Urban development requires a wide range of publicly-provided services, such as water, sewer, storm drainage, and garbage collection. The City of Wheatland directly provides or contracts for most of these services. The General Plan provides guidance for the logical and efficient extension of these services as new development occurs. The City will provide for the development of major public facilities through its Infrastructure Financing Plan, which identifies capital improvement projects to accommodate growth projected under the General Plan consistent with applicable State and Federal law.

New development is generally responsible for providing for the extensions of the services it requires. The policies in this section also seek to identify funding methods for new facilities and services as new development occurs, and to consider how the ongoing maintenance and operations of these facilities will be funded to ensure that operational levels do not decline.

GOAL 5.A

To ensure the timely development of public facilities and services, the maintenance of specified service levels for public facilities, and that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

POLICIES

- 5.A.1. Where new development requires the construction of new public facilities, new development shall fund its fair share of the construction of those facilities.
- 5.A.2. The City shall ensure through the development review process that adequate public facilities and services are available to serve new development. The City shall not approve new development where existing facilities are inadequate unless the following conditions are met:
 - a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
 - b. The facility improvements are consistent with applicable master or facility plans adopted by the City.
- 5.A.3. The City shall require development proposals to include plans for development and financing of public facilities and services.
- 5.A.4. The City shall prepare and annually review public facility master plans, and every five years update the plans to ensure compliance with appropriate State and Federal laws, use of modern and cost-effective technologies, and compatibility with current land use policy.
- 5.A.5. Through fiscal revenues generated by new development, the City shall expand, as needed, general government services (e.g., City administrative services) in connection with new development.

- 5.A.6. The City shall prepare and annually review the Infrastructure Financing Plan (IFP) and every five years update the IFP to ensure the implementation and adequacy of the plan.
- 5.A.7. The City shall continue to use developer fees, the City's public facilities fees, and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
- 5.A.8. The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.
- 5.A.9. The City shall ensure through the development review process that public facilities and infrastructure are designed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing. For facilities subject to incremental sizing, the initial design shall include adequate land area and any other elements not easily expanded in the future.
- 5.A.10. The City shall require that new development pay its fair share of the cost of providing new public services and/or the costs of upgrading of all existing facilities it uses, based on the demand for these facilities attributable to the new development.
- 5.A.11. The City shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the city.
- 5.A.12. The City shall require preparation of a fiscal impact analysis for all specific plans or significant general plan land use amendments. The analysis will examine the fiscal impacts on the City and other service providers that result from large-scale development. The fiscal analysis shall project a positive fiscal impact from new development or include mechanisms to fund projected fiscal deficits.

IMPLEMENTATION PROGRAMS

- 5.1. The City shall prepare, annually review, and update every five years a Water Master Plan, Wastewater Master Plan, and Storm Drainage Master Plan.

Responsibility: City Council

- City Engineer
- Time Frame: FY 2005-2006, Annually
- 5.2. The City shall prepare, annually review, and update every five years the Infrastructure Financing Plan.
- Responsibility: City Council
City Engineer
Finance Director
- Time Frame: FY 2005-2006, Annually
- 5.3. The City shall prepare and periodically update a Stormwater Management Plan.
- Responsibility: City Council
City Engineer
Finance Director
- Time Frame: FY 2006-2007
- 5.4. The City shall prepare and periodically update a Pavement Management Plan.
- Responsibility: City Council
City Engineer
Finance Director
- Time Frame: FY 2007-2008
- 5.5. The City shall prepare development fee schedules based on the Infrastructure Financing Plan.
- Responsibility: City Council
City Engineer
Finance Director
- Time Frame: FY 2005-2006

WATER SUPPLY AND DELIVERY

Wheatland relies on groundwater for its municipal water supply, as do most of the surrounding agricultural operations. The General Plan seeks to ensure a safe and adequate water supply for existing and future development. Policies of the plan also promote water conservation and reuse. See also section on “Water Resources” in Chapter 8, Environmental Resources.

GOAL 5.C

To ensure a safe and reliable water supply sufficient to meet the future needs of the city.

POLICIES

- 5.C.1. The City shall protect the groundwater basin from overdraft from city use of groundwater. To this end, the City shall study, working closely with other public and private entities as deemed appropriate, the safe yield of the groundwater basin. Water management programs such as conjunctive use and recharge programs will also be considered. The City shall use this information to determine the most appropriate long-term water supply to serve Wheatland.
- 5.C.2. If the results of studies undertaken pursuant to Policy 5.C.1 indicate an imbalance between safe groundwater yield and projected water requirements, the City shall develop a response plan to address the imbalance. This response plan will include an appropriate mix of water conservation measures, reuse, surface water supplements, and other water management techniques.
- 5.C.3. The City shall promote efficient water use and reduced water demand by:
 - a. Requiring water-conserving building design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures; and
 - c. Encouraging retrofitting of existing development with water-conserving devices.
- 5.C.4. The City shall work with other agencies to promote water conservation measures countywide for both urban and agricultural uses.
- 5.C.5. The City shall only approve new development that relies on an adequate City water supply and delivery system.
- 5.C.6. The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.
- 5.C.7. The City shall monitor water demand growth trends to anticipate water supply needs.

- 5.C.8. The City shall monitor water quality regularly to ensure that safe drinking water standards are met and maintained in accordance with State and EPA regulations and take necessary measures to prevent contamination.
- 5.C.9. The City shall ensure that water supply capacity and infrastructure are in place prior to granting building permits for new development.
- 5.C.10. The City shall ensure through the development review process that public facilities and infrastructure are designed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.
- 5.C.11. The City shall ensure adequate water pressure throughout the urban area for fire protection purposes.

IMPLEMENTATION PROGRAMS

Also see programs 5.1, 5.2, 5.3, 5.4., and 5.5.

- 5.6. The City shall conduct a study of future water supply alternatives to determine the most appropriate long-term water supply to serve Wheatland.

Responsibility: City Council
City Engineer

Time Frame: FY 2007-2008

- 5.7. The City shall prepare a Water Management Plan to include fire protection needs, water conservation, and management measures, as required by State law.

Responsibility: City Council
Public Works Director
City Engineer

Time Frame: FY 2007-2008

**WASTEWATER
COLLECTION,
TREATMENT,
DISPOSAL, AND
REUSE**

The City provides sewer collection, treatment, and disposal services. The City’s wastewater treatment plant is located south of the city, adjacent to the Bear River levee. New development will require construction of a new treatment plant and new trunk lines. The policies in this section seek to provide for the logical expansion and extension of the wastewater system to serve new development.



Existing wastewater treatment plant

GOAL 5.D

To ensure adequate wastewater collection and treatment and the safe disposal of effluent.

POLICIES

- 5.D.1. The City shall complete a Wastewater Facilities Master Plan which will identify treatment facilities and collection system locations and sizes to serve the needs of the expanding city.
- 5.D.2. The City shall require all sewage generators within its service area to connect to the City's system.
- 5.D.3. The City shall require that collection systems be designed on a gravity-flow basis except where a site-specific engineering analysis clearly demonstrates the long-term cost-effectiveness or need for pumping facilities.
- 5.D.4. The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.

IMPLEMENTATION PROGRAMS

See programs 5.1., 5.2, 5.3., 5.4., and 5.5.

- 5.8. The City shall prepare and adopt the Wastewater Facilities Master Plan.

Responsibility: City Manager
City Engineer

Time Frame: FY 2005-2006

STORMWATER DRAINAGE

The City's storm drainage system consists of collection, conveyance, detention, and pumping facilities. Stormwater is ultimately pumped and discharged directly into the Bear River and Dry Creek. Future development will require the development of a new storm drainage and flood protection system. In addition, Federal and State water quality standards will require examination of the quality of stormwater released into public waterways. Policies of this section require the development of a new storm drainage and flood protection system in the safest and most efficient manner.

GOAL 5.E

To collect and dispose of stormwater in a manner that protects the city's residents and property from the hazards of flooding, manages stormwater in a manner that is safe and environmentally sensitive, and enhances the environment.

POLICIES

- 5.E.1. The City shall prepare a Storm Drainage Master Plan and Flood Protection Master Plan to assure adequate protection for residents and property.
- 5.E.2. The City shall encourage project designs that minimize drainage concentrations and impervious coverage.
- 5.E.3. The City shall prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities.
- 5.E.4. The City shall require new development projects to prepare an erosion control plan.
- 5.E.5. The City shall require projects that have significant impacts on the quantity and quality of surface water runoff to incorporate mitigation measures for impacts related to urban runoff.
- 5.E.6. Future drainage system requirements shall comply with applicable State and Federal pollutant discharge requirements.
- 5.E.7. The City shall encourage stormwater detention facilities to be designed for multiple purposes, including recreational (e.g., parks, ball fields, etc.) and/or stormwater quality improvement.
- 5.E.8. The City shall consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands.
- 5.E.9. The City shall require detention storage with measured release to ensure that the capacity of downstream creeks and sloughs will not be exceeded. To ensure downstream capacity is not exceeded, the following measures will be applied:
 - a. Outflow to creeks and sloughs shall be monitored and controlled to avoid exceeding downstream channel

capacities; and

- b. Storage facilities shall be coordinated and managed to prevent problems caused by timing of storage outflows.

5.E.10. The City shall require the preparation of watershed drainage plans for proposed developments. These plans shall define needed drainage improvements and estimate construction costs for these improvements.

IMPLEMENTATION PROGRAMS

See programs 5.1, 5.2, 5.3., 5.4., and 5.5.

5.9. The City shall prepare and adopt a Stormwater and Flood Protection Ordinance to implement the updated Storm Drainage and Flood Protection Master Plan to address stormwater runoff and flood protection.

Responsibility: City Council
 City Manager
 City Engineer

Time Frame: FY 2006-2007

**SOLID WASTE
COLLECTION AND
DISPOSAL**

Solid waste collection and disposal and curbside recycling in Wheatland are provided by a franchise agreement, with disposal at the Ostrom Road Landfill. Waste generated by new residential, commercial, and industrial development will hasten the rate at which the landfill is filled. Policies in this section seek to reduce the amount of waste produced through source reduction, reuse, and recycling, and to ensure safe disposal of waste. The goal of this plan is to reduce the total amount of waste generated and disposed of through source reduction, recycling and composting, and safe transformation and land disposal of solid wastes. State law enacted in 1989 requires that a minimum of 25 percent of the total wastes generated are diverted from landfills by 2006 and a minimum of 50 percent are diverted by the year 2010.

GOAL 5.F

To ensure the safe and efficient disposal or recycling of solid waste generated in Wheatland.

POLICIES

- 5.F.1. The City shall require waste collection in all new developments.
- 5.F.2. The City shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- 5.F.3. The City shall participate in regional or countywide studies and solutions for solid waste disposal problems.
- 5.F.4. The City shall encourage recycling in public and private operations to reduce demand for solid waste disposal capacity.
- 5.F.5. The City shall investigate using recycled materials and products where economically feasible.
- 5.F.6. The City shall require the proper disposal and recycling of hazardous materials.
- 5.F.7. The City shall require the recycling of construction debris.
- 5.F.8. The City shall ensure that all new development has appropriate provisions for solid waste storage, handling, and collection pickup.

IMPLEMENTATION PROGRAM

- 5.10. The City shall review its opportunities to contract solid waste collection services with an appropriate vendor, and if necessary the City shall prepare a request for proposals for solid waste services and complete a selection process for the appropriate vendor.

Responsibility: City Council

Time Frame: FY 2005-2006

LAW ENFORCEMENT

Public safety is one of the most important aspects of small town quality and enjoyment of a community. In recognition of this importance, law enforcement expenditures represent a significant percentage of the City's General Fund expenditures each year. The policies in this section address public safety by setting standards for police service. Public safety can also be addressed through other



Wheatland Police Department Headquarters

public safety programs and the design of new residential and commercial development and remodels and public facilities such as parks, schools, and pedestrian and bike trails.

GOAL 5.G

To deter crime and to meet the growing demand for police services associated with increasing population and commercial/employment development in the city.

POLICIES

- 5.G.1. Within the City's overall budgetary constraints, the City shall strive to maintain a staffing ratio of 2.0 personnel per 1,000 residents (0.5 non-sworn and 1.5 sworn).
- 5.G.2. Within the City's overall budgetary constraints, the City shall provide police support (including patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain its service standards.
- 5.G.3. The City shall require new development to develop or fund police facilities and equipment that, at a minimum, financially support standards identified in Policy 5.H.1.
- 5.G.4. The City shall require new development, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits, to fund police personnel and operations and maintenance that, at a minimum, maintain the above standards.
- 5.G.5. The City shall include facilities for the Police Department in the new Civic Center.
- 5.G.6. The City shall promote and work with Yuba County to support public safety programs, including neighborhood watch, child identification and fingerprinting, substance abuse prevention, violence prevention, conflict resolution, and other public education and crime prevention efforts.
- 5.G.7. The City shall work with Yuba County to promote services for children at risk of abuse, neglect, youth violence, and exploitation.
- 5.G.8. The City shall consider public safety issues in all aspects of public facility, commercial, and residential project design, including crime prevention through environmental design.

5.G.9. The City shall increase levels of traffic enforcement, particularly along SR 65.

IMPLEMENTATION PROGRAMS

5.11. The City shall adopt a Public Safety Services Master Plan for police services based on future development trends. The City shall incorporate necessary service equipment and facilities into the Development Fee Schedule.

Responsibility: City Council
Police Chief

Time Frame: FY 2005-2006

5.12. The City shall include a new police facility in the planned Civic Center.

Responsibility: City Council
City Manager
Police Chief

Time Frame: FY 2008-2009

FIRE PROTECTION

Fire protection is a critical component of public safety. Wheatland currently has a volunteer fire department that provides fire protection to the city. The Plumas Brophy Fire Protection District provides fire protection to the region surrounding Wheatland. Fire protection depends on several factors: personnel and equipment, available water supply and pressure, response time, and reducing potential fire hazards. Buildings can also be constructed with fire resistant materials, smoke alarms, or sprinkler systems to reduce fire hazards.

GOAL 5.H

To protect residents, employees, and visitors in Wheatland from injury and loss of life and to protect property from fires.

POLICIES

5.H.1. The City shall establish a full-time fire department.

5.H.2. The City shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response

times for fire and emergency medical service (EMS) calls. To this end, the City shall attempt to maintain the following fire flow and response time standards shown in Table 5-3:

TABLE 5-3 FIRE FLOW AND RESPONSE TIME GOALS		
Type of Development	Fire Flow Standard	Response Standard
Commercial and Employment	3,500 gallons per minute (GPM)	First response within 4 minutes
Multi-Family	2,500 GPM	First response within 4 minutes
Single-Family	1,500 GPM	First response within 4 minutes
EMS	-	First response within 4 minutes

- 5.H.3. The City shall comply with the provisions of the Uniform Fire Code.
- 5.H.4. The City shall require new development to develop or fund fire protection facilities that, at a minimum, maintain the above service level standards.
- 5.H.5. The City shall require new development, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits, to fund fire protection personnel and operations and maintenance that, at a minimum, maintain the above standards.
- 5.H.6. The City shall assure consistent and full fire protection on both sides of SR 65.
- 5.H.7. The City Fire Department shall attempt to maintain response time of four minutes for emergency medical service (EMS) calls.
- 5.H.8. The City shall include a fire station in the new Civic Center.
- 5.H.9. The City shall support efforts to form a Joint Powers Authority with the Plumas Brophy Fire Protection District.

IMPLEMENTATION PROGRAMS

See implementation program 5.12.

- 5.13. The City shall adopt a Public Safety Service Master Plan, establish a priority and schedule for implementation of plan recommendations, and include appropriate fire protection fees in the Development Fee Schedule.

Responsibility: City Council
City Manager
Fire Chief

Time Frame: FY 2006-2007

5.14. The City shall include a new fire station and water storage facilities on the west side of SR 65 in the Capital Improvement Program.

Responsibility: City Council
City Manager
Fire Chief

Time Frame: FY 2006-2007

5.15. The City shall update the plan for fire protection services including the location of fire stations based on future development trends. The City shall incorporate necessary service equipment and facilities in the Infrastructure Financing Plan.

Responsibility: City Council
City Manager
Fire Chief

Time Frame: FY 2006-2007

GAS AND ELECTRIC UTILITIES



Gas and electrical utilities are important for future residential and economic growth in Wheatland. Although provided by private utility companies, most of these services are critical for existing and new development. These facilities should be sited carefully to minimize health hazards and negative aesthetic impact. Existing overhead lines in older parts of the city are unsightly.

GOAL 5.I

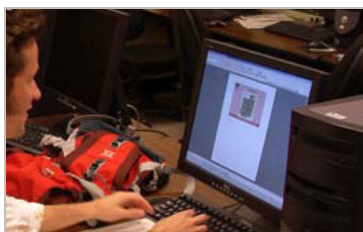
To promote adequate levels of utility services provided by private companies and to ensure that these are constructed in a fashion that minimize their negative effects on surrounding development.

POLICIES

5.I.1. The City shall communicate its major development plans with utility companies and coordinate planning of facility extensions.

- 5.I.2. The City shall require underground installation of electrical distribution utility lines in new developments and areas that are redeveloped, except where infeasible for operational reasons.
- 5.I.3. The City shall promote technological improvements and upgrading of utility services in Wheatland.
- 5.I.4. The City shall coordinate with gas and electricity service providers to locate and design gas and electric systems to minimize environmental and other impacts to existing and future residents.

INFORMATION TECHNOLOGY



Computer lab

The City of Wheatland will make a conscious effort to foster the use of emerging information technology. Increased use of information technology can increase interaction and cooperation among the community, government, industry, and education. Use of this technology can improve the lives of Wheatland residents by increasing mobility (while lessening the burden on the physical transportation structure and reducing related environmental pollutants). Enhanced technology availability can improve educational opportunities in schools and attract new technology dependent employers. Residents can also increase control over the demands placed upon their lives through the convenience offered by a communitywide information infrastructure.

GOAL 5.J

To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.

POLICIES

- 5.J.1. The City shall facilitate and support development of the infrastructure necessary for all residents to use and benefit from new and emerging communication technologies including wireless communications.
- 5.J.2. The City shall formally monitor information technology development and city infrastructure issues (both planning and enforcement).

- 5.J.3. The City shall work with Yuba County and other agencies to coordinate on a regional basis telecommunication infrastructure planning for both telephone and data.
- 5.J.4. The City shall strive to make essential City documents available for immediate retrieval by electronic transfer technologies.
- 5.J.5. The City shall incorporate a telecommunications center in the new Civic Center, which will allow video conferencing, telecommuting, and will provide an access point for electronic resources and general computer training for the public.
- 5.J.6. The City shall require that all new residential, commercial, and employment areas be wired for modern information technologies.
- 5.J.7. The City shall establish and maintain a website that will contain information about the City government, City services, and City-produced documents in a downloadable format.
- 5.J.8. To minimize the visual impact of wireless communication facilities (e.g., cell towers), the City shall require that they meet the following conditions:
 - a. Are located away from residential and open space areas;
 - b. Are not visibly intrusive to residential neighborhoods or public right-of-way;
 - c. When possible, are co-located with other wireless facilities on existing buildings, towers, poles, or other existing support structures; and,
 - e. Are painted, camouflaged, or textured in a manner as to reduce their visual impacts.

IMPLEMENTATION PROGRAMS

- 5.16. The City shall designate a Technology Coordinator, within a City department or agency, with responsibility for oversight over communitywide information technology infrastructure development. This coordinator should have sufficient authority to conduct standards planning and enforcement.

Responsibility: City Council
 City Manager

Time Frame: FY 2005-2006

- 5.17. The City shall designate a City department, agency, or hired technician, to develop and maintain of an official City website.

Responsibility: City Council
City Manager

Time Frame: FY 2006-2007

- 5.18. The City shall develop and expand telecommunications programs at the new Civic Center.

Responsibility: City Council
City Manager

Time Frame: FY 2008-2009

CHAPTER 6

RECREATIONAL, EDUCATIONAL, AND COMMUNITY SERVICES

The City provides and maintains public park facilities and services for all age and income groups. The General Plan sets the framework for an expanded park system with physical recreational facilities to provide the opportunity for a variety of recreational activities. City decisions concerning growth and development affect schools, child care, and senior citizen facilities. Even when the City is not directly responsible for their development and operation, the City plays an important role in the siting and planning of these facilities. The General Plan also promotes the creation/expansion of a Civic Center, library services, and arts and cultural activities.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This chapter contains goals, policies, and implementation programs that establish the framework for the provision of recreational, educational, and community services for Wheatland residents and visitors. The goals and policies of this chapter are organized topically according to the following categories.

- Parks and Recreation Development Framework
- Civic Center
- Senior Center
- Education
- School Siting and Financing
- Child Care Supply and Quality
- Libraries
- Community Involvement and Participation

PARKS AND RECREATION DEVELOPMENT FRAMEWORK

Parks and recreation activities foster community interaction and a sense of community involvement. The City seeks to provide an opportunity for residents to enjoy active and passive recreation facilities.

The General Plan sets standards and seeks to provide for the development of new parks and recreation facilities, including a new Civic Center/community park/sports and ball field east of Downtown, new neighborhood parks, youth center, senior center, and expanded recreation activities. The City will continue to work



Wheatland City Park

with the school districts and other public and community groups to jointly use facilities and operate programs.

The precise location of future park sites will be determined by the City in conjunction with new development and based upon available and appropriately-located land. Figure 6-1 shows the generalized locations of future parks based on projected growth through 2025.

The section on “Open Space for the Preservation of Natural Resources” in Chapter 8 also addresses the use of parks for open space.

GOAL 6.A

To establish and maintain a public park system, recreational, and civic facilities suited to the needs of Wheatland residents, employees, and visitors.

POLICIES

6.A.1. The City shall initiate the financing, design, and development of a City-owned community park adjacent to the new Civic Center site, in accordance with the Land Use Diagram.

6.A.2. The City shall develop and promote the use of its park system to include a balance of passive and active recreation opportunities.

6.A.3. The City shall strive to achieve the following standards for the development of City-owned park facilities, shown in Table 6-1:

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

6.A.4. The City shall require new development to provide a minimum of 5 acres of parkland for every 1,000 new residents.

6.A.5. The City shall strive to achieve the standards shown in Table 6-2 for existing or new sports and recreational facilities. These standards may be satisfied through any combination or joint development of public facilities, private recreational facilities, and school facilities.

MORE INFO...

Active Recreation: includes sports fields, pools, skate parks, etc.

Passive Recreation: includes walking trails, open space corridors, view-sheds, etc.

TABLE 6-2 SPORTS AND RECREATIONAL FACILITY STANDARDS		
Facility Type	Standard (Facilities per unit of pop.)	Minimum Size
Facilities to be located at Parks		
Tennis Courts	1/5,000	7,500 sq. ft. court
Volleyball Courts	1/7,500	4,000 sq. ft. court
Multipurpose Courts	1/10,000	10,000 sq. ft. court
Basketball Courts	1/5,000	7,300 sq. ft. court
Picnic Unit		
	1/10,000	2,500 sq. ft.
Ball Fields, Skate Park, Pool, Gym (See Policy 6.A.5)		
Skate Park	1/30,000	5 acres
Gyms	1/30,000	3 acre site (250 person capacity)
Civic Center (outdoor auditorium)	1/30,000	10 acre site (500 person capacity)
Senior Center	1/15,000	3 acre site (8,000 sf)
Park / Recreation Office	1/30,000	2 acre site (8,000 sf)

- 6.A.6. The City shall seek to establish and maintain a linear park system of greenbelts, bicycle paths, and pedestrian walkways that link city park facilities and other key destinations. This linear park system should not be counted towards meeting acreage standards for neighborhood or community parks and recreation facilities.
- 6.A.7. The City shall ensure that appropriate funding mechanisms are identified to adequately fund the development of new parks and recreational facilities and the redevelopment of existing parks and recreational facilities.
- 6.A.8. The City shall ensure that appropriate funding mechanisms are identified to cover the cost of maintaining parks and recreational facilities on an ongoing basis.
- 6.A.9. The City shall consider the following factors in the design of new parks:
 - a. Safety

- b. Security
- c. Maintenance
- d. Accessibility
- e. Landscaping complimentary to the surrounding environment
- f. Travel distance of users
- g. Passive versus active use areas
- h. Restroom facilities
- i. Citizen input
- j. Adequacy of off-street parking
- k. Flexibility for programming activities

6.A.10. The City shall investigate the potential for joint use agreements with the school districts for the use of shared-use park and school facilities.

6.A.11. The City shall encourage local service clubs and non-profit organizations to participate in the development and improvement of City parks and recreation facilities.

6.A.12. The City shall encourage the establishment or joint development of commercial or private recreation facilities within the Wheatland area.

6.A.13. The City shall ensure that recreation facilities are sited to minimize negative impacts (i.e., parking, night lighting, and excessive noise) on surrounding neighborhoods.

6.A.14. The City shall prepare and implement a Parks Master Plan.

6.A.15. The City shall provide supervision of park areas to protect the users of the parks and reduce vandalism, and shall work with law enforcement agencies to eliminate crime at parks and recreation facilities.

IMPLEMENTATION PROGRAMS

6.1. The City shall prepare a Parks Master Plan to identify locations of major parks and recreational facilities, specific criteria and standards for the development of sports and recreation facilities, funding sources for the development and maintenance of parks, recreation centers, and open space resources. This shall include provision for the development of new parks in connection with new development and the development of parks to address existing deficiencies.

Responsibility: City Council
City Manager
Planning Director

Time Frame: FY 2006-2007

6.2. The City shall initiate a funding study for the development of a City-owned park, sports, and ball field complex to be located on the Civic Center site. Once completed, the City shall coordinate efforts with development interests to design, construct, and manage the City-owned park.

Responsibility: City Council
City Manager
Planning Director

Time Frame: FY 2007-2008

CIVIC CENTER

Wheatland’s existing City Hall and public safety service facility are inadequate to accommodate the growth of the city. The General Plan calls for the creation of a Civic Center close to the Downtown to house these functions.

GOAL 6.B

To develop a permanent, centralized home for City departments, while providing valuable public services and facilities within the Downtown area of Wheatland.

POLICIES

6.B.1. The City shall develop a site plan for a Civic Center.

6.B.2. The City shall develop the Civic Center which will serve as the community gathering place and center for community events and recreation. The Civic Center shall reflect community history and help to establish the Downtown as a vibrant community center.

6.B.3. The City shall develop the Civic Center to accommodate the Police Department, Fire Department, City Library, and City Hall, and for possible expansion of Public Works and other City departments as needed.

6.B.4. The City shall locate the Civic Center west of the proposed Community Park along Spenceville Road (see the Land Use Diagram).

- 6.B.5. The City shall actively seek funding for, and involve youth in the planning of, a citywide youth recreation center to be located on the Civic Center site, which will include a gymnasium, game rooms, meeting rooms, offices, and a patio area.

IMPLEMENTATION PROGRAM

- 6.3. The City shall initiate a study for the development of a Civic Center. Once the study is completed, the City shall coordinate efforts to develop the site.

Responsibility: City Council
 Planning Director

Time Frame: FY 2006-2007

SENIOR CENTER

Community involvement and activity is an important component of the quality of life and small-town character of Wheatland. Policies of the plan seek to provide for facilities where groups can gather for functions and activities.

GOAL 6.C

To provide facilities which bring citizens together to meet their social, cultural, recreational, and educational needs.

POLICIES

- 6.C.1. The City shall actively seek funding for, and involve senior citizens in the planning of, either the expansion of the current Senior Center or establishment of a new larger Senior Center. The Senior Center should include meeting rooms, offices, game rooms, dining areas/kitchens, and a patio area.
- 6.C.2. The City shall site the Senior Center so that it is easily accessible to transit, the library and Civic Center, medical facilities, and other key destinations within the City.

IMPLEMENTATION PROGRAM

- 6.4. The City shall conduct a study concerning development and financing of a Senior Center, in coordination with Implementation Program 6.3.

Responsibility: City Council
 Planning Director

Time Frame: FY 2007-2008

EDUCATION



Bear River Middle School

The availability and quality of education in Wheatland is an important factor in quality of life, and is also important in terms of the attractiveness of Wheatland for economic development. Wheatland School District (WSD) and the Wheatland Union High School District (WUHSD) are the providers of primary and secondary education.

GOAL 6.D

To provide for the educational needs of all Wheatland residents.

POLICIES

- 6.D.1. The City shall work with the Wheatland School District and Wheatland Union High School District in providing quality education facilities that will accommodate projected student growth.
- 6.D.2. The City shall encourage the provision of social, recreational, and educational services that complement and enrich those provided by public, private, and parochial educational facilities.
- 6.D.3. The City shall encourage the use of schools as community and neighborhood centers to provide a range of services.
- 6.D.4. The City shall support the development of appropriately-located private school facilities to provide additional educational facilities in Wheatland.
- 6.D.5. The City shall work with Yuba College and other institutions to provide post secondary education and to ensure that higher education programs and facilities are available to residents of Wheatland.
- 6.D.6. The City shall seek to locate a higher education facility within the city limits to serve the needs of Wheatland residents and to support future economic growth.
- 6.D.7. The City shall encourage educational facilities to offer job-training and retraining programs to assist Wheatland residents.
- 6.D.8. The City, Wheatland School District, and Wheatland Union High School District shall explore the potential for joint

financing and use of services and facilities for the community to meet mutual needs.

SCHOOL SITING AND FINANCING

Growth in Wheatland will necessitate the development of additional public, private, and parochial schools. Funding for new public schools has become a complicated matter, with scarce State funding. Policies of the General Plan seek to promote high quality education facilities in Wheatland and assist the Wheatland School District and Wheatland Union High School District in planning for and funding the development of needed new school facilities.

The specific sites of new schools will depend upon decisions by the School Boards of the two districts, and the availability of appropriate land. The Land Use Diagram indicates general locations for new public school facilities.

GOAL 6.E

To ensure that adequate school facilities are available and appropriately located to meet the needs of Wheatland residents.

POLICIES

- 6.E.1. The City shall work cooperatively with the Wheatland School District and Wheatland Union High School District in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist the District in locating appropriate sites for new schools.
- 6.E.2. The City's land use planning shall be coordinated with the planning of school facilities and shall involve the Wheatland School District and Wheatland Union High School District in the early stages of the land use planning process.
- 6.E.3. The City shall plan and approve residential uses that are accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- 6.E.4. The City shall encourage school facility siting that establishes schools as focal points within the neighborhood and community.
- 6.E.5. The City shall encourage the location of schools in areas with safe pedestrian and bicycle access.

- 6.E.6. The City shall encourage the design and improvement of school facilities to provide adequate off-street parking and areas for student pick-up and drop-off to minimize safety problems and neighborhood impacts.
- 6.E.7. The City shall work with the Wheatland School District and Wheatland Union High School District to obtain "Safe Routes to Schools" grants. These grants will provide safe bike routes to schools, crossing guards at intersections, designated vehicle drop-off routes, and child drop-off zones.
- 6.E.8. The City shall work closely with the Wheatland School District and Wheatland Union High School District to support adequate funding for new school facilities.
- 6.E.9. The City and residential developers should coordinate with the Wheatland School District and Wheatland Union High School District to ensure that needed school facilities are available for use in a timely manner.

CHILD CARE SUPPLY AND QUALITY

Many of Wheatland's families include a single working parent or two working parents. These families need help with child care. Child care takes many forms, from friends and relatives, unlicensed babysitters, to licensed family day care homes and child care centers. As Wheatland continues to grow, demand for child care will increase. The availability and affordability of high-quality child care is an important factor in the quality of life for many Wheatland residents.

Other chapters and sections of the General Plan Policy Document also include policies related to child care. The following policies promote the availability of an adequate, diverse supply of high quality child care to meet the needs of Wheatland residents.

GOAL 6.F

To ensure that an adequate and diverse supply of quality child care facilities and services is available in Wheatland.

POLICIES

- 6.F.1. The City shall encourage the development of a range of child care facilities and arrangements, including family day care homes, quasi-public and private child care centers, before- and after-school programs, and recreational activities, in order to provide alternatives to fulfill the needs of Wheatland residents and employees.

- 6.F.2. The City shall encourage the Wheatland School District to provide after-school care and activities for children.
- 6.F.3. The City shall encourage the development of child care facilities in multi-family housing developments, near major transportation corridors, and at employment sites.
- 6.F.4. The City shall support efforts to establish a child care referral system that is available to the citizens and businesses of Wheatland.

IMPLEMENTATION PROGRAMS

- 6.5. The City shall review and revise as necessary Zoning Ordinance provisions affecting child care facilities to ensure that they do not pose unnecessary hindrances to the development of child care facilities and to allow on-site child care at commercial and industrial locations when the location is safe for children.

Responsibility: Planning Director

Time Frame: FY 2006-2007

- 6.6. The City shall develop a plan for the provision of child care facilities within schools, residential neighborhoods, and employment centers.

Responsibility: Planning Director

Time Frame: FY 2006-2007

LIBRARIES

Wheatland currently (2005) does not have a public library. The General Plan seeks to provide information that remains free and accessible to everyone, including books, magazines, reference materials, multilingual materials, and Internet access. The policies of this section seek to promote and help establish the library's vital role in the community and provide for its development as growth increases the demand for library services.

GOAL 6.G

To ensure that library facilities are available to all current and future Wheatland residents, in order to carry out the Yuba County Library's mission to inform, to enhance the quality of life, and to foster lifelong learning.

POLICIES

- 6.G.1. The City shall develop library facilities as part of the new Civic Center.
- 6.G.2. The City shall require new development to fund its fair share of new library facilities.
- 6.G.3. The City shall strive to maintain library standards.
- 6.G.4. The City shall work with the Wheatland School District, Wheatland Union High School District, Yuba County Library System, and Yuba College to provide library services to the community.

IMPLEMENTATION PROGRAM

- 6.7. The City shall develop a plan for the provision of library services.

Responsibility: City Council
City Manager

Time Frame: FY 2008-2009

COMMUNITY INVOLVEMENT AND PARTICIPATION

Part of what constitutes Wheatland’s small-town character is the sense of local involvement in the community and its decision-making process. Policies of the Plan seek to promote and enhance the sense of belonging and participation in all sectors of the community, including young people.

GOAL 6.H

To promote and enhance community involvement and participation by all sectors of the community.

POLICIES

- 6.H.1. The City shall foster the participation of residents in local government decision-making and in the social, cultural, and recreational activities of the community.
- 6.H.2. The City shall encourage participation by youth in a variety of community service and public policy activities.
- 6.H.3. The City shall work with public and private schools to bring students into City Hall and have City Council members visit the classroom.

IMPLEMENTATION PROGRAM

- 6.8. The City shall hold periodic “youth sessions” where issues related to youth are discussed, including participation by the youth in the development of the agendas for these sessions.

Responsibility: City Council
City Manager
Parks and Recreation Director

Time Frame: FY 2006-2007; ongoing

CHAPTER 7

HISTORIC PRESERVATION

Wheatland has a rich historic heritage, and many significant historic buildings, events, and artifacts reflect its past. Downtown Wheatland in particular includes over twenty-five historically-significant buildings. The General Plan sets the framework for a comprehensive program to foster historic preservation efforts in Wheatland through a systematic program, community education, and coordination within the City and with historic preservation groups.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This chapter contains goals, policies, and implementation programs that establish the framework for the preservation of Wheatland's historic resources. The goals and policies of this chapter are organized topically according to the following categories.

- Historic Preservation - General
- Economic Incentives for Historic Preservation
- Historic Preservation Education and Awareness
- Archaeological Resources

HISTORIC PRESERVATION-GENERAL



Hop kilns

Preservation of Wheatland's significant buildings and sites has largely relied on individual initiative. The policies in this section seek to develop a systematic and comprehensive historic preservation program to ensure that Wheatland's historically- and architecturally-significant resources are preserved.

GOAL 7.A

To preserve and maintain sites, structures, and landscapes that serve as significant, visible connection to the city's social, architectural, and agricultural history.

POLICIES

- 7.A.1. The City shall establish a Historic Resources Inventory to include all historically and architecturally significant buildings, sites, landscapes, signs, and features within the city limits.

- 7.A.2. The City shall seek to develop incentives for owners of historically-significant income-producing buildings to have their buildings designated a City Historic Landmark.
- 7.A.3. The City shall give highest restoration priority to those buildings and open space areas identified as having historic, cultural, or architectural significance that are in imminent danger of decay or demolition.
- 7.A.4. The City shall encourage the incorporation of natural resources such as land and water into historic sites and structures when they are important to the understanding and appreciation of the history of the site.
- 7.A.5. The City shall consult with property owners early in the process of designating properties or buildings as historically and/or architecturally significant.

IMPLEMENTATION PROGRAMS

- 7.1. The City shall complete a historic resources inventory of all historically and architecturally significant buildings and sites in the city and surrounding planning area.

Responsibility: Planning Director

Time Frame: FY 2006-2007

- 7.2. The City shall adopt a Historic Preservation Ordinance that regulates the preservation, rehabilitation, conversion, demolition, or other changes to historic buildings and sites.

Responsibility: Planning Director

Time Frame: FY 2007-2008

ECONOMIC INCENTIVES FOR HISTORIC PRESERVATION

The most effective way of preserving a historic structure is by making it economically viable. Policies in this section promote economic assistance for historic preservation. This can be accomplished through incentives, assistance, grants, and by promoting Wheatland’s historic resources as unique attractions for shoppers and tourists.

GOAL 7.B

To combine historic preservation and economic development so

as to encourage owners of historic properties to upgrade and preserve their properties in a manner that will conserve the integrity of such properties in the best possible condition.

POLICIES

7.B.1. The City shall consider waiving building permit fees and/or providing other appropriate incentives for owners of small properties with historic significance who are unable to benefit from other government programs for historic preservation and for historic preservation projects that provide low-income housing or essential city services.

IMPLEMENTATION PROGRAM

7.3. The City shall pursue Federal and State grants for historic preservation projects involving public-private partnerships, including HOME, Community Development Block Grant (CDBG), and Transportation Enhancement Activities (TEA) grant applications, where appropriate.

Responsibility: Planning Director

Time Frame: FY 2006-2007

HISTORIC PRESERVATION EDUCATION AND AWARENESS

Awareness and appreciation of Wheatland’s historic resources will foster a greater enjoyment of the city and greater support for historic preservation efforts. Policies in this section seek to develop innovative community education programs to promote historic preservation.

GOAL 7.C

To promote community awareness and appreciation of Wheatland’s history and architecture.

POLICIES

7.C.1. The City shall formally recognize private and public quality rehabilitation and restoration work through awareness ceremonies.

7.C.2. The City shall encourage Wheatland schools to integrate local architectural history into their curriculum.

- 7.C.3. The City shall coordinate historic preservation efforts with other agencies and organizations, including the Yuba-Feather Historical Association and other historic societies.

ARCHAEOLOGICAL RESOURCES

Far less is known about the Wheatland area prior to European settlement, and evidence of early native peoples who occupied the area is scarce. Any artifact or information is, therefore, valuable. Policies in this section seek to identify and preserve any archaeological resources that might be disturbed by development activity.

GOAL 7.D

To protect Wheatland's Native American heritage.

POLICIES

- 7.D.1. The City shall refer development proposals that may adversely affect archaeological sites to the North Central Information Center at California State University, Sacramento, and the Northeast Information Center at California State University, Chico.
- 7.D.2. The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without first consulting the California Archaeological Inventory, the North Central Information Center at California State University, Sacramento, the Northeast Information Center at California State University, Chico, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist.

CHAPTER 8

ENVIRONMENTAL RESOURCES

Wheatland's environmental resources (water, air, vegetation, wildlife, and open space) contribute to the city's economy and are important elements in the quality of life of Wheatland's residents. These natural resources exist in limited quantity and are at risk of destruction or degradation through continued urban development. The General Plan seeks to balance the need for growth with the need for the conservation and enhancement of the area's natural resources, frequently in cooperation with other agencies.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This chapter contains goals, policies, and implementation programs that establish the framework for the protection of valuable environmental resources in the Wheatland area. The goals and policies are organized topically according to the following categories, each of which relates to a key objective for protection of Wheatland's environmental resources.

- Water Resources
- Fish and Wildlife Habitat
- Vegetation
- Open Space for the Preservation of Natural Resources
- Air Quality-General
- Air Quality-Transportation
- Energy Conservation

WATER RESOURCES

The availability, quantity, and quality of water is vital to natural processes and human activities. Water is essential to the development of housing, commerce, industry, and agriculture, to recreation, and to the maintenance of high quality fish and wildlife habitats.

The Bear River, Dry Creek, and Grasshopper Sloughs are all located within the General Plan Area boundary, and the Feather River is within five miles of the city. A groundwater aquifer underlies Wheatland and serves as the City's municipal water supply. Most of these resources are regional in nature and require a cooperative effort to ensure protection of water quality in these bodies. Policies in this section seek to protect these resources and maintain the highest quality for human and natural use. Water supplies are also discussed in Chapter 5 under "Water Supply and Delivery."



Bear River

GOAL 8.A

To protect and enhance the natural quantity and qualities of the Wheatland area’s rivers, creeks, sloughs, and groundwater.

POLICIES

- 8.A.1. The City shall cooperate with Yuba County in the conservation of Bear River and Dry Creek for the protection of water resources and open space qualities.
- 8.A.2. The City shall monitor any activities that may degrade the aquifers of Bear River or Dry Creek as it impacts city water supply and shall support the maintenance of high water quality in these water bodies.
- 8.A.3. The City shall cooperate with other jurisdictions in jointly studying the potential for using surface water sources to balance the groundwater supply so as to protect against aquifer overdrafts and water quality degradation.
- 8.A.4. The City shall help protect groundwater resources from overdraft by promoting water conservation and groundwater recharge efforts.
- 8.A.5. The City shall require proposed developments to comply with streambed alteration and watershed protection regulations as administered by the California Department of Fish and Game and regulations adopted by the Environmental Health Department.
- 8.A.6. The City shall retain to the extent feasible the environmental and ecological features of the creeks, sloughs, and rivers in their natural state.
- 8.A.7. The City shall endeavor to protect, preserve, and improve riparian corridors.
- 8.A.8. The City shall require runoff controls in conjunction with development projects and agriculture production to limit toxics and nutrients from entering waterways.

IMPLEMENTATION PROGRAM

- 8.1. The City shall monitor any activities that may degrade the aquifers of Bear River and Dry Creek and affect City water supplies.

Responsibility: City Manager

City Engineer
 Planning Director

Time Frame: Ongoing

8.2. The City’s Zoning Ordinance shall be reviewed and amended where appropriate to assure that adequate standards for watershed protection have been adopted.

Responsibility: City Manager
 City Engineer
 Planning Director

Time Frame: FY 2006-2007

FISH AND WILDLIFE HABITAT

Fish and wildlife resources in the Wheatland area occur in both natural and altered habitats. Habitats altered either by agricultural cultivation or urban development make up most of the Planning Area. Although altered by human activities, these areas may still be valuable for wildlife. Natural habitats in and around Wheatland include Grasshopper Slough, riparian areas, alkali sinks, and natural oaks.

Policies in this section encourage the protection of important habitats and commit the City to address the effects of growth on these habitats.

GOAL 8.B

To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.

POLICIES

8.B.1. The City shall support preservation of the habitats of Federally- or State-listed rare, threatened, endangered, and/or other special status species. Federal and State agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.

8.B.2. The City shall support and cooperate with efforts of other local, State, and Federal agencies and private entities engaged in the preservation and protection of significant biological resources. Significant biological resources include endangered, threatened, or rare species and their habitats, wetland habitats, wildlife migration corridors, and locally-important species/communities.

- 8.B.3. The City shall support preservation, restoration, and enhancement of the designated habitats of State or Federally listed rare, threatened, endangered and/or other sensitive and special status species.
- 8.B.4. The City shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitat. Where possible and appropriate, such communities shall be restored or expanded.
- 8.B.5. The City shall require careful planning of new development in areas that are known to have particular value for biological resources to maintain sensitive vegetation and wildlife habitat.
- 8.B.6. The City shall review development proposals in accordance with applicable Federal, State, and local statutes protecting special-status species and jurisdictional wetlands.
- 8.B.7. The City shall impose, where appropriate, mitigation measures using protocols defined by the applicable statutes.
- 8.B.8. On sites that have the potential to contain critical or sensitive habitats or special species or are within 100 feet of such areas, the City shall require the project applicant to have the site surveyed by a qualified biologist. A report on the findings of this survey shall be submitted to the City as part of the application process.
- 8.B.9. The City shall require levee vegetation management be consistent with flood control and reclamation district constraints.

VEGETATION

Like fish and wildlife habitat, the diverse stands of vegetation in Wheatland include both native and non-native species. Policies in this section support the preservation of important plant species and promote the use of native species, where possible, in new development and landscaping.

GOAL 8.C

To preserve and protect the valuable vegetation resources of the Wheatland area.

POLICIES

- 8.C.1. The City shall require developers to use native and compatible

non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of permits or for project mitigation.

- 8.C.2. The City shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands and riparian areas.
- 8.C.3. The City shall require that new development preserve natural woodlands to the maximum extent possible.
- 8.C.4. The City shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.

IMPLEMENTATION PROGRAM

- 8.3. The City shall prepare and adopt a Historic Oak Tree Preservation Ordinance.

Responsibility: City Council
 Planning Director

Time Frame: FY 2007-2008

**OPEN SPACE
 FOR THE
 PRESERVATION
 OF NATURAL
 RESOURCES**

Part of the enjoyment of Wheatland is its open space resources, both manmade and natural. Wheatland’s open space resources include parks, mature trees in the neighborhoods and along roadways, and the agricultural lands surrounding Wheatland. Other goals and policies related to open space can be found in the “Landscaping and Streetscaping” section of Chapter 1.

GOAL 8.D

To preserve and enhance open space lands to maintain the natural resources of the Wheatland area.

POLICIES

- 8.D.1. The City shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible.
- 8.D.2. The City shall, where appropriate, permanently protect as open space areas of natural resource value, including wetlands

preserves, riparian corridors, woodlands, and floodplains.

- 8.D.3. The City shall require that new development be designed and constructed to preserve significant stands of vegetation and any areas of special ecological significance as open space to the maximum extent feasible.
- 8.D.4. The City shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.
- 8.D.5. The City shall encourage the development of natural open space areas in regional, community, and neighborhood parks.
- 8.D.6. The City shall serve as the steward of public open space and ensure that the use and maintenance of the open space is carried out in an environmentally-responsible manner.
- 8.D.7. The City shall plan and establish natural open space parkland as a part of the overall City park system.

**AIR QUALITY-
GENERAL**

Wheatland is located within the Sacramento Valley Air Basin, in which the air quality does not meet some state and federal health standards, particularly for ozone and small particulates (PM10). While emission control requirements on motor vehicles and industrial operations have substantially reduced air pollution from these sources, increased development and the associated increase in emissions from automobiles threatens to offset these gains. The Feather River Air Quality Management District monitors and regulates air quality in the Wheatland area and regulates air pollution emissions of commercial and industrial operations.

This section includes policies generally addressing ways to improve regional air quality. The next section specifically addresses the transportation-related policies pertaining to air quality.

GOAL 8.E

To protect and improve air quality in the Wheatland area with the goal of attaining State and Federal health-based air quality standards.

POLICIES

- 8.E.1. The City shall cooperate with other agencies to develop a consistent and effective approach to regional air quality planning and management.
- 8.E.2. The City shall support the Feather River Air Quality Management District in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development.
- 8.E.3. The City shall require major new development projects to submit an air quality analysis for review and approval. Based on this analysis, the City shall require appropriate mitigation measures.
- 8.E.4. In cooperation with the Feather River Air Quality Management District, the City shall develop emission thresholds to serve as the basis for requiring air quality analysis and mitigation.
- 8.E.5. The City shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The City shall submit development proposals to the Feather River Air Quality Management District for review and comment in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the City.
- 8.E.6. In reviewing project applications, the City shall require consideration of alternatives or amendments that reduce emissions of air pollutants.
- 8.E.7. The City shall require the use of EPA-certified woodstoves and fireplace inserts in lieu of wood burning indoor fireplaces in new development.
- 8.E.8. The City shall encourage inclusion of exterior electrical outlets and natural gas hookups in new residential development to encourage the use of electric, rather than gas-powered, equipment, and to encourage the use of natural gas-fired barbecues.

AIR QUALITY- TRANSPORTATION

The relationship between development patterns and the transportation system has important air quality implications. This General Plan encourages land use patterns and alternative forms of transportation that reduce the length and number of automobile trips (see Chapters 1 and 2). Policies in this section address specific actions to address the air quality implications of automobile transportation associated with future growth.

GOAL 8.F

To integrate air quality planning with the land use and transportation planning process.

POLICIES

- 8.F.1. Consistent with Policy 2.A.2, the City shall require new development to be planned to result in satisfactory traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra- and inter-neighborhood connections where significant reductions in overall emissions can be achieved.
- 8.F.2. The City shall use synchronized traffic signals on roadways susceptible to emissions improvement through approach control.
- 8.F.3. The City shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in City transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.
- 8.F.4. The City shall promote the use of clean alternative fuel vehicles.

ENERGY CONSERVATION

The relationship between development patterns and energy conservation has important regional implications. This General Plan encourages energy conservation. Policies in this section address specific actions to address energy conservation measures to be associated with future growth.

GOAL 8.G

To encourage energy conservation in new and existing developments.

POLICIES

- 8.G.1. In addition to the energy regulations of Title 24, the City shall encourage the energy efficiency of new development. Possible energy efficient design techniques include: provisions for solar access; building siting to maximize natural heating and cooling; and landscaping to aid passive cooling and protection from winter winds.
- 8.G.2. The City shall encourage the planting of shade trees along all City streets to reduce radiation heating.
- 8.G.3. The City shall coordinate with local utility providers to promote public education energy conservation programs.
- 8.G.4. The City will promote local and State programs that strive to reduce the consumption of natural or manmade energy sources.
- 8.G.5. The City shall ensure that new development incorporates open space areas that provide community and neighborhood identity and insulate conflicting land uses and noise generators.

CHAPTER 9

HEALTH AND SAFETY

Planning for urban growth and development requires consideration of a wide range of public safety issues. Safety hazards may be naturally-induced, such as seismic and geologic, flood, and wildland fire hazards; some hazards may be the result of natural hazards which are exacerbated by human activity and alteration of the natural environment, such as dam failure, urban fire, and development in sensitive areas such as floodplains and areas subject to erosion and landsliding; and some hazards are manmade, including aircraft crash hazards, hazardous materials, and crime. In addition to safety issues related to hazardous conditions, the planning process should account for other issues related to community health and safety, including crime and noise exposure.

Many of the health and safety risks associated with development can be avoided through locational decisions made at the planning stages of development, while others may be lessened through the use of mitigation measures in the planning and land use regulation process. This chapter outlines the City's strategy for ensuring the maintenance of a healthy and safe physical environment in Wheatland.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This chapter contains goals, policies, programs, and standards intended to protect Wheatland residents, businesses, and visitors from the harmful effects of natural and man-made hazards. This information is organized under the following topics, each of which relates to specific conditions and concerns relevant to Wheatland.

- Health and Safety-General
- Seismic and Geologic Hazards
- Flood Hazards and Protection
- Fire Hazards
- Aircraft Crash Hazards
- Hazardous Materials
- Noise

HEALTH AND SAFETY-GENERAL

The policies in this section seek to ensure that general health and safety concerns are met within the community.

GOAL 9.A

To protect the community from injury and damage resulting from natural catastrophes and hazardous conditions.

POLICIES

- 9.A.1. The City shall prepare and regularly update emergency services plans.
- 9.A.2. The City shall have major public and private development proposals reviewed by the Fire and Police Departments as well as other City department heads to insure compatibility with safety objectives.
- 9.A.3. The City shall initiate fire inspection programs for buildings and premises to identify safety needs.
- 9.A.4. The City shall consider safety hazards in prioritizing capital improvements.
- 9.A.5. The City shall incorporate safety provisions in City ordinances whenever applicable.
- 9.A.6. The City shall permit development only in areas where the potential danger to the health and safety of people can be mitigated to an acceptable level.
- 9.A.7. The City shall ensure that during natural catastrophes and emergencies the City can continue to provide essential emergency public services.
- 9.A.8. The City shall update building, fire, and other codes to address earthquakes, fire, and other hazards.
- 9.A.9. The City shall coordinate disaster preparedness planning with other public agencies and organizations.

IMPLEMENTATION PROGRAM

- 9.1. The City shall prepare and adopt an Emergency Management Plan in coordination with the Yuba County Office of Emergency Services.

Responsibility: City Council
 City Manager
 Fire Chief
 Police Chief

Time Frame: FY 2006-2007

SEISMIC AND GEOLOGIC HAZARDS

The primary seismic and geologic hazards affecting development in Wheatland include earthquakes and expansive soils. Generally flat in topography, Wheatland does not face risks from landsliding or seiches.

All soils have properties and characteristics such as erosion potential, shrink-swell behavior, and permeability that determine their suitability and constraints for building sites, grading, infrastructure, and drainage systems. Such soils require special engineering attention to design to ensure the safety of any buildings or improvements.

The policies in this section seek to ensure that new buildings and facilities are designed to withstand seismic and geologic hazards.

GOAL 9.B

To minimize the loss of life, injury, and property damage due to seismic and geological hazards.

POLICIES

- 9.B.1. The City shall require the preparation of a soils engineering and geologic/seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, liquefaction, expansive soils).
- 9.B.2. The City shall require submission of a preliminary soils report, prepared by a registered civil (geotechnical) engineer and based upon adequate test borings, for every subdivision.
- 9.B.3. The City shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants due to groundshaking.
- 9.B.4. The City shall require that new structures and alterations to existing structures comply with the current edition of the Uniform Building Code.
- 9.B.5. The City shall develop evacuation routes and a disaster plan in the remote event that an earthquake does occur, especially in the Camp Far West Dam inundation area.
- 9.B.6. The City shall require that new structures intended for human occupancy, public facilities (i.e., treatment plants and pumping stations, major communication lines, evacuation routes, etc.), and emergency/disaster facilities (i.e., police and fire stations, etc.) are designed and constructed to minimize risk to the safety of people due to ground shaking.

- 9.B.7. The City shall require all proposed developments, reconstruction, utilities, or public facilities situated within areas subject to geologic/seismic hazards as identified in the soils engineering and geologic/seismic analysis to be sited, designed, and constructed to mitigate the risk associated with the hazard (e.g., expansive, liquefaction, etc.).
- 9.B.8. The City shall require that alterations to existing buildings and all new buildings be built according to the seismic requirements of the Uniform Building Code.
- 9.B.9. The City shall support and encourage seismic upgrades to older buildings that may be structurally deficient.
- 9.B.10. The City shall inventory unreinforced masonry structures, including emergency facilities and other critical facilities constructed prior to 1948, used for human occupancy (excluding single family residential structures), and evaluate the facilities for seismic safety. If found below acceptable standards, the City shall implement a program to mitigate potential hazards.

IMPLEMENTATION PROGRAM

See also Implementation Program 9.1.

- 9.2. The City shall complete an inventory of non-single family unreinforced masonry structures.

Responsibility: Building Inspector
Fire Chief

Time Frame: FY 2006-2007

FLOOD HAZARDS AND PROTECTION



High water on the Bear River

Wheatland is located near the Bear River and Dry Creek. In the event of a severe storm, these water bodies could overtop levees or levees could fail, resulting in flooding in Wheatland. The Federal Emergency Management Agency (FEMA) conducts studies to identify floodplains and to require existing development in those areas to secure flood insurance. The FEMA-mapped 100-year floodplain within the Planning Area includes portions of the General Plan Study Area. The policies of this section seek to protect development from damage, and to require new development within the floodplain to be designed to avoid flood damage.

GOAL 9.C

To protect the lives and property of the citizens of Wheatland from hazards and manage floodplains for their open space and natural resource values.

POLICIES

- 9.C.1. The City shall continue to implement floodplain zoning and undertake other actions required to comply with State floodplain requirements, and to maintain the City's eligibility under the Federal Flood Insurance Program.
- 9.C.2. The City shall require evaluation of potential flood hazards prior to approval of development projects. The City shall require proponents of new development to submit accurate topographic and flow characteristics information.
- 9.C.3. The City shall not allow development in areas subject to flooding unless adequate mitigation is provided to include project levees designed for a standard project flood.
- 9.C.4. The City shall require flood-proofing of structures and outdoor storage areas for hazardous materials in areas subject to flooding. Hazardous materials and wastes shall be contained within floodproofed structures or storage areas.
- 9.C.5. The City shall prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and road access are free from flood inundation.
- 9.C.6. The City shall continue to work closely with the U.S. Army Corps of Engineers, Reclamation Districts 2103 and 817, the Federal Emergency Management Agency (FEMA), and the State Department of Water Resources in defining existing and potential flood problem areas and solutions.
- 9.C.7. The City shall preserve floodways and floodplains for non-urban uses, except that development may be allowed in a floodplain with mitigation measures that are in conformance with the City's Flood Protection Master Plan and Internal Source Drainage Master Plan.
- 9.C.8. The City shall formulate emergency management plans for the safe evacuation of people from areas subject to inundation from dam failure. Plans shall be reviewed and periodically updated.

- 9.C.9. The City shall participate in the National Flood Insurance Program.
- 9.C.10. The City shall require that roadway systems for areas protected from flooding by levees be designed to provide multiple escape routes for residents in the event of a levee failure.
- 9.C.11. The City shall develop evacuation routes and a disaster plan in the remote event of a failure to Camp Far West Dam.
- 9.C.12. The City shall coordinate with and support the efforts of Reclamation Districts 2103 and 817, to provide flood protection to the new development in the city.

IMPLEMENTATION PROGRAM

See also Implementation Program 9.1.

- 9.3. The City shall complete a Flood Protection Master Plan.

Responsibility: City Manager
 Planning Director
 City Engineer

Time Frame: FY 2005-2006

FIRE HAZARDS

Structural and wildland fire hazards can threaten life and property in Wheatland. Wildland fires resulting from either natural or manmade causes occur in forest, brush, or grasslands, so the threat is minimal in Wheatland, although vacant lots and fallow agricultural areas with weeds can be fire hazards. Structural fires usually result from manmade causes and can spread easily. Structural fire hazards are greatest in those structures built before building and fire codes were established.

The policies of this section seek to ensure that new development is constructed to minimize potential fire hazards and to provide public education concerning fire prevention. The "Fire Protection" section in Chapter 5 addresses the service levels and maintenance of the City's Fire Department.

GOAL 9.D

To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from fires.

POLICIES

- 9.D.1. The City shall require that new development meets State and local standards for fire protection. The City Fire Department shall review development proposals for compliance with fire safety standards.
- 9.D.2. The City shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with State and local codes and ordinances.
- 9.D.3. The City shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.
- 9.D.4. The City shall develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.
- 9.D.5. The City shall enforce building and fire codes and City ordinances in regard to fire and fire protection.
- 9.D.6. The City shall continue to improve fire protection services, equipment, and facilities as required and as economically as possible.
- 9.D.7. The City shall require and maintain adequate street widths, clearances around structures, and turning radii to provide for fire and safety protection and access.
- 9.D.8. The City shall maintain water supply requirements for fire fighting needs in accordance with the Insurance Services Office "Fire Suppression Rating Schedule."
- 9.D.9. The City shall require that areas within the natural/urban interface, at a minimum, provide fire and safety protection that meet California Department of Forestry and Fire Protection (CDF) Fire Safe standards.

AIRCRAFT CRASH HAZARDS

Wheatland is located under the flight path of Beale Air Force Base. While unlikely, any crash landing of an aircraft is a potentially disastrous event. This section includes policies to encourage safe development patterns within flight zones to minimize risk. There are additional policies related to air transportation in Chapter 2 under "Airport Overflight Zones."



U2 Over Beale AFB

GOAL 9.E

To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from aircraft hazards.

POLICIES

- 9.E.1. The City shall work with Beale Air Force Base to ensure that new development does not create safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.
- 9.E.2. The City shall ensure that development within the Beale Air Force Base approach and departure zones comply with Part 87 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).

HAZARDOUS MATERIALS

Wheatland may now or in the future include industries and activities that involve the transport, storage, or use of toxic or hazardous chemicals, posing potential safety hazards in the event of unintentional exposure, leak, fire, or accident. Some of the byproducts of industrial processes in Wheatland are hazardous materials, which need proper disposal. Residents and businesses in Wheatland also generate household hazardous wastes such as waste oil, paint, and solvents. Policies in this section, therefore, focus on safe disposal, use, storage, and transport of hazardous materials, as well as proper siting between hazardous waste storage and use and sensitive land uses such as homes and schools.

GOAL 9.F

To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

POLICIES

- 9.F.1. The City shall ensure that the use and disposal of hazardous materials in the city complies with local, State, and Federal safety standards.
- 9.F.2. The City shall strictly regulate the storage of hazardous materials and wastes.

- 9.F.3. The City shall ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.
- 9.F.4. The City shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the City.
- 9.F.5. The City shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.
- 9.F.6. The City shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.
- 9.F.7. The City shall work with other agencies to ensure an adequate countywide response capability to hazardous materials emergencies.

IMPLEMENTATION PROGRAM

See implementation program 9.1.

NOISE



Noise generating uses can include rail roads and industrial sites.

A feature of Wheatland's small-town character and quality of life is its relatively quiet atmosphere. Noise results from many sources, including road traffic, railroad operations, aircraft, and industrial activities. Exposure to excessive noise has often been cited as a health problem, not so much in terms of actual physiological damage such as hearing impairment, but more in terms of general well-being and contributing to undue stress and annoyance. The policies of this section set noise standards and include policies to protect noise-sensitive uses from excessive noise. Noise-sensitive uses in Wheatland include residential areas, motels, medical facilities, nursing homes, churches, meeting halls, offices, schools, playgrounds, and parks.

New development must be designed so as not to result in excessive noise on adjacent properties, and development of new noise-sensitive uses in areas projected to have high noise levels must be constructed so as to reduce interior noise levels.

GOAL 9.G

To protect Wheatland residents from the harmful and annoying effects of exposure to excessive noise.

POLICIES

- 9.G.1. The City shall prohibit development of new noise-sensitive uses where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated in the development design to achieve the standards set out in Table 9-1.
- 9.G.2. The City shall require that noise created by new non-transportation sources be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses.

**TABLE 9-1
NOISE LEVEL PERFORMANCE STANDARDS
NEW PROJECTS AFFECTED BY OR INCLUDING NON-
TRANSPORTATION SOURCES***

Noise Level Descriptor	Daytime (7am-10pm)	Nighttime (10pm to 7am)
Hourly L_{eq} , dB	50	45
Maximum Level, dB	70	65

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

*For the purposes of compliance with the provisions of this section, the City defines transportation noise sources as traffic on public roadways, railroad line operations, and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Other noise sources are presumed to be subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, and loading docks.

- 9.G.3. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 9-1 at existing or planned noise-sensitive uses, the City shall require an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. The acoustical analysis shall meet the following requirements:
- a. It shall be the financial responsibility of the applicant.

- b. It shall be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
 - c. It shall include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
 - d. It shall include estimates of existing and projected cumulative (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table 9-1, and compare those levels to the policies and standards of this section of the General Plan.
 - e. It shall recommend appropriate mitigation to achieve compliance with the policies and standards of this section of the General Plan, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
 - f. It shall include estimates of noise exposure after the prescribed mitigation measures have been implemented.
 - g. It shall describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.
- 9.G.4. The City shall prohibit new development of noise-sensitive land uses in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels set out in Table 9-2, unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels set out in Table 9-2.
- 9.G.5. The noise created by new transportation noise sources shall be mitigated so as not to exceed the levels specified in Table 9-2 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

**TABLE 9-2
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES**

Land Use	Outdoor Activity Areas ¹ L _{eq} /CNEL dB	Interior Spaces	
		L _{eq} / CNEL, dB	L _{eq} , dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 ³	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. For residential uses with front yards facing the identified noise source, an exterior noise level criterion of 65 dB L_{dn} shall be applied at the building facade, in addition to a 60 dB L_{dn} criterion at the outdoor activity area.

² As determined for a typical worst-case hour during periods of use.

³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

9.G.6. New roadway improvement projects will be needed to accommodate development permitted according to the Land Use Diagram. Where existing noise-sensitive uses may be exposed to increased noise levels due to increased roadway capacity and increases in travel speeds associated with roadway improvements, the City will apply the following criteria to determine the significance of increases in noise related to roadway improvement projects:

- a. Where existing traffic noise levels are less than 60 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and
- b. Where existing traffic noise levels range between 60 and 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +3 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant; and

- c. Where existing traffic noise levels are greater than 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant.

9.G.7. An increase of 3 dB L_{dn} or greater due to additional traffic volumes is considered a potentially significant impact.

GOAL 9.H

To protect the economic base of the city by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.

- 9.H.1. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels set out in Table 9-2 or the performance standards of Table 9-1, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.
- 9.H.2. Where noise mitigation measures are required to achieve the standards of Tables 9-1 and 9-2, the emphasis in such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.
- 9.H.3. The City shall support the Right-to-Farm Ordinance, especially as it relates to noise emanating from the agricultural operations adjacent to urban uses.
- 9.H.4. The City shall work with the Sacramento Area Council of Governments (SACOG) to ensure that City's noise policies and contours are consistent with the Beale Air Force Base Land Use Plan.

IMPLEMENTATION PROGRAM

See implementation program 1.13, in Chapter 1: Land Use and Community Character.

CHAPTER 10

ADMINISTRATION AND IMPLEMENTATION

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local government affecting the physical environment be consistent with the general plan, and sets out guidelines for the plan's monitoring, updating, and amendment.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This chapter contains goals, policies, and programs to ensure that the City of Wheatland maintains a high level of attention to the General Plan by providing for regular review and updating of the Policy Document and Background Report and ensuring that other City regulations and ordinances are consistent with the General Plan.

ADMINISTRATION AND IMPLEMENTATION



Downtown Wheatland

GOAL 10.A

To provide for the ongoing administration and implementation of the General Plan.

POLICIES

- 10.A.1. The City shall review the General Plan annually and revise it as deemed necessary.
- 10.A.2. The General Plan shall be amended no more than four times per year. Each amendment, however, may include multiple changes.
- 10.A.3. The City shall conduct a major review of the General Plan, including the General Plan Policy Document and Background Report, beginning every five years from the date of final approval of this General Plan and shall revise it as deemed necessary. Prior to undertaking this review, the City shall identify the process for updating the plan and addressing public participation.
- 10.A.4. The City shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan.

IMPLEMENTATION PROGRAMS

- 10.1. The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code §21081.6 for a mitigation monitoring program.

Responsibility: Planning Commission
City Manager
Planning Director

Time Frame: FY 2006-2007; annually thereafter

- 10.2. The City shall conduct a major review of the General Plan, including the General Plan Policy Document and Background Report, beginning every five years from the date of final approval of this General Plan, and shall revise it as deemed necessary.

Responsibility: City Council
Planning Commission
City Manager
Planning Director

Time Frame: FY 2010-2011; every five years thereafter

- 10.3. The City shall investigate and implement, as appropriate, mechanisms to be used for funding the five-year update of the General Plan.

Responsibility: City Manager
Planning Director
Finance Director

Time Frame: FY 2006-2007

10.4. The City shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following:

- a Zoning Ordinance
- b Subdivision Ordinance
- c Building Code

Responsibility: City Council
City Manager
Planning Director
City Engineer

Time Frame: FY 2006-2007; as necessary

10.5. The City shall implement the provisions of this General Plan through its ongoing project review process.

Responsibility: City Council
Planning Commission
City Manager
Planning Director

Time Frame: Ongoing

APPENDIX A

POLICY DOCUMENT GLOSSARY

100-year Floodplain	Area that has a 1 percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.
Affordable Housing	Housing capable of being purchased or rented by a household with very low, low, or moderate income. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing, including utilities.
Archaeology	The study of historic or prehistoric peoples and their cultures by analysis of their artifacts and monuments.
Aquifer	A deposit of rock, such as sandstone, containing water that can be used to supply wells.
Best Management Practices (BMPs)	Any program, technology, process, siting criteria, operating method, measure, or device which controls, prevents, removes, or reduces storm water pollution. The most effective, or "best" techniques are applied to each specific circumstance depending on the pollution problem and physical and geopolitical setting.
Buffer	Areas or bands of land or mechanisms that serve to separate or protect potentially incompatible land uses, such as residential areas and heavy industrial uses or residential areas and intensive agriculture.
California Environmental Quality Act (CEQA)	A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.
Cell Tower	A permanent/semi-permanent structure used for operating a radio network.
Channel Capacity	The flow rate that the drainage channel will carry when accounting for required freeboard and environmental or legal considerations.
CNEL	Community Noise Equivalent Level; 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.
Db	Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

Design Guidelines	As used in specific programs in this Policy Document, these guidelines would promote concepts and urban design principles for planning for new development to implement General Plan policies to foster new pedestrian- and bicycle-friendly development. These would not include specific building material requirements.
Detention Basin	The temporary storage of storm runoff to attenuate peak runoff and to provide water quality treatment benefits.
Development	The physical alteration of land by humans. Development includes: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Development does not include routine repair and maintenance activities.
Digital Subscriber Line (DSL)	Internet technology that uses existing two-wire copper telephone wiring to deliver high-speed data services at speeds greater than basic internet dial-up.
Disinfection	A process following secondary or tertiary treatment that typically involves the use of chlorine, ultraviolet (UV) radiation, or reverse osmosis to destroy bacteria and other pathogens.
Discretionary Development	Development project which requires the exercise of judgment or deliberation when the City decides to approve or disapprove a particular activity, as distinguished from situations where the City has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.
Drainage	The control and removal of excess rainfall runoff or groundwater by the use of surface or subsurface features or drains.
Drainage Channel	An open channel such as a swale, constructed channel, or natural drainage course that may convey, store and treat runoff.
Easement	A limited right to make use of a property owned by another, for example, a right-of-way across the property.
Economic Base	The portion of the local economy that primarily sells its goods and services to customers outside the county or local region. These industries draw income into the county that is then recirculated in local-serving "Non-Basic" businesses such as retail and service establishments.
Effluent	Treated wastewater that is discharged from a wastewater treatment facility.
Emerging Industries	Industries that currently have low concentration in the county, but are growing rapidly.

Fault	A fault is a fracture in the Earth's crust that is accompanied by displacement between the two sides of the fault. An active fault is defined as a fault that has moved in the last 10,000 to 12,000 years (Holocene time). A potentially active fault is one that has been active in the past 1.6 million years (Quaternary period). A sufficiently active fault is one that shows evidence that Holocene displacement occurred on one or more of its segments or branches (Hart, 1997).
Federal Emergency Management Agency (FEMA)	The Federal agency that regulates floodplains and manages the nation's flood insurance program.
Floodplain	Land adjacent to a stream, slough, or river that is subject to flooding or inundation from a storm event. FEMA defines the floodplain to be the area inundated by the 100-year flood.
Floodplain Management	The implementation of policies and programs to protect floodplains and maintains their flood control function.
Floor-Area-Ratio (FAR)	The ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.
Frequency	How often an event will occur expressed by the return period or by exceedance probability.
General Plan Area	The land within the city limits and that land outside which in the City's judgment bears relation to its planning (See Figure 1-2).
Goal	The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
Groundwater Basin	A groundwater basin is the above-ground area from which water flows or seeps into a particular aquifer or series of linked aquifers.
Hazardous Materials	A hazardous material is defined by the California Code of Regulations (CCR) as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of (CCR, Title 22, Division 4.5, Chapter 10, Article 2, Section 66260.10).

Hazardous Wastes	Similarly, hazardous wastes are defined as materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. According to Title 22 of the CCR, hazardous materials and hazardous wastes are classified according to four properties: toxic, ignitable, corrosive, and reactive (CCR, Title 22, Chapter 11, Article 3).
Historic Preservation District	An area of the City having historic, architectural, cultural or aesthetic significance and designated as a Historic Preservation District under the provisions of the City's Planning and Zoning Code.
Implementation Program	An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.
Important Farmlands	Collective term for farmlands designated as Prime, Unique, or as Farmlands of Statewide Importance under the Department of Conservation's Farmland Mapping and Monitoring Program.
L_{dn}	The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L _{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.
Labor Force	Persons that are either employed or are actively seeking work.
Landmark Trees	A tree or grove of trees designated by resolution of the Wheatland City Council to be of historic or cultural value, an outstanding specimen, an unusual species, and/or of significant community benefit.
Levee	A dike or embankment constructed to confine flow to a stream channel and to provide protection to adjacent land. A levee designed to provide 100-year flood protection must meet FEMA standards.
Level of Protection	The amount of protection that a drainage or flood control measure provides.
Liquefaction	Liquefaction in soils and sediments occurs during some earthquake events, when material is transformed from a solid state to a liquid state because of increases in pressure in the pores (the spaces between soil particles). Earthquake-induced liquefaction most often occurs in low-lying areas with soils or sediments composed of unconsolidated, saturated, clay-free sands and silts, but it can also occur in dry, granular soils or saturated soils with some clay content.
Level of Service (LOS) Standard	A standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility.

Level of Service (traffic)	<p>A scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:</p> <p>Level of Service A: Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.</p> <p>Level of Service B: Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.</p> <p>Level of Service C: Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.</p> <p>Level of Service D: Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.</p> <p>Level of Service E: Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.</p> <p>Level of Service F: Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.</p>
Local Agency Formation Commission (LAFCO)	<p>A statutorily-required commission in Yolo County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.</p>
Major Projects Financing Plan (MPFP)	<p>The Capital Improvement Program adopted by a city that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the jurisdiction. The program generally should be reviewed annually for consistency with the general plan.</p>
Magnitude	<p>Earthquake magnitude is measured by the Richter scale, indicated as a series of Arabic numbers with no theoretical maximum magnitude. The greater the energy released from the fault rupture, the higher the magnitude of the earthquake. Magnitude increases logarithmically in the Richter scale; thus, an earthquake of magnitude 7.0 is thirty times stronger than one of magnitude 6.0. Earthquake energy is most intense at the point of fault slippage, the epicenter, which occurs because the energy radiates from that point in a circular wave pattern. The farther an area is from an earthquake's epicenter, the less likely it is that groundshaking will occur.</p>
Net Acreage	<p>The developable area of a lot or parcel, excluding streets and rights of way.</p>

Noise Sensitive Uses	Land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt the activity. Noise sensitive uses include residential uses, theaters, auditoriums, music halls, meeting halls, churches, hospitals, nursing homes, and other similar uses.
Open Space	Open space is any parcel, area, or waterway that is essentially unimproved and devoted to an open space use. Under Section 65560 of the California State Government Code, open space land is broadly defined as land designated for preservation of natural resources (i.e., lakeshore and watershed lands); managed production of resources (i.e., lands for agriculture, forestry, recharge of ground water basins); outdoor recreation (i.e., parks, scenic highway corridors, and areas with outstanding scenic, historic and cultural values); and public health and safety (i.e., flood plains, unstable soil areas).
Ozone	Ozone is a pungent, colorless toxic gas created in the atmosphere rather than emitted directly into the air. Ozone is produced in complex atmospheric reactions involving oxides of nitrogen and reactive organic gases with ultraviolet energy from the sun. Motor vehicles are the major sources of ozone precursors.
Policy	A specific statement in text or diagram-guiding action and implying a clear commitment.
Primary Treatment	Treatment of wastewater prior to other forms of treatment and involving settling and removal of suspended solids.
Principal Dwelling	A single-family detached dwelling that generally is established first and is the largest dwelling on a lot.
Priority One Calls	Emergency calls which require immediate dispatch response. Priority one calls are emergency calls where there is a reason to believe that an immediate threat to life exists.
Retention	Longer-term storage with no outlet provided. Retained water would infiltrate into the soil or evaporate.
Riparian habitat	Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.
Sanitary Sewer	Pipes, pump stations, manholes, and other facilities that convey untreated wastewater from the various sources around the City to the Stockton Regional Wastewater Control Facility.
Secondary Treatment	Treatment of wastewater that typically follows primary treatment and involves biological processes and settling tanks to remove organic material.

Sensitive Natural Community	A sensitive natural community is a biological community that is regionally rare, provides important habitat opportunities for wildlife, are structurally complex, or are in other ways of special concern to local, State, or Federal agencies. The CDFG tracks sensitive natural communities in the CNDDDB and the California Environmental Quality Act (CEQA) identifies the elimination or substantial degradation of such communities as a significant impact.
Service Area	The area for which a purveyor is responsible for distributing water supplies.
Slough	A tributary to a river.
Specific plan	A State-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan and/or area plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Special-Status Species	<p>Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to habitat loss or population decline, are recognized by Federal, State, or other agencies. Some of these species receive specific protection that is defined by Federal or State endangered species legislation. Others have been designated as "sensitive" on the basis of adopted policies and expertise of State resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. These species are referred to collectively as "special status species" in this report, following a convention that has developed in practice but has no official sanction. The various categories encompassed by the term, and the legal status of each, are discussed in Section 10.3.3 "Regulations That Affect Biological Resources." For the purposes of this assessment, the term "special-status" includes those species that are:</p> <p>Federally listed or proposed under the Federal Endangered Species Act (50 CFR 17.11-17.12);</p> <ul style="list-style-type: none"> ▪ Candidates for listing under the Federal Endangered Species Act (61 FR 7596-7613); ▪ State-listed or proposed under the California Endangered Species Act (14 CCR 670.5); ▪ Species listed by the U.S. Fish and Wildlife Service (USFWS) or the California Department of Fish and Game (CDFG) as a species of concern (USFWS), rare (CDFG), or of special concern (CDFG); ▪ Fully protected animals, as defined by the State of California (California Fish and Game Code Section 3511, 4700, and 5050); ▪ Species that meet the definition of threatened, endangered, or rare under California Environmental Quality Act (CEQA Guidelines Section 15380); ▪ Plants listed as rare or endangered under the California Native Plant Protection Act (California Fish and Game Code Section 1900 et seq.); and ▪ Plants listed by the California Native Plant Society (CNPS) as rare, threatened, or endangered (List 1A and List 2 status plants in Skinner and Pavlik 1994).
Soil Quality	<p>The capacity of a specific kind of soil to function, within natural or managed ecosystem boundaries, to sustain plant and animal productivity, maintain or enhance water and air quality, and support human health and habitation.</p>
Sphere of Influence (SOI)	<p>The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.</p>
Standard	<p>A specific, often-quantified guideline incorporated in a policy or implementation program defining the relationship between two or more variables. Standards often translate directly into regulatory controls.</p>

State Point of Historical Interest	Historic structure or site of local or countywide interest.
State Historical Landmark	Historic structure or site of local or statewide interest.
Stormwater Management Plan (SWMP)	A document submitted to the Regional Water Quality Control Board. The SWMP describes how the City will reduce the discharge of pollutants in stormwater to the maximum extent practical and effectively limit non-stormwater discharges into the City's storm drain systems.
Surface water	Water on the earth's surface, as distinguished from subterranean water; typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.
Tertiary Treatment	Treatment of wastewater that follows secondary treatment and involves filtration processes to remove fine suspended and colloidal material, providing a more advanced level of treatment than secondary treatment alone.
Urban	Areas generally characterized by moderate and higher density residential development (e.g., 3 or more dwelling units per acre), commercial development, and industrial development.
Vernal pools	Basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.
Wastewater	Sewage (either treated or untreated) from residential, commercial, industrial, and institutional sources.
Wastewater Collection System	The totality of the pipes, pump stations, manholes, and other facilities that convey untreated wastewater from the various sources within the Planning Area.
Water Quality	The chemical purity of the water measured in terms of a variety of constituents or parameters (e.g., turbidity, metals concentration, organics concentration, and salinity).
Watershed	Similar to a groundwater basin, a watershed is the area or region from which surface water flows to a particular water body.

Wetlands

Wetlands are ecologically complex habitats that support a variety of both plant and animal life. In a jurisdictional sense, the Federal government defines wetlands in Section 404 of the Clean Water Act as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support (and do support, under normal circumstances) a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3[b] and 40 CFR 230.3).

Under normal circumstances, the Federal definition of wetlands requires that three wetland identification parameters be present: wetland hydrology, hydric soils, and hydrophytic vegetation. Examples of wetlands include freshwater marsh, seasonal wetlands, and vernal pool complexes that have a hydrologic link to other waters of the U.S. (see definition below for other waters of the U.S.). The U.S. Army Corps of Engineers (Corps) is the responsible agency for regulating wetlands under Section 404 of the Clean Water Act, while the EPA has overall responsibility for the Act. CDFG does not have jurisdiction over wetlands unless they are subject to jurisdiction under Streambed Alteration Agreements (affecting the bed, channel, or bank of a waterway) or they support State-listed endangered species.

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