



Special Joint Meeting of the City Council and Planning Commission Agenda

September 29, 2026 at 6:00 PM

Wheatland Community Center
101 C Street, Wheatland, CA 95692

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council and Planning Commission of the City of Wheatland is hereby called.

1. OPENING MATTERS

1.1 Call to Order and Roll Call

1.2 Pledge of Allegiance to the Flag

2. AGENDA

The sole business to be conducted is as follows:

2.1 Wheatland General Plan Update Residential Lot Size Discussion

3. ADJOURN

AGENDA POSTING CERTIFICATION

I, Josie Camacho, City Clerk for the City of Wheatland, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Wheatland City Hall at 111 C Street, Wheatland, CA 95692 and on the City website at www.wheatland.ca.gov.

Date: September 23, 2026 /s/ Josie Camacho, City Clerk



Wheatland General Plan Update Residential Lot Size Discussion Memorandum

Wheatland General Plan Ad Hoc Subcommittee

Meeting Date: September 29, 2026

BACKGROUND:

As part of the City's General Plan Update community outreach meetings, the Wheatland General Plan Ad Hoc Subcommittee provided planning staff policy direction for a citywide 6,000-square-foot (sf) minimum for all new single-family lots within the City. This direction has affected and stalled discussions with prospective developers to build new housing within the city limits and eliminated any new proposed residential subdivisions. Subsequent to the Subcommittee's direction to staff on minimum residential lot sizes, the City's Finance Director provided statistical information to the City Council showing that new residential construction increases revenues into both the City's general fund and capital funds. Consequently, pursuant to the City's Finance Director and City Manager's future estimates, without any new residential construction, the City's projected general and capital funds will continue to be reduced into the foreseeable future.

On June 30, 2026, the Wheatland General Plan Ad Hoc Subcommittee considered the anticipated outcome of the 6,000-sf single-family residential lot size and concluded that they could be open to supporting minimum lot sizes less than 6,000 sf. Staff is requesting direction to develop policy language regarding exceptions to the minimum lot size for detached single-family residences in the General Plan Update.

DISCUSSION:

Given the Subcommittee's most recent direction that they would be open to supporting residential lot sizes less than 6,000 sf, the developer for the Heritage Oaks Estates - East Project has provided a revised map reflecting increased average lots sizes. The Heritage Oaks Estates revised lot size information is shown in Table 1, below.

Table 1 Revised Heritage Oaks East Lot Size Information							
	Typical Interior Lot Dimensions (ft)	Lot Count	Lots at minimum size	Percent of lots at minimum size	Minimum Lot Size (sf)	Average Lot Size (sf)	Max Lot Size (sf)
Village 1	50x120	70	45	64%	6,000	6,749	14,772
Village 2	45x100	65	56	86%	4,500	4,715	8,463
Village 3	50x80	75	54	72%	4,000	4,195	6,530
Village 4	50x80	76	45	59%	4,000	4,703	7,416
Village 5	50x120	51	38	75%	6,000	6,383	9,362
Village 6	45x100	92	75	82%	4,500	5,169	13,043
Village 7	45x100	49	39	80%	4,500	4,855	7,661
Village 8	45x100	51	43	84%	4,500	4,645	7,661
Village 9	50x80	72	36	50%	4,000	4,918	11,348
Village 10	55x110 or 50x120	57	40	70%	6,000	6,377	12,324
Project	Varies	658	471	72%	4,000	5,235	14,772

Overall, the proposed project was reconfigured to provide larger lots. As a result, the total number of residential lots has been reduced from 681 to 658. The revised map now results in an average lot size of 5,235 sf. In addition, the minimum lot size for the proposed project was increased to 4,000 sf.

For example, the average lot size within the proposed Village 1 would be 6,749 sf, and the minimum lot size would be 6,000 sf. A total of 45 of the 70 lots within Village 1 would be at the 6,000-sf minimum, and the maximum lot size within Village 1 would be 14,772 sf.

Based on the most recent direction from the Subcommittee and the revised map for the Heritage Oaks Estates - East Project, Staff recommend the Subcommittee consider policy language that would allow for flexibility in the 6,000-sf lot size minimum.

Suggested Policy Language:

The minimum detached residential lot size shall be 6,000 sf unless all the following criteria are met:

- a) Located within the Planned Development (PD) District;
- b) Minimum 50 residential lots;
- c) Minimum average residential lot size shall be 5,000 sf; and
- d) No individual residential lot shall be less than 4,000 sf.