



REGULAR CITY COUNCIL MEETING Agenda

February 25, 2025 at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

City Council meetings are held in-person and are no longer available via ZOOM.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761 or (530) 633-9102 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting.

1. OPENING MATTERS

- 1.1 Call to Order and Roll Call
- 1.2 Pledge of Allegiance to the Flag

2. PUBLIC COMMENT

At this time, the public is permitted to address the City Council on non-agendized items. **COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES.** In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the Council **MAY** discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

3. CONSENT CALENDAR

- [3.1](#) Minutes from February 11, 2025, City Council Meeting
- [3.2](#) Investment Report for the Quarter Ended December 31, 2024
- [3.3](#) Annual Review of City of Wheatland's Investment Policy

4. PRESENTATIONS

- [4.1](#) Presentation of Yuba-Sutter Regional Safety Action Plan

5. REGULAR CALENDAR

- [5.1](#) Wheatland-Premier Grove Landscape and Lighting District
- [5.2](#) Update on Wheatland Farmers' Market

5.3 Status Report on the Proposed Heritage Oaks Estates East Tentative Subdivision Map Located West of State Route 65 and South of Main Street.

6. REPORTS

7. ADJOURN

Any writings or documents provided to a majority of the Wheatland City Council after distribution of the agenda packet are available for public inspection on the City's website, www.wheatland.ca.gov

This institution is an equal opportunity provider, and employer.



REGULAR CITY COUNCIL MEETING- Minutes

February 11, 2025, at 6:00 PM

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1. OPENING MATTERS

1.1 Call to Order and Roll Call

1.2 Pledge of Allegiance to the Flag

Mayor Angela Teter led the Pledge of Allegiance

2. PUBLIC COMMENT

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None.

3. CONSENT CALENDAR

Mayor Angela Teter pulled Item No. 3.4 - Proclamation Honoring the 150th Anniversary of Grace Episcopal Church to read aloud to council and audience members.

Motion made by Council Member Coe, Seconded by Council Member Abe.

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member Abe, Council Member Abe

3.1 DRAFT Minutes - Regular City Council Meeting - 01/28/25

Motion made by Council Member Coe, Seconded by Council Member Abe.
Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member Abe,
Council Member Abe

3.2 Consideration and Adoption of Resolution Approving Appointments to the Feather River Air Quality Management District Board of Directors

Motion made by Council Member Coe, Seconded by Council Member Abe.

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member Abe,
Council Member Abe

3.3 Consideration and Adoption of Resolution Canceling the Regular City Council Meeting of March 11, 2025

Motion made by Council Member Coe, Seconded by Council Member Abe.
Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member Abe,
Council Member Abe

3.4 Proclamation - Honoring the 150th Anniversary of Grace Episcopal Church

Mayor Angela Teter read the Proclamation for the Grace Episcopal 150th Year Anniversary

Motion made by Council Member Coe, Seconded by Council Member Abe.
Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member Abe,
Council Member Abe

4. PRESENTATIONS

4.1 Presentation from Sacramento Area Council of Governments

Jim Corless from the Sacramento Area Council of Governments (SACOG) presented powerpoint slides to council and audience members related to the SACOG Blueprint. Slides covered outreach and engagement, providing housing options for all incomes and life stages and challenges the community is facing, technical analysis, annual population growth, growth forecast, annual housing growth and projection, growth footprint, transportation and regional programs, mobility zones, trails, funding round and rail extensions.

This item was informational and did not require a vote.

5. REGULAR CALENDAR

5.1 Consideration and Adoption of Resolution Ratifying Agreement with BK Custom Concrete for Emergency Corporation Yard Repairs

City Engineer Dane Schilling presented the staff report for consideration and adoption of a resolution ratifying the Agreement with BK Custom Concrete for emergency corporation yard repairs.

On April 11, 2024, City of Wheatland Public Works staff discovered a large and deep void in the ground at the City Corporation Yard at 208 Fourth Street in Wheatland. On April 12, 2024, investigations involving the City Manager, Public Works Director, City Engineer, and a professional geologist began. The City's insurer, the California Intergovernmental Risk Authority (CIRA), was notified by the City Manager of the potential loss. On May 6, 2024, a property loss claim was filed with CIRA with an estimate cost of \$264,000 for services and

construction costs to assess and repair the damage. On September 24, 2024, the City Council adopted Resolution No. 43-24 which waived the formal bidding processes in accordance with California Public Contract Code Section 20168 and authorized the City Manager to execute any necessary agreements to repair damages. The City Engineer and consulting geologist Blackburn Consulting worked with Public Works staff to determine probable causes, assess the extent of the damage incurred and develop a repair plan. A repair plan was developed and formulated into a bid package for informal bidding. In October 2024, an advertisement for bids was posted on CIPlist.com, sent to local bid rooms and contractor associations, and several contractors specializing in foundation repairs and concrete work were directly solicited by the City Engineer. Contractors indicating interest in the work included: Pinnacle Home Services of Sacramento, Webb Construction of Wheatland, Groundworks-Commercial of California, and BK Custom Concrete of Yuba City. Bid packages were sent to interested contractors. Three contractors performed site investigations in consideration of submitting bids and two declined to bid citing the higher risk associated with the project. One contractor was only willing to go further if the City performed more testing associated with a proprietary method of polyurethane injection which was determined not to be a proven or cost-effective option considering the size of the voids. By November 11th only one contractor, BK Custom Concrete, had submitted a bid for the project. Work items include shore building and stabilizing main voids, fill augured exploration holes, fill shallow voids, and site restoration and fill shallow voids under building slab. The total for the proposed contract is \$74,331.00. The recommendation is to adopt the resolution ratifying the agreement with BK Custom Concrete for emergency sinkhole repairs at the City Corp Yard.

Council Member Brian Abe questioned if there would be any problems finishing the work. Council Member John Abe commented on the bidding process and why only one bid was received. Abe also commented on simplifying the bid contracts and would it be complicated. City Engineer Dane Schilling responded that yes, the City can make the process easier.

Motion made by Council Member Abe, Seconded by Council Member Abe.
Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Abe, Council Member Abe
Voting Abstaining: Council Member Coe

6. REPORTS

Fire Chief Art Paquette reported on the number of calls and there have been no accidents at the new traffic signal.
Police Chief Brian Wittmer reported on the passing of former Planning Commissioner Tom Abe and stated there will be a police escort from the church to the cemetery on the day of the funeral. Wittmer also reported on the PIO event at Beale AFB, the air show in June and that there has been an increase in the number of DUI crashes. Wittmer added that Police Department volunteer Chico repaired two patrol cars, saving \$10,000 and the amphitheatre has been contacted for reimbursement for a paid officer to cover events and suggested a letter from the City.
City Manager Bill Zenoni reported on a new phone system for City Hall and the Police Department and scheduling a joint workshop with Council Members and Planning Commissioners with updates of projected in the City and Ethics training with the City Attorney.

Council Member R. Coe reported on the EDC meeting.
Mayor A. Teter reported on Transportation 101 presentation at the SACOG meeting.

7. ADJOURN

There being no further business, Mayor Angela Teter adjourned the meeting in memory of Tom Mihalyi at 7:20 p.m.

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DRAFT



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

February 25, 2025

SUBJECT: Investment Report for the Quarter Ended December 31, 2024
PREPARED BY: Susan Mahoney, Finance Director

Recommendation

Receive and file the Quarterly Investment Report for the quarter ended December 31, 2024.

Background

The City’s investment objectives are governed by State law and by the City’s adopted Investment Policy. The Quarterly Investment Report provides information regarding the City’s investments in accordance with the Investment Policy.

Discussion

The attached report is a summary of all cash and investment activity for the quarter ended December 31, 2024. The City follows the practice of combining cash and investments for all funds. Except for the Pool Operations Fund, interest earned on combined cash and investments is allocated quarterly to the various funds based on the respective fund’s cash balance. Interest earned on the cash balance in the Pool Operations Fund is calculated solely on LAIF (State of California Local Agency Investment Fund) earnings.

Cash

Total cash for all funds increased \$128,083 in the quarter ending December 31, 2024. The funds with the largest change in cash balance were the General Fund and the Caliterra Development Impact Fund. General Fund cash decreased \$369,715 which is normal for this time of year as property tax revenue is received twice a year, in January and May. The Caliterra Development Impact Fund increased \$324,505 due to building activity.

Interest Earnings

Total interest earnings for the quarter were \$192,123; an increase of \$65,362 over the same quarter in 2023. Most of the City’s idle cash is invested in LAIF. The LAIF interest rate for the quarter ending December 31, 2024, was 4.62%, down from 4.71% in September 2024. The average rate of return for the City’s investments in CD’s and federal securities was 4.76% for the quarter.

Investment Activity

The City uses a CD Ladder investment strategy with a maximum duration of three years. During the quarter three CD’s matured and two CD’s were called. One CD was purchased with a maturity of December 2027. As interest rates continue to drop, the City will invest the majority of matured

CD's in LAIF as their rates will be higher than market rates. Details are included in the accompanying report.

Fiscal Impact

This report is for information only.

Attachments

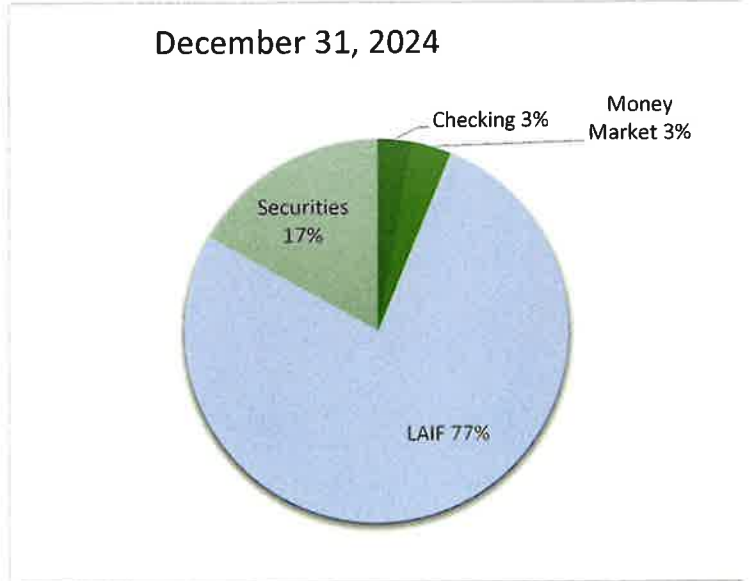
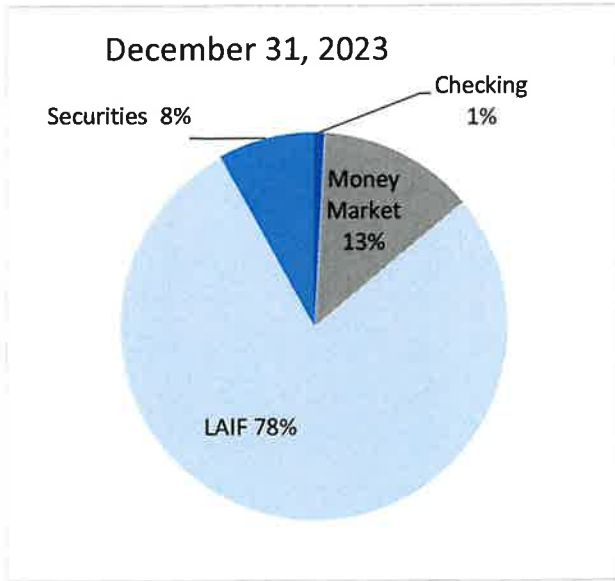
1. Quarterly Investment Report as of December 31, 2024.

QUARTERLY INVESTMENT REPORT
As of December 31, 2024

Current Investment Summary

Type of Investment	Percent of Total Investments	Yield	Book Value	Market Value
Five Star Bank Checking Account	2.81%	0.00%	469,248.93	469,248.93
Five Star Bank Money Market Fund	3.46%	4.58%	579,076.45	579,076.45
Cash on Hand	0.00%	0.00%	600.00	600.00
Local Agency Investment Fund (LAIF)	76.99%	4.62%	12,871,054.30	12,871,054.30
Certificates of Deposit/Federal Securities	16.74%	4.76%	2,797,804.97	2,808,969.50
Total City Investments	100.0%		16,717,784.65	16,728,949.18

Percentage of Investments by Type - Year over Year



December 31, 2023 Total City Investments \$14,876,799.45	December 31, 2024 Total City Investments \$16,728,949.18
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The following confirmations are made pursuant to California Code Sections 53600 et seq.:

1. Investments as of December 31, 2024 are in compliance with the City's Investment Policy
2. There were sufficient funds available to meet the City's expenditure requirements for the next six months.

Susan Mahony

2/6/2025
Date

**City of Wheatland
Cash Balances as of December, 2024**

Section 3, Item # 3.2

Fund		Beginning Balance	Activity	Ending Balance
		Sep 30, 2024		Dec 31, 2024
101000	General Fund	1,703,581.77	(369,715.35)	1,333,866.42
102000	Gas Tax	96,593.51	64,914.97	161,508.48
103000	Road Maintenance SB1	274,864.04	8,823.87	283,687.91
104000	TDA	75,502.61	(59,352.47)	16,150.14
107000	CDBG 1990	3,025.22	35.29	3,060.51
108000	Economic Development	12,734.64	2,588.41	15,323.05
110000	Water	1,405,048.15	86,884.90	1,491,933.04
120000	Sewer	1,187,721.03	11,556.25	1,199,277.28
121000	Sewer Collection	5,077,399.80	121,631.88	5,199,031.68
122000	Bear River Levee	(11,128.27)	(129.83)	(11,258.10)
123000	Regional Bypass	20,069.07	234.14	20,303.21
124000	General Plan Update	36,322.71	423.76	36,746.47
125000	Storm Drainage	254,106.47	(97,424.33)	156,682.14
126000	Road Circulation	650,406.54	(93,578.63)	556,827.91
127000	Wastewater Treatment	403,619.20	4,708.86	408,328.06
128000	Water Distribution	274,401.50	3,201.33	277,602.83
130000	City Hall Facilities	241,694.52	2,819.75	244,514.27
131000	Vehicles and Equipment	9,079.89	105.93	9,185.82
132000	Public Works Facilities	42,349.57	494.08	42,843.65
133000	Law Enforcement Facilities	64,166.26	748.60	64,914.86
134000	Fire Department Facilities	20,074.58	234.20	20,308.78
135000	Parkland Facilities	425,191.47	4,960.54	430,152.01
136000	Public Meeting Facilities	(40,256.29)	(469.65)	(40,725.94)
137000	Caliterra Impact Fee	2,271,995.39	324,504.79	2,596,500.18
142000	SLES	40,923.37	40,618.57	81,541.94
143000	Pumpkin Patch Joint	36,029.93	60,234.41	96,264.34
144000	Wheatland Comm Gardens	20,238.55	236.12	20,474.67
146000	Pool Operations	1,105,848.13	12,772.55	1,118,620.68
151000	Heritage Oaks West	3,594.19	41.93	3,636.12
152000	Caliterra Ranch	(6,972.50)	4,056.25	(2,916.25)
159100	Johnson Rancho Entitlements	2,510.95	(957.50)	1,553.45
159101	Johnson Rancho Planning Docs	50,000.00	-	50,000.00
161000	Wheatland Light/Landscape District	19,063.44	(11,685.20)	7,378.24
162000	Park Place Light/Landscape District	(1,724.46)	10,255.80	8,531.34
163000	Caliterra Ranch Assessment District	145,327.68	(22,193.53)	123,134.15
164000	Heritage Oaks East Assessment District	(35,250.89)	(411.26)	(35,662.15)
170000	Facilities Maintenance Fund	253,054.17	53,146.73	306,200.90
171000	Vehicles and Equipment Maintenance Fund	117,872.43	51,569.61	169,442.04
198102	Payroll Clearing	(71,134.11)	(12,307.32)	(83,441.43)
Project Funds:				
190.005	Agricultural Production Standards	13,000.00	-	13,000.00
190.007	Comprehensive Drinking Water	77,812.22	(32,464.57)	45,347.65
190.009	Regional Sewer Connection	(13,159.50)	(61,223.02)	(74,382.52)
190.010	COVID-19	27,928.76	(27,928.76)	-
190.014	First St Senior Housing	22,935.00	(14,622.50)	8,312.50
190.019	Bishop's Annexation	(1,416.25)	1,181.25	(235.00)
190.020	Little League Lights	44,343.11	-	44,343.11
190.021	Bear Ridge Family Apts	(698.50)	-	(698.50)
190.025	Caliterra KHov	(4,735.00)	(6,782.50)	(11,517.50)
190.026	SYTIA	(1,205.00)	605.00	(600.00)
190.027	Heritage Oaks East, Lewis	(24,041.66)	12,037.93	(12,003.73)
190.028	Wheatland Road Complete Streets	(2,355.00)	22,785.00	20,430.00
190.030	Sunrise Orchards	5,854.60	-	5,854.60
190.031	Pottery World	(868.19)	(1,092.50)	(1,960.69)
190.032	1973 Highway 65	2,091.71	(906.69)	1,185.02
190.034	WLC-412 3rd Street	4,541.84	-	4,541.84
190.035	Zapata-Butcher Shop-405 4th	2,191.25	-	2,191.25
190.036	Malon/65 Dalla Family	125.00	-	125.00
190.038	603 3rd Street	2,335.77	-	2,335.77
190.040	Wheatland Park Estates Sewer	655.00	-	655.00
190.041	2023 Pavement Maintenance Project	79,746.25	-	79,746.25
190.042	Webb Apartments	(764.66)	-	(764.66)
190.043	HOME First St Sr Housing	(24,628.10)	-	(24,628.10)
190.044	General Plan Update	254,106.64	(49,703.25)	204,403.39
190.045	Corp Yard Sinkhole	(40,873.80)	(41,446.87)	(82,320.67)
190.046	Storm Water Retention Basin	-	100,000.00	100,000.00
190.047	ADA Sidewalk	-	60,000.00	60,000.00
190.048	Pottery World Site Plan	-	(745.00)	(745.00)
190.050	STEP Grant	-	(9,947.48)	(9,947.48)
190.051	Caliterra Ranch Amendment	-	(23,822.50)	(23,822.50)
190.052	Cannabis Grant	-	(3,418.55)	(3,418.55)
190.053	Simba Gas Station	-	1,000.00	1,000.00
190.054	Riot Gym	-	1,000.00	1,000.00
TOTALS		16,600,865.75	128,083.44	16,728,949.18

**City of Wheatland
CD's and Federal Treasuries Quarter Ending December 31, 2024**

	Book Value	Brokers		TVI Market	TVI Book	Settlement Date	Maturity Date	Interest Rate	Est. Annual Income	CUSIP
		MBS Book	MBS Market							
FNMA	100,000.00	100,000.00	100,013.00			1/9/2024	1/9/2025	5.15%	5,150.00	3135GAL82
Technology CU, San Jose CD	100,000.00			100,057.00	100,000.00	2/10/2024	2/10/2025	5.00%	5,000.00	87868YAU7
Bank of America CD	100,000.00			100,125.00	100,000.00	3/14/2024	3/14/2025	5.10%	5,100.00	06051XBE1
BMO Bank CD	100,000.00			100,168.00	100,000.00	4/12/2024	4/11/2025	5.05%	5,050.00	05610LJL9
Citibank NA CD	100,000.00	100,000.00	100,250.00			5/3/2024	5/2/2025	5.15%	5,150.00	17312Q4V8
Bethpage Fed CU New York CD	100,000.00			100,316.00	100,000.00	5/13/2024	5/13/2025	5.20%	5,200.00	08756MAA8
Mercantile Bank CD	100,000.00			100,461.00	100,000.00	6/14/2024	6/13/2025	5.35%	5,350.00	587379AZ1
Connexus Credit Union CD	130,000.00	130,000.00	130,699.40		100,000.00	6/28/2024	6/27/2025	5.40%	7,020.00	20825WDH0
Simmons Bank CD	100,000.00			100,135.00		1/11/2024	7/11/2025	4.50%	4,500.00	82869AEK7
State Bank of India CD	125,000.00	125,000.00	126,355.00		100,000.00	11/20/2023	11/20/2025	5.40%	6,750.00	8562854J7
Flagstar Bank CD	125,000.00	125,000.00	125,646.25			12/21/2023	12/23/2025	4.65%	5,812.50	33847GBM3
Baxter Credit Union CD	100,000.00			100,545.00	100,000.00	1/22/2024	1/22/2026	4.65%	4,650.00	07181JBE3
UBS Bank CD	125,000.00	125,000.00	126,012.50		100,000.00	3/13/2024	3/13/2026	4.80%	6,000.00	90355GLM6
Prime Alliance Bank CD	100,000.00			100,770.00	100,000.00	4/22/2024	4/22/2026	4.70%	4,700.00	74160NLB4
FHLB	100,000.00			101,181.00	100,000.00	5/10/2024	5/7/2026	5.25%	5,250.00	3130B1CH8
Morgan Stanley Bank CD	100,000.00			101,181.00	100,000.00	5/8/2024	5/8/2026	5.00%	5,000.00	61690DQN1
Flagstar Bank CD	119,000.00	119,000.00	120,323.28			7/11/2024	7/10/2026	4.85%	5,771.50	33847GJS2
Morgan Stanley Bank CD	100,000.00			102,000.00	100,000.00	5/15/2024	5/17/2027	4.90%	4,900.00	61690DQX9
Toyota Financial Savings CD	100,000.00			101,506.00	100,000.00	7/18/2024	7/19/2027	4.65%	4,650.00	89235MPS4
Valley National Bank CD	200,000.00	200,000.00	199,192.00			9/10/2024	9/10/2027	3.85%	7,700.00	919853NX5
American Express Bank CD	200,000.00	200,000.00	199,266.00			9/11/2024	9/13/2027	3.85%	7,700.00	02589AFB3
Celtic Bank Salt Lake CD	130,000.00			130,165.10	130,000.00	12/20/2024	12/20/2027	4.05%	5,265.00	15118RT31
Cash w/ Broker	2,554,000.00	1,324,000.00	1,327,735.43	1,237,429.10	1,230,000.00			4.76%	\$ 121,669	
TOTAL	2,797,804.97	2,797,804.97	2,797,804.97	2,797,804.97	2,797,804.97					

TRANSACTIONS

Purchased

- \$130,000 4.05% Celtic Bank CD - purchased 12/20/2024, maturing 12/20/2027

Redeemed

- \$100,000 5.50% Beal Bank CD - purchased 10/11/2023, matured 10/09/2024
- \$100,000 5.525% Discover Bank CD - purchased 11/08/2023, matured 11/14/2024
- \$100,000 5.15% Northwest Bank CD - purchased 12/12/2023, matured 12/24/2024
- \$125,000 5.50% JP Morgal Chase Bank CD - purchased 06/11/2024, called 12/11/2024
- \$100,000 5.35% Texas Exchange Bank CD - purchased 06/14/2024, called 10/15/2024



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

February 25, 2025

SUBJECT: Annual Review of City of Wheatland’s Investment Policy

PREPARED BY: Susan Mahoney, Finance Director

Discussion

Staff have conducted the annual review of the City’s Investment Policy to ensure compliance with the California Government Code and the Council’s previously authorized allowable investments. It is determined that the policy, as first adopted on August 28, 2018, is in compliance with the Government Code and Council authorizations and, therefore, no amendments or updates to the policy are recommended at this time. Staff recommends that this report be received and filed.

The list of allowable investments is in the chart below.

ALLOWABLE INVESTMENTS UNDER STATE LAW	MAXIMUM MATURITY	MAXIMUM % OF PORTFOLIO	COUNCIL AUTHORIZED INVESTMENTS PER <u>EXISTING</u> POLICY
Local Agency Bonds	5 years	None	
U.S. Treasury Obligations	5 years	None	✓
State and Local Agency Obligations	5 years	None	
U.S. Agency Obligations	5 years	None	✓
Bankers’ Acceptances	180 days	40%	✓
Commercial Paper – Pooled Funds	270 days	25%	
Commercial Paper – Non-Pooled Funds	270 days	25%	✓
Negotiable Certificates of Deposit	5 years	30%	✓
Non-negotiable Certificates of Deposit	5 years	20%	✓
Placement Service Deposits	5 years	30%	
Repurchase Agreements	1 year	None	
Reverse Repurchase Agreements	92 days	20%	
Medium-Term Notes	5 years	30%	
Mutual Funds/Money Market Mutual Funds	N/A	20%	✓
Collateralized Bank Deposits	5 years	None	✓
Mortgage Pass-Through Securities	5 years	20%	
County and JPA Pooled Investment Funds	N/A	None	✓
Local Agency Investment Fund (LAIF)	N/A	None	✓
Supranational Obligations	5 years	30%	

The City has most of its cash and investments in the Five Star Bank Money Market Fund, the State Local Agency Investment Fund (LAIF), and in Certificates of Deposit. All are fully compliant with the State Government Code provisions. The Council receives an Investment Report each quarter that lists the City's total cash and investments.

Fiscal Impact

There is no direct fiscal impact with the annual review of the investment policy.

Attachments

1. City of Wheatland Investment Policy

**City of Wheatland, California
Investment Policy
Adopted August 28, 2018**

I. INTRODUCTION

The City of Wheatland was incorporated in 1874 and is located in the northeastern edge of California’s vast Sacramento Valley. The City operates under a Council-Manager form of government and provides municipal services that include public safety, public works, parks and recreation, water, wastewater, and community development. The City Council consists of five members with the position of Mayor and Vice Mayor chosen by the Council. The Council serves as the policy board for the City.

The City of Wheatland has a fiduciary responsibility to maximize the productive use of assets entrusted to its care and to invest and manage those public funds wisely and prudently with the overriding objectives to preserve principal and provide sufficient liquidity while seeking a market-rate of return. The purpose of this investment policy is to identify various policies and procedures that will foster a prudent and systematic investment program designed to seek the City of Wheatland’s objectives of safety, liquidity and yield through a diversified investment portfolio. This policy also serves to organize and formalize the City’s investment-related activities, while complying with all applicable statutes governing the investment of public funds.

II. OBJECTIVES

The City’s overall investment program shall be designed and managed with a degree of professionalism worthy of the public trust. The overriding objectives in order of priority shall be:

Safety. Safety of principal is the foremost objective of the investment program. Investments will be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.

Liquidity. The investment portfolio will remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated.

Yield. Yield should become a consideration only after the basic requirement of safety and liquidity have been met. The investment portfolio will be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints for safety and liquidity needs.

III. SCOPE

This investment policy covers all funds and investment activities under the direct authority of the City, as set forth in the State Government Code, Sections 53600 *et seq.*, with the following exceptions:

- Retirement Plans offered to City Employees including the 457 Deferred Compensation Plan and the 401(a) Defined Contribution Plan are excluded because the Plans are administered by a third-party administrator and held in trust for the exclusive benefit of participants and are not assets of the City.
- Proceeds of debt issuance shall be invested in accordance with the City’s general investment philosophy as set forth in this policy; however, such proceeds are to be invested pursuant to the permitted investment provisions of their specific bond indentures.
- Any other funds specifically exempted by the City Council.

IV. POOLING OF FUNDS

Except for cash in certain restricted and special funds, the City will consolidate cash and reserve balances from all funds to maximize investment earnings and to increase efficiencies with regard to investment pricing, safekeeping and administration.

Investment income shall accrue solely to the General Fund except where required by law, or other binding agreement, in which case interest shall accrue to other funds based upon the fund's proportionate ratio of balances to total pooled cash. Investment income shall be credited quarterly.

V. DELEGATION OF AUTHORITY

Authority to manage the City's investment program is derived from California Government Code Sections 53600 *et seq.* The City Council is responsible for the policy level management of City funds, including the adoption and review of this investment policy. The day-to-day management of idle cash and investment transactions is the responsibility of the Finance Director/City Treasurer. As authorized in Government Code Section 53607, the City Council delegates the authority to invest funds of the City to the Finance Director/City Treasurer and/or any duly appointed Deputy Treasurer. The City Treasurer and any duly appointed Deputy City Treasurer shall make all investment decisions and transactions in accordance with State law and this investment policy. The Finance Director/City Treasurer has designated the City Manager as Deputy City Treasurer for the purpose of carrying out investment transactions at such times as the Finance Director/City Treasurer is unavailable.

The City shall strive to maintain the level of investment of all idle funds as near 100 percent as possible through daily and projected cash flow determinations. The City's cash management system should monitor and forecast revenues and expenditures, thus insuring the investment of monies to the fullest extent possible. The Finance Director will be responsible for all transactions undertaken and will establish a system of procedures and controls to regulate the activities of subordinate employees. Such procedures will include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and procedures determined by the Finance Director to be consistent with this policy.

VI. PRUDENCE

Pursuant to California Government Code Section 53600.3, all persons authorized to make investment decisions on behalf of the City are trustees and therefore fiduciaries subject to the Prudent Investor Standard:

"...all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies investing public funds pursuant to this chapter are trustees and therefore fiduciaries subject to the prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the City, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City. Within the limitations of this section and considering individual investments as part of an overall strategy, investments may be acquired as authorized by law."

VII. ETHICS AND CONFLICTS OF INTEREST

Employees and officials involved in the investment process shall at all times comply with each of

the following:

- Recognize that the process is subject to public review
- Act as a custodian of the public trust
- Recognize that their professional duties, loyalties, and responsibility are solely to the City
- Submit to the City statements of economic interest under the Political Reform Act (Government Code section 81000 et seq.)
- Not engage in any activity or have any interest that could interfere with unbiased involvement in the investment process (e.g. by impairing their ability to make impartial investment decisions).

VIII. INTERNAL CONTROLS

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Criteria for selecting investments in priority order: Safety, Liquidity and Yield.

1. Safety of principal: The safety and risk associated with an investment refers to the potential loss of principal, interest, or a combination of these amounts. The City only utilizes investments that are considered very safe. Safety of principal shall be the foremost objective of this investment policy. Investments shall be made with the aim of avoiding capital losses due to issuer default; broker-dealer default; or market value erosion. Principal shall be preserved by mitigating:

- a. Credit Risk, the risk of loss due to the failure of the issuer of the security, shall be mitigated by investing in only the highest quality securities; by diversifying investments; and by pre-qualifying broker-dealers and public depositories; and
- b. Market Risk, the risk of loss due to a decline in bond prices because of rising market interest rates, shall be mitigated by structuring the portfolios so that issues mature concurrently with the City's anticipated cash requirements, thereby eliminating the need to sell securities prematurely on the open market.

2. Liquidity: This refers to the ability to convert an investment to cash at any moment in time with a minimal chance of losing some portion of principal or interest. An adequate percentage of the City's portfolio shall be maintained in investments that can be converted to cash if necessary to meet disbursement requirements without loss of principal or without incurring penalties.

3. Yield or Return on Investments: This is the potential dollar earnings an investment can provide, and sometimes is described as the "rate of return". Yield is a consideration in investment decisions only after the requirements of safety and liquidity have been met.

Quotes: Investing decisions shall be made only upon the receipt of at least three quotes from different sources for investments that meet the current investment need. When purchasing new issue Securities of the U.S. Government and its Agencies, quotes from different brokers are not required.

Maturity of investments: The amount of investments with long-term maturities (maturities greater than a year) is to be based on the estimated cash flow needs of the City to assure that liquidity needs are maintained. Maximum maturities are as specified in Government Code Section 53601

and are currently 5 years remaining to maturity at the time of purchase. Maturities exceeding this maximum require authorization by the City Council prior to purchase.

Safekeeping: To protect against potential losses due to failure of individual securities dealers, and to enhance access to securities, interest payments and maturity proceeds, all cash and securities in the City's portfolio shall be held in safekeeping in the City's name by a third-party custodian, acting as agent for the City under the terms of a custody agreement executed by the bank and the City. All investment transactions will require a safekeeping receipt or acknowledgment generated from the trade. The custodian shall provide a monthly report to the City listing all securities held in safekeeping with current market data and other information. The Finance Director shall implement procedures to review and reconcile the custodian statements on regular basis. The only exceptions to the foregoing shall be depository accounts and securities purchases made with: (i) local government investment pools; (ii) time certificates of deposit, and (iii) money mutual funds since the purchased securities are not deliverable.

Diversification: The purpose of having diversification of investments is to reduce the overall portfolio risks. The portfolio should consist of a mix of various types of securities, issuers and maturities.

IX. AUTHORIZED TYPES OF INVESTMENTS AND LIMITATIONS

The State of California Government Code Section 53600 et seq. defines the investments allowed for city funds. The City further limits authorized investments to the following:

1. Collateralized Deposits with financial institutions will be collateralized with pledged securities provided that the following criteria is met:
 - The maximum maturity does not exceed five years
2. United States Treasuries and other government obligations for which the full faith and credit of the United States are pledged for payment of principal and interest. There is no percentage limitation of the portfolio that can be invested in this category provided that the following criteria is met:
 - The maximum maturity is five years
3. Federal Agencies or United States Government-Sponsored Enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. Examples of these securities include but are not limited to: Government National Mortgage Association, Federal National Mortgage Association, Federal Land Bank and Federal Farm Credit Banks and TVA bonds. There is no percentage limitation of the portfolio that can be invested in this category, provided the following criteria is met:
 - No more than 25% of the portfolio may be invested in any Agency/GSE issuer
 - The maximum maturity does not exceed five years
4. State of California Local Agency Investment Fund (LAIF), the City may invest up to the maximum amount per legal entity that is permitted by California Law.
5. Local Government Investment Pools (LGIP)
 - Other LGIPs are permitted provided that the City Council takes a separate action to authorize the LGIP and it is added to this policy
6. Non-Negotiable Certificates of Deposit in state or federally chartered banks, savings & loans, or credit unions, provided that the following criteria is met:
 - The amount per institution is limited to the maximum covered under Federal Deposit

- Insurance Corporation or the National Credit Union Administration
 - No more than 20% of the portfolio will be invested in a combination of federally insured and collateralized time deposits
 - The maximum maturity does not exceed five years
7. Non-Negotiable Certificates of Deposit in state or federally chartered banks, savings & loans, or credit unions *in excess of* insured amounts which are fully collateralized with securities in accordance with California law, provided that the following criteria is met:
- No more than 20% of the portfolio will be invested in a combination of federally insured and collateralized time deposits
 - The maximum maturity does not exceed five years
8. Negotiable Certificates of Deposit (certificates that can be sold in the secondary market), provided that the following criteria is met:
- The amount of the certificate insured up to the FDIC limit does not require any credit ratings
 - For any amount above the FDIC insured limit they must be issued by institutions which have short-term debt obligations are rated “A-1” or higher by at least one NRSRO; or long-term obligations are rated in the “A” category or higher by at least one NRSRO
 - No more than 30% of the total portfolio may be invested in negotiable certificates
 - No more than 5% of the portfolio may be invested in any issuer
 - The maximum maturity does not exceed five years
9. Mutual Funds and Money Market Mutual Funds that are registered with the Securities and Exchange Commission under the Investment Company Act of 1940, provided that the following criteria is met:
- Attained the highest ranking or the highest letter and numerical rating provided by not less than two NRSROs; or
 - Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years’ experience investing in the securities and obligations authorized by California Government Code Section 53601 and with assets under management in excess of \$500 million
 - No more than 20% of the total portfolio may be invested in these securities
10. Bankers’ Acceptances, provided that the following criteria is met:
- They are issued by institutions which have short-term debt obligations rated “A-1” or higher by at least one NRSRO; or long-term debt obligations which are rated in the “A” category or higher by at least one NRSRO
 - No more than 40% of the portfolio may be invested in Bankers’ Acceptances
 - No more than 5% of the portfolio may be invested in any issuer
 - The maximum maturity does not exceed 180 days
11. Commercial Paper, provided that the following criteria is met:
- The issuer is a corporation organized and operating in the United States with assets in excess of \$500 million
 - The securities are rated “A-1” or higher by at least one NRSRO
 - They are issued by corporations having long-term obligations rated in the “A” category or its equivalent or higher, if the issuer has long-term ratings, by at least one NRSRO
 - Has program-wide credit enhancements which may include, but not limited to, overcollateralization, letters of credit, or a surety bond
 - No more than 25% of the portfolio may be invested in Commercial Paper
 - No more than 5% of the portfolio may be invested in any issuer
 - The maximum does not exceed 270 days

X. PORTFOLIO MANAGEMENT STRATEGY

The intent at the time of purchasing investments is that they are to be held until maturity. However, during the life of the investment, if market opportunities allow an investment to be sold at a gain while providing an acceptable yield on the reinvestment of the funds, then an investment may be sold and a new investment made prior to the maturity of the original investment.

XI. MAXIMUM MATURITY

The City will maintain a cash flow analysis to project the City's need for money. All money not required for immediate use will be invested to the greatest extent possible.

The City will not invest in securities maturing more than five years from the date of trade settlement, unless the City Council has by resolution granted authority to make such an investment at least three months prior to that investment.

XII. QUARTERLY REPORTING

City staff shall provide the City Council quarterly investment reports that provide a clear picture of the status of the current investment portfolio and which are in accordance with Government Code Section 53646 (b). The quarterly report shall include the following:

1. A listing of individual securities held at the end of the reporting period.
2. Yield to maturity of all investments listed.
3. Coupon, discount or earnings rate.
4. Par value, Amortized Book Value and Market Value.
5. A list of cash amounts in each City accounting fund that equals the total amount that the City has invested.
6. Monthly transactions for the period in accordance with California Government Code Section 53607
7. A statement of compliance with investment policy, including a schedule of any transactions or holding which do not comply with this policy or with the California Government Code, including a justification for their presence in the portfolio and a timetable for resolution
8. A statement regarding whether the portfolio will allow the City to have adequate funds to meet its cash flow requirements for the next six months

XIII. INVESTMENT POLICY ADOPTION AND REVIEW

The City of Wheatland's investment policy shall be adopted by resolution of the City of Wheatland's City Council. The policy shall be reviewed annually by the Finance Director/City Treasurer who will make recommendations to the City Council regarding any changes needed to address consistency with the overall objectives of preservation of principal, liquidity and return, and its relevance to current law and financial and economic trends. The Wheatland City Council must approve any modifications made thereto.

Reviewed with no modifications, April 11, 2023.
Reviewed with no modifications, March 26, 2024.
Reviewed with no modifications, February 25, 2025.



City Council Meeting Staff Report

Meeting Date: February 25, 2025

Subject: Presentation of Yuba-Sutter Regional Safety Action Plan

Prepared By: Dane H. Schilling, City Engineer

Recommendation:

Staff recommends that the Wheatland City Council receive a presentation from consultants preparing the Yuba-Sutter Regional Safety Action Plan.

Discussion:

In 2022 the agencies of Yuba County, Sutter County, Yuba City, Marysville, Wheatland and Live Oak collaborated to submit a joint regional application to the Safe Streets and Roads for All program (SS4A) seeking funds for the creation of a Regional Safety Action Plan (“RSAP”) for agencies in Yuba and Sutter Counties with Yuba County offering to be the lead agency for the group.

The goal of the RSAP is to create a unified vision and strategy to improve roadway safety, in partnership with local communities, to prevent traffic-related fatalities and serious injuries for all. This can be accomplished by gathering traffic and collision data, various planning documents, community input and local agency input as a basis for developing a regional plan.

In February 2023, the Yuba-Sutter participants were notified that \$800,000 in funding had been awarded by the California Department of Transportation for the RSAP. Fehr & Peers was selected as the best qualified consultant to lead the group into developing the RSAP. The group of agencies began meeting in the Spring of 2024 and other interested parties such as law enforcement officials, special interest groups, school officials were invited into the working groups.

This presentation will describe the current efforts, desired outcomes, and how the Wheatland City Council and Wheatland community at large can be involved.

Fiscal Impact: None

Attachments: None



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

February 25, 2025

SUBJECT: Wheatland-Premier Grove Landscape and Lighting District

PREPARED BY: Susan Mahoney, Finance Director

Recommendation

Staff recommends the City Council adopt the attached resolution directing the preparation of the engineer’s report for the Wheatland-Premier Grove Landscape and Lighting Assessment District (the “District”).

Background/Discussion

The Wheatland-Premier Grove Landscape and Lighting Assessment District provides funding for the following zones:

	Subdivision	Services Provided
Zone 1	Wheatland Ranch subdivision	Landscaping, irrigation, street lights, detention basin, frontage wall and park
Zone 2	Premier Grove subdivision	Street lights
Zone 3	Park Place subdivision	Landscaping, irrigation, street lights, open space, drainage area and park

Each year a budget is established to determine the cost of providing the services and to determine the proportional amount to assess benefiting parcels within the District. This a three-step process.

State law governing assessments:
Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code

Step 1 - Pass a resolution directing the preparation of the Annual Engineer’s Report. The Engineer’s Report establishes a budget for the services to be funded by the fiscal year 2025-26 assessments and the method of assessment apportionment to lots and parcels.

Step 2 - Pass a resolution of intention to continue the assessments, preliminary approval of the Engineer’s Report and provide notice of a Public Hearing.

Step 3 - Pass a resolution approving the Engineer’s Report and ordering the levy of the assessment for fiscal year 2025-26.

The attached Resolution directs the preparation of the Engineer's Report for fiscal year 2025-26 and completes Step 1 of the assessment process. The City contracts with SCI Consulting Group for the preparation of the Engineer's Report.

Fiscal Impact

The cost of preparing the Engineer's Report is paid for by the District.

Attachments

1. Resolution 11-25

RESOLUTION NO. 11-25

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND
DIRECTING PREPARATION OF THE ANNUAL ENGINEER'S REPORT FOR THE
CONTINUATION OF THE WHEATLAND-PREMIER GROVE LANDSCAPING AND
LIGHTING ASSESSMENT DISTRICT (INCLUDING PARK PLACE ANNEXATION)
FOR FISCAL YEAR 2025-26**

RESOLVED, by the City Council (the "Council"), of the City of Wheatland, County of Yuba (the "County"), State of California, that

Section 1. The Wheatland-Premier Grove Landscape and Lighting Assessment District and Annexation (the "Assessment District") were approved by property owners pursuant to a mailed ballot election conducted in accordance with Article XIID of the California Constitution.

Section 2. The City Council hereby proposes to continue to levy annual assessments for the existing Wheatland-Premier Grove Assessment District and Annexation and to levy and collect assessments against the lots and parcels of land within such Assessment District and Annexation to pay for the costs and expenses of the improvements described in Section 4 below, for the fiscal year commencing July 1, 2025 and ending June 30, 2026, pursuant to the Landscaping and Lighting Act of 1972 (the "Act"), being Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof), and as provided by Article XIID of the California Constitution.

Section 3. The purpose of the Assessment District is for the installation, maintenance and servicing of public improvements, as described in Section 4 below.

Section 4. Within the Assessment District, the existing and proposed improvements to be undertaken may be briefly described as follows: the installation, maintenance and servicing of public facilities, including but not limited to, landscaping, sprinkler systems, park grounds, park facilities, landscape corridors, ground cover, shrubs and trees, street frontages, drainage systems, lighting, fencing, entry monuments, other landscaping facilities, graffiti removal and repainting, and labor, materials, supplies, utilities, detention basins and equipment, as applicable, for property owned or maintained by the City of Wheatland. Installation means the construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, and detention basins. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

Section 5. SCI Consulting Group is hereby designated as Engineer of Work for purposes of these proceedings and is hereby ordered to prepare an Engineer's Report in accordance with Article 4 of Chapter 1 of the Act and Article XIID of the California Constitution. Upon completion, the Engineer shall file the Engineer's Report with the City Clerk for submission to the Council.

Section 6. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED this 25th day of February 2025 by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

Angela Teeter
Mayor, City of Wheatland

ATTEST:

Lisa Thomason, City Clerk



City Council Meeting Staff Report

Meeting Date: February 25, 2025

Subject: Update on Wheatland Farmers' Market

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland City Council receive information and provide comment on the status of the establishment of a Farmers' Market within the City of Wheatland.

Discussion: The City Council received information regarding the establishment of a Farmers' Market in the City of Wheatland at the July 23, 2024 City Council meeting. At that meeting, information was provided regarding the various options for a Farmers' Market provider and the City Council discussed possible locations for a Farmers' Market including:

Front Street and Front Street Park

Front Street and Front Street Park is centrally located near existing businesses with available street parking.

Settler's Village Parking Lot

The Settler's Village parking lot provides a large amount of area for producers and other vendors, as well as the amount of available parking, existing business, and access and visibility from State Route 65.

City Hall Parking Lot

The City Hall parking lot provides an adjacent park and the Community Center, as well as available street parking.

A copy of the Staff Report from the July 23, 2024 meeting is attached. Currently, farmers markets are located in the neighboring cities of Lincoln, Marysville and Yuba City during the summer months from May/June through September/October. Given the agricultural nature of this community, it seems logical that Wheatland residents would benefit from a local Farmers' Market.

One of our local growers, Gilbert Orchards, is registered by the State of California as a Certified Farmers' Market. Henry Gilbert will be present at the February 25th City Council meeting to provide information on establishing a local Farmers' Market in Wheatland this summer.

Fiscal Impact: None. This is an information item only.

Attachment:

- 1. City Council Staff Report – July 23, 2024



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

July 23, 2024

SUBJECT: Consideration of Establishing a City of Wheatland Farmers' Market

PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Wheatland City Council consider and provide direction to staff to establish and assist with the creation of a Farmers' Market in the City of Wheatland.

Background

City staff has received interest from the public regarding the City of Wheatland promoting a Farmers' Market with local goods for residents and visitors.

Pursuant to the Yuba County Agricultural Commissioner, there are currently two seasonal Certified Farmers' Markets (CFM) in Yuba County. Marysville has a CFM from May to October, and Brownsville has a CFM from June to September. Yuba County permits CFMs within residential areas on parking lots and other paved areas that serve public uses. CFMs in commercial districts may be permitted as special events. In Yuba County, CFMs must be operated by one or more certified producers, a non-profit organization, or a local government agency.

Yuba County relies on the State CFM program, which is regulated by the California Department of Food and Agriculture. The California Department of Food and Agriculture states the direct marketing of agricultural products through CFMs benefits the agricultural community and consumers. CFMs provide a flexible marketing alternative without disrupting other produce marketing systems. The high quality and fresh produce brought to the CFMs by its' producers creates a diverse market and also provides the consumer with opportunity to meet the farmer and learn how their food supply is produced.

CFMs provide a great opportunity for small farmers to market their products without the added expenses of commercial preparation, which is intended to provide an opportunity to increase small farmers' net income and make it possible for them to stay in business. Per the California Department of Food and Agriculture, the State of California has approximately 655 CFMs and approximately 2,700 certified producers. Of these markets, about 60 percent are year-round markets. In a typical year, the majority of the seasonal markets operate from April through October of each year.

Although the State of California regulates CFMs and becoming a Certified Producer, local jurisdictions can adopt regulations that further support CFMs in their jurisdiction.

A review of surrounding jurisdictions found the approach to permitting farmers markets varied greatly. For example, the City of Woodland requires the City Manager to approve a Farmers' Market application, while the City of Davis requires the City Council to approve a Farmers' Market application, and the City of Lincoln requires a Farmers' Market to obtain a conditional use permit for operation within a park. Placer County established Placer Grown, which is a non-profit organization that supports all the CFMs throughout Placer County. In addition to any local requirements, each CFM must still apply to the California Department of Food and Agriculture, and each producer must also apply. Each producer must be certified by the County Agricultural Commissioner and all CFMs are required to have a health permit.

Discussion

City staff recommends the City Council consider the level of involvement the City of Wheatland should have in the permitting of a CFM within the City and provide any direction to staff if necessary. For example, should the City take on the role of a CFM, or should the City invite an existing Yuba County CFM to operate within the City?

In addition, staff recommends the City Council consider the preferred location for a potential Farmer's Market in the City of Wheatland. City staff has identified the following possible locations for consideration:

Front Street and Front Street Park

Front Street and Front Street Park is centrally located near existing businesses with available street parking; however, the adjacent railroad tracks could provide generate concerns.

Settler's Village Parking Lot

The Settler's Village parking lot provides a large amount of area for producers and other vendors, as well as, the amount of parking, existing business, and access and visibility from State Route 65.

City Hall Parking Lot

The City Hall parking lot provides an adjacent park and the Community Center, as well as available street parking. The nearby residential neighborhoods could also benefit from a Farmer's Market at this location.

Fiscal Impact

Any necessary Planning staff time would be processed using General Fund dollars under the existing Raney Planning and Management contract services.

Conclusion

Staff recommends that the Wheatland City Council provide direction to staff to establish and assist the creation of a Farmers' Market in the City of Wheatland.



City Council Meeting Staff Report

Meeting Date: February 25, 2025

Subject: Status Report on the Proposed Heritage Oaks Estates East Tentative Subdivision Map Located West of State Route 65 and South of Main Street.

Prepared By: Tim Raney, Community Development Director

Recommendation:

Staff recommends that the Wheatland City Council receive information on the status of the Heritage Oaks Estates East Tentative Subdivision Map.

Background:

Heritage Oaks Estates East is an approximately 148.70-acre project site, identified by Assessor's Parcel Numbers (APNs) 015-490-023 through -028 and 015-720-009 through -013, is located west of State Route (SR) 65 and south of Main Street in the City of Wheatland. The City of Wheatland General Plan designates the site as Low Density Residential (LDR) and Park (P), with the project site being zoned as Planned Development (PD).

The project site consists of generally flat, vacant land that has been subject to prior mass grading, with ongoing disturbance through regular mowing/discing activities. Malone Avenue runs in a northwest-to-southeast direction through the northern portion of the project site and continues to travel southeast as a portion of the project site's western boundary. Various trees and shrubs are scattered throughout the southern portion of the project site. Surrounding existing land include the Grasshopper Slough, single-family residences, multi-family residences, and commercial uses to the north; SR 65, Union Pacific Railroad (UPRR) tracks, and agricultural land to the east; Bear River, the City of Wheatland Wastewater Treatment Plant (WWTP) and agricultural land to the south; and agricultural land, undeveloped land, and the Bishop's Pumpkin Farm to the west.

An EIR was originally prepared in 2002 for the entire Heritage Oaks Estates project, which included the project site as well as the 92-acre Heritage Oaks Estates West site. The 2002 project required approval of Annexation of both sites into the City of Wheatland, a General Plan Amendment, and a Rezone. The Heritage Oaks Estates site was later divided into Heritage Oaks Estates West and Heritage Oaks Estates East projects. An Initial Study (IS) was prepared for the Heritage Oaks Estates East project in 2005. The City of Wheatland City Council approved a Development Agreement and Tentative Subdivision Map consisting of 490 single-family residences for the Heritage Oaks Estates East project; however, both entitlements have since expired.

Project Location



Analysis:

The proposed project would include the development of the project site with up to 685 single-family residences, as well as various associated improvements, including, but not limited to, several community parks, a landscape corridor, open space, an internal roadway system, and various landscaping and utility improvements. The proposed project would require City approval of a General Plan Amendment, PD Rezone with an associated General Development Plan, Vesting Tentative Subdivision Map, and Site Plan and Design Review, as discussed below.

General Plan Amendment

The proposed project includes lots ranging from 3,825 to 5,000 square feet (sf); therefore, the proposed project would require approval of a General Plan Amendment to change the site's General Plan land use designation from LDR to Low-Medium Density Residential (LMDR) and Medium Density Residential (MDR) to allow the development of small lot single-family detached housing. The LMDR designation provides for single-family detached residences within a density range of 4.1 to 6.0 dwelling units per acre (du/ac). The MDR land use designation provides for single-family detached and single-family attached residences, within a density range of 6.1 to 8.0 du/ac. The net density of the proposed residential villages would be 6.51 du/ac, while the gross density based on the total acreage would be 4.58 du/ac, which exceeds the maximum density allowed under the current LDR General Plan land use designation for the project site. It should be noted that the previous Heritage Oaks Estates East tentative subdivision map that was approved in 2005 included 490 single-family lots, which resulted in an approximately 3.31 du/ac. As a result, the proposed General Plan Amendment would result in a higher density and smaller lot size than was originally anticipated for the project site.

Planned Development Rezone and General Development Plan

The proposed project would require approval of a PD Rezone to amend the current PD zoning district to establish the site-specific development standards for the proposed project. Pursuant to Section 18.51.060 of the Wheatland Municipal Code, the uses within the PD zoning district shall be limited to the uses contained within the approved development plan. Accordingly, the proposed Heritage Oaks Wheatland General Development Plan has been prepared to establish the design standards for the site with specific criteria to assist the City in its review of the proposed project (see Attachment 2). Unless otherwise specified within the General Development Plan, such as variations in lot sizes and setbacks, the proposed project would adhere to all applicable City zoning and Municipal Code requirements. Such standards and regulations are designed to reflect site characteristics, as well as establish development and design objectives that differ from the City’s typical development standards for the proposed on-site uses.

The following table compares the proposed development standards in the Heritage Oaks General Development Plan to the existing development standards as permitted in the existing Heritage Oaks PD and the City’s Single-Family Residential (R-1) zoning district.

Development Standards Comparison			
	Proposed PD	Existing PD	Citywide R-1
Minimum Lot Size	3,825 sf	5,500 sf	6,000 sf
Maximum Lot Coverage	60%	40%	40%
Minimum Setbacks			
Front (covered porch)	10 ft.	10 ft.	20 ft.
Front (living area)	15 ft.	15 ft.	20 ft.
Front (garage)	18 ft.	18 ft.	20 ft.
Side	5 ft.	5 ft.	5 ft.
Street Side	10 ft.	10 ft.	15 ft.
Rear	10 ft.	15 ft.	15 ft.
Building Height	35 ft.	30 ft.	30 ft.

Vesting Tentative Subdivision Map

The proposed project would include a Vesting Tentative Subdivision Map, which entitles the project applicant to a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in place at the time of project approval (see Attachment 1). The proposed Vesting Tentative Subdivision Map includes subdivision of the project site into 681 single-family residential lots. The single-family residential lots would be grouped into 10 “Villages,” which would each include between 35 and 101 lots. A summary of each Village’s lot sizing, acreage, number of lots, and density is included in the table below.

Proposed Residential Lots					
Village	Typical Lot Dimensions (feet)	Typical Lot Size (sf)	Number of Lots	Acreage	Density (du/ac)
1	50 x 100	5,000	72	13.00	5.54
2	45 x 100	4,500	71	10.56	6.72
3	45 x 85	3,825	89	11.05	8.05
4	50 x 80	4,000	80	11.11	7.20
5	50 x 100	5,000	35	6.00	5.84
6	45 x 100	4,500	101	15.67	6.45
7	45 x 97	4,365	49	7.47	6.56
8	50 x 100	5,000	50	8.08	6.19
9	50 x 90	4,500	70	11.99	5.84
10	45 x 95	4,275	64	9.67	6.58
Totals		44,965	681	104.66¹	6.51
¹ The remaining site acreage would be developed with various landscaping, roadway, and utility improvements, as discussed below.					

Access and Circulation

Site access would be provided by SR 65 with the construction of two new roadways, DeValentine Parkway and Red Oak Drive. The proposed project would include new acceleration and deceleration lanes along SR 65 for access in and out of the development. The proposed internal collector streets would connect to form a semi-grid pattern within the project site and would provide access to the proposed residential units and parks. In addition, the proposed Red Oak Drive would provide a future new primary access to the Bishop’s Pumpkin Farm.

Utilities

Water service would be provided by the City of Wheatland Public Works Department through the existing well located in the project site’s 0.86-acre Parcel B, as well as through new water line connections to the City’s existing water system. Sanitary sewer service would be provided by the City’s Public Works Department through new connections to existing sewer infrastructure in the project vicinity. The storm drainage system for the proposed project would consist of a new underground trunk line conveyance system and two detention basins. Gas and electricity services would be provided by PG&E, and telecommunications and cable services would be provided by AT&T and Xfinity.

Project Phasing

The proposed project would be constructed over three phases. The first phase would consist of Villages 1, 2, and 3 totaling approximately 232 residential lots, the Malone Parkway Paseo, and both DeValentine Parkway and Red Oak Drive. Phase 2 would consist of Villages 4, 5, and 6 totaling approximately 216 residential lots. Phase 3 would consist of Villages 7, 8, 9, and 10 totaling approximately 233 residential lots.

Site Plan and Design Review

Pursuant to City of Wheatland Municipal Code Chapter 18.67, residential development projects with more than four units are subject to the City’s Site Plan and Design Review process. The proposed General Development Plan’s purpose is to establish design standards that would be used for siting, design, and construction of the project as well as development objectives to preserve Wheatland’s character as a farming community.

The proposed residential villages within the proposed project would be comprised of a variety of housing types interconnected by tree-lined walkable streets, open space, and the Malone Parkway Paseo bisecting the community and connecting the east and west ends. The proposed residential design principles and development standards would be applied to all proposed development within project. The proposed General Development Plan includes one- and two-story residences with a variety of architectural styles, including Ranch, Spanish, Farmhouse, Californian, Cottage, Craftsman, and Mission.

Ranch Architectural Style

The Ranch architectural style includes a smooth stucco and lap siding exterior with gridded single-hung windows and decorative trim and sill.

Ranch Style



Spanish Architectural Style

The Spanish architectural style includes a smooth stucco exterior with gridded single-hung windows with decorative wrought iron details, window shutters, curved archways and tile roofing.

Spanish Style



Farmhouse Architectural Style

The Farmhouse architectural style includes a smooth stucco and lap siding exterior with upper gable board and batten and single-hung windows with decorative trim and sill and front porch columns with a decorative stacked stone veneer base.

Farmhouse Style



California Architectural Style

The California architectural style includes a smooth stucco exterior with decorative window shutters and tile roofing.

California Style



Cottage Architectural Style

The Cottage architectural style includes a smooth stucco and a decorative stacked stone veneer exterior with wood trim.

Cottage Style



Craftsman Architectural Style

The Craftsman architectural style includes a smooth stucco and shingle siding exterior with upper gable vertical siding and gridded single-hung windows with decorative trim and sill and front porch columns with a decorative brick veneer base.

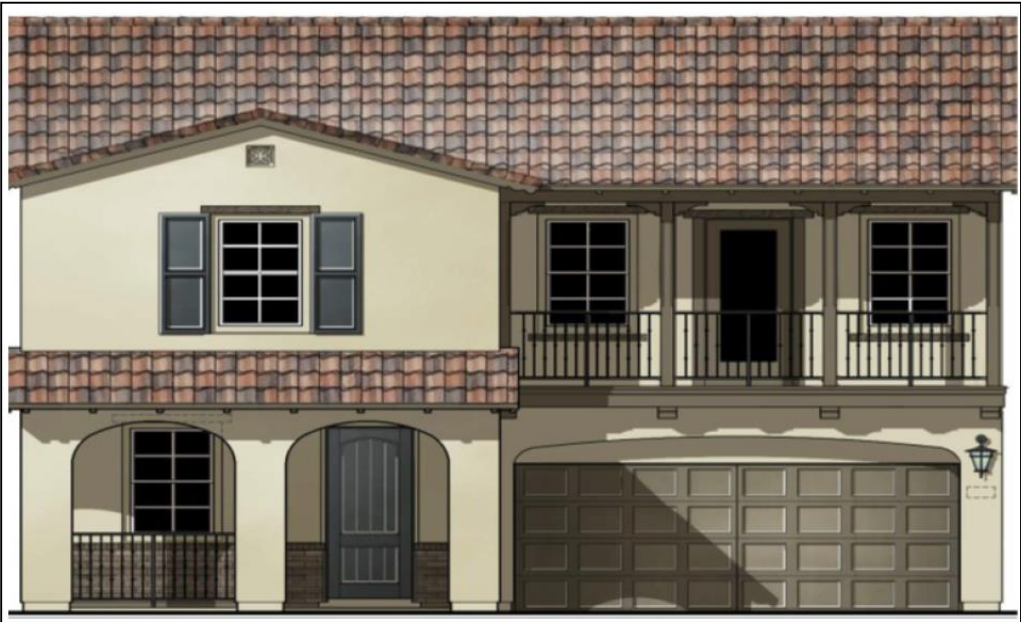
Craftsman Style



Mission Architectural Style

The Mission architectural style includes a smooth stucco exterior with gridded windows with decorative wooden details, window shutters, curved archways and tile roofing.

Mission Style



Repetitive floor plans and elevations for adjacent residences would be avoided, as required by conditions of approval. In addition, various materials and color schemes will be incorporated to visually enhance building styles.

Parks and Paseos

The open space and recreation area network for the proposed project consists of approximately 25 acres of dedicated land, which is made up of parks, the Malone Parkway Paseo, and passive open space.

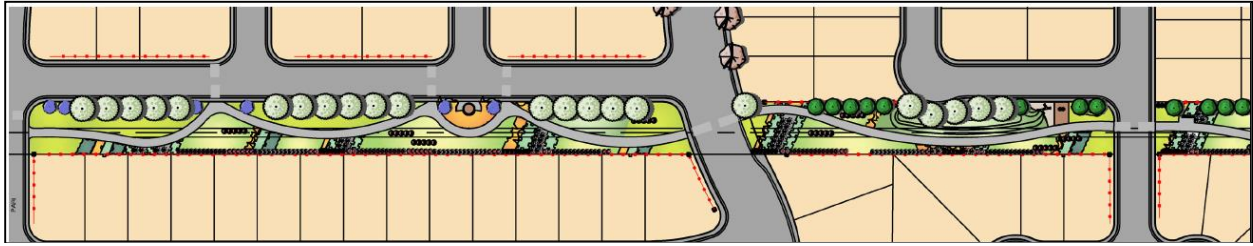
The approximately 10-acre park identified as north park would be located along the north end of the project adjacent to Grasshopper Slough. The north park would be designed as a community park with play structures, lawn games, sports courts, ball fields, and dual-purpose play fields and storm water and water quality control basins.

Northern Area Parks



The Malone Parkway Paseo bisects the project site and provides pedestrian and bikeway access throughout the community. The paseo is intended to be active, usable areas which encourage pedestrian activity, interaction among residents and connectivity between Villages. The proposed paseo consists of a 10-foot wide, meandering, multi-use path and a landscape strip along one street edge.

Malone Parkway Paseo



The approximately 5-acre park identified as a community wide park would be located at the south end of the project site near Village 10. The community wide park would include play structures, sports courts and ball fields. The community wide park may be expanded in the future pending the re-purposing of adjacent land uses.

The approximately 2-acre park identified as riverside park would be located at the south end of the project site near Villages 9 and 10 and would be designed as a village park which would include preserved oak trees surrounded by benches and tables to serve as a picnic area. Adjacent to the riverside park, is approximately 8 acres of passive recreation open space adjacent to the Bear River.

Southern Area Parks



Environmental Review

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for the proposed project and the Draft EIR was sent to the State Clearinghouse (SCH#: 2024031192) for distribution to State agencies on July 23, 2024 for the 45-day public review period ending on August 16, 2024. In addition, the Draft EIR and a Notice of Availability (NOA) for the Draft EIR were published on the City of Wheatland website.

Planning Commission Hearing

On December 3, 2024, the Wheatland Planning Commission held a public hearing for the proposed project. Staff provided a presentation, and the Planning Commission received public comments. During the December 3, 2024 public hearing, a Wheatland Planning Commissioner identified a potential conflict of interest, and recused themselves from this public hearing item. As a result, the City of Wheatland no longer met the minimum requirements for a quorum. The remaining members of the Planning Commission continued with the public hearing to receive any additional public comments. The public comments received during the December 3, 2024 public hearing included concerns regarding the continued access to the neighboring property once project construction occurred, as well as, support for the proposed project due to the proposed primary access to the Bishop’s Pumpkin Farm.

Due to the lack of a quorum, staff re-noticed the proposed project for a public hearing. Therefore, on February 4, 2025, the Wheatland Planning Commission held a public hearing on the proposed project. Staff provided another presentation for the Commission and the City received additional public comments. The public comments received during the February 4, 2025 public hearing included concerns regarding the proposed residential lot sizes.

After discussion, the Wheatland Planning Commission unanimously recommended the City Council approve all requested entitlements for the proposed project with the addition of a condition of approval requiring safety fencing or shrubbery around the storm water quality basins, subject to City Engineer review and approval.

Attachments

- 1. Proposed Vesting Tentative Subdivision Map
- 2. Proposed Heritage Oaks Estates General Development Plan

VESTING TENTATIVE SUBDIVISION MAP TSTM 2023-0001 (LARGE AND SMALL LOT) HERITAGE OAKS ESTATES - EAST

WHEATLAND, CALIFORNIA
NOVEMBER 2022 - REVISED MARCH 25, 2024
PAGE 1 OF 4

LAND USE SUMMARY

VILLAGE AND LOT SUMMARY*

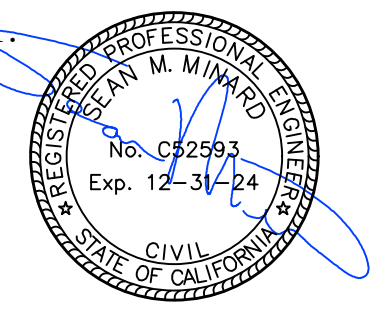
VILLAGE 1 (50'X100' TYP) =	72 LOTS	13.00 AC	5.54 DU/AC
VILLAGE 2 (45'X100' TYP) =	71 LOTS	10.56 AC	6.72 DU/AC
VILLAGE 3 (45'X85' TYP) =	89 LOTS	11.05 AC	8.05 DU/AC
VILLAGE 4 (50'X80' TYP) =	80 LOTS	11.11 AC	7.20 DU/AC
VILLAGE 5 (50'X100' TYP) =	35 LOTS	06.00 AC	5.83 DU/AC
VILLAGE 6 (45'X100' TYP) =	101 LOTS	15.67 AC	6.45 DU/AC
VILLAGE 7 (45'X90' TYP) =	49 LOTS	07.47 AC	6.56 DU/AC
VILLAGE 8 (50'X100' TYP) =	50 LOTS	08.08 AC	6.19 DU/AC
VILLAGE 9 (50'X90' TYP) =	70 LOTS	11.99 AC	5.84 DU/AC
VILLAGE 10 (45'X95' TYP) =	64 LOTS	09.73 AC	6.58 DU/AC
SUBTOTAL =	681 LOTS**	104.66 AC	6.51 DU/AC

MAJOR ROAD - DEVALENTINE PKWY	3.94 AC
MAJOR ROAD - RED OAK DRIVE	3.73 AC
MAJOR ROAD - HERITAGE OAK WAY	3.40 AC
LOT A - DETENTION/PARK	2.98 AC
LOT B - WATER WELL SITE #1	0.78 AC
LOT C - NORTH PARK (EAST)	0.93 AC
LOT D - MALONE PASEO (NORTH)	0.85 AC
LOT E - SR 65 PASEO/LANDSCAPE	1.33 AC
LOT F - FUTURE MULTI-FAMILY	0.46 AC
LOT G - MALONE PASEO (CENTRAL)	0.49 AC
LOT H - MALONE PASEO (CENTRAL)	0.53 AC
LOT I - MALONE PASEO (CENTRAL)	0.38 AC
LOT J - MALONE PASEO (CENTRAL)	0.55 AC
LOT K - NORTH PARK (WEST)	0.54 AC
LOT L - MULTI-USE POND/PARK	5.41 AC
LOT M - SR 65 PASEO/LANDSCAPE	0.78 AC
LOT N - SR 65 PASEO/LANDSCAPE	0.51 AC
LOT O - SR 65 PASEO/LANDSCAPE	1.19 AC
LOT P - RIVERSIDE PARK	2.00 AC
LOT Q - LEVEL ROW	5.09 AC
LOT R - RIVERSIDE OPEN SPACE	2.83 AC
LOT S - COMMUNITY PARK	5.34 AC
SUBTOTAL =	44.04 AC
TOTAL =	148.70 AC 4.58 DU/AC**

*ALL ACREAGES AND DENSITIES EXCLUDE MAJOR ROADS.
**ENTITLEMENTS ARE BASED ON 685 LOTS AND GROSS DENSITY OF 4.61 DU/AC.

SURVEYORS STATEMENT:

I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY ORDER NUMBER 5102-593317 DATED DECEMBER 30, 2021.



SEAN MINARD, P.E. 52593, P.L.S. 8397

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
LOTS A, B, C, 1, 2, 4, AND 5, AS SHOWN ON THE MAP ENTITLED "HERITAGE OAKS ESTATES EAST LARGE LOT FINAL MAP", TRACT NO. 2006-019, FILED IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, STATE OF CALIFORNIA ON DECEMBER 12, 2007 IN BOOK 88 OF MAPS, AT PAGES 27 THROUGH 32.

APN: 015-490-023, 015-490-024, 015-490-025, 015-490-026, 015-490-028, 015-720-009, 015-720-010, 015-720-011, 015-720-012 & 015-720-013.

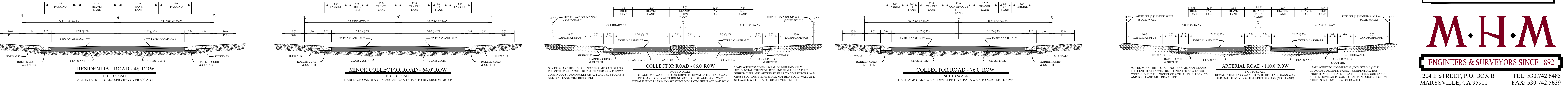
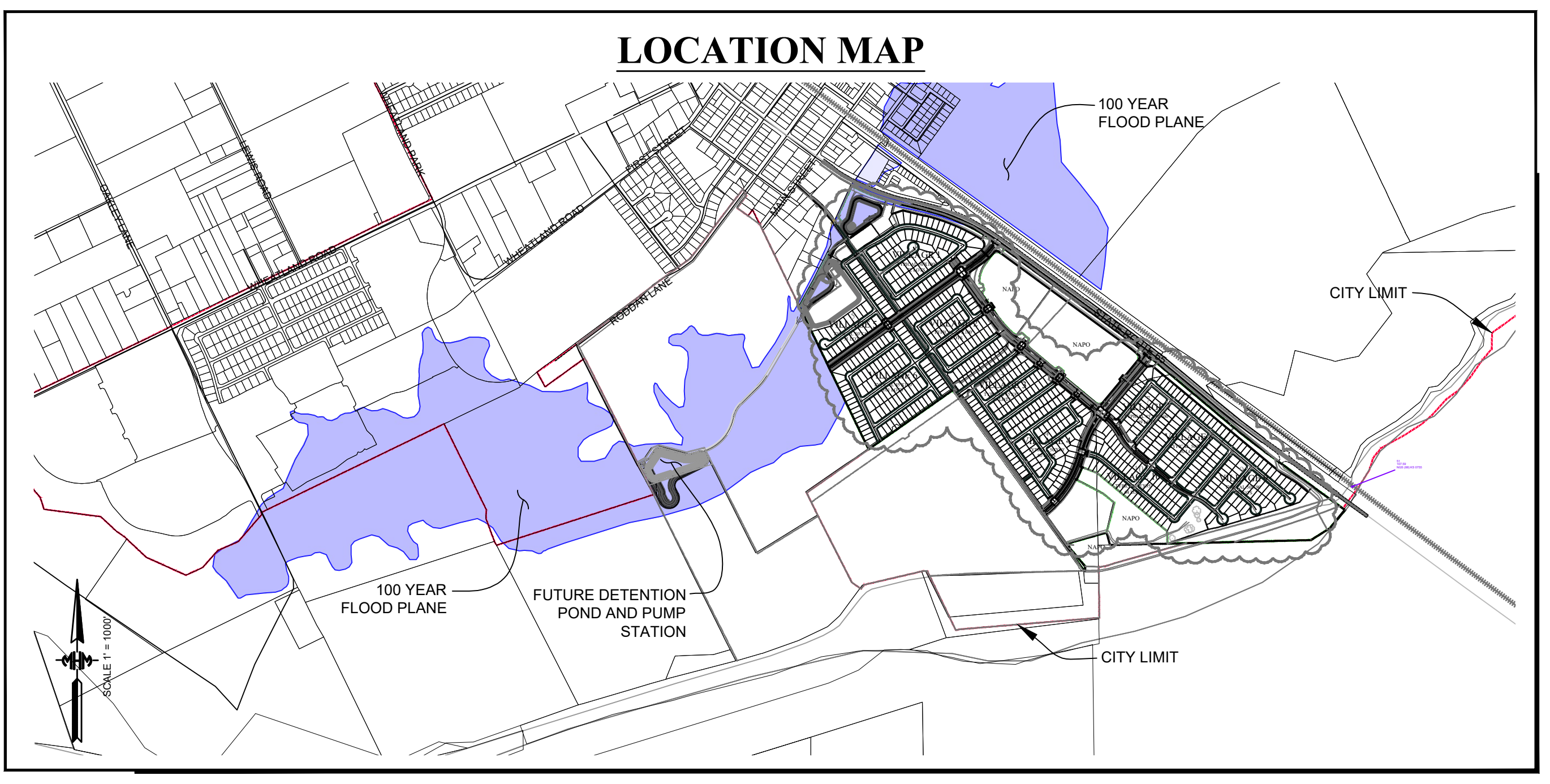
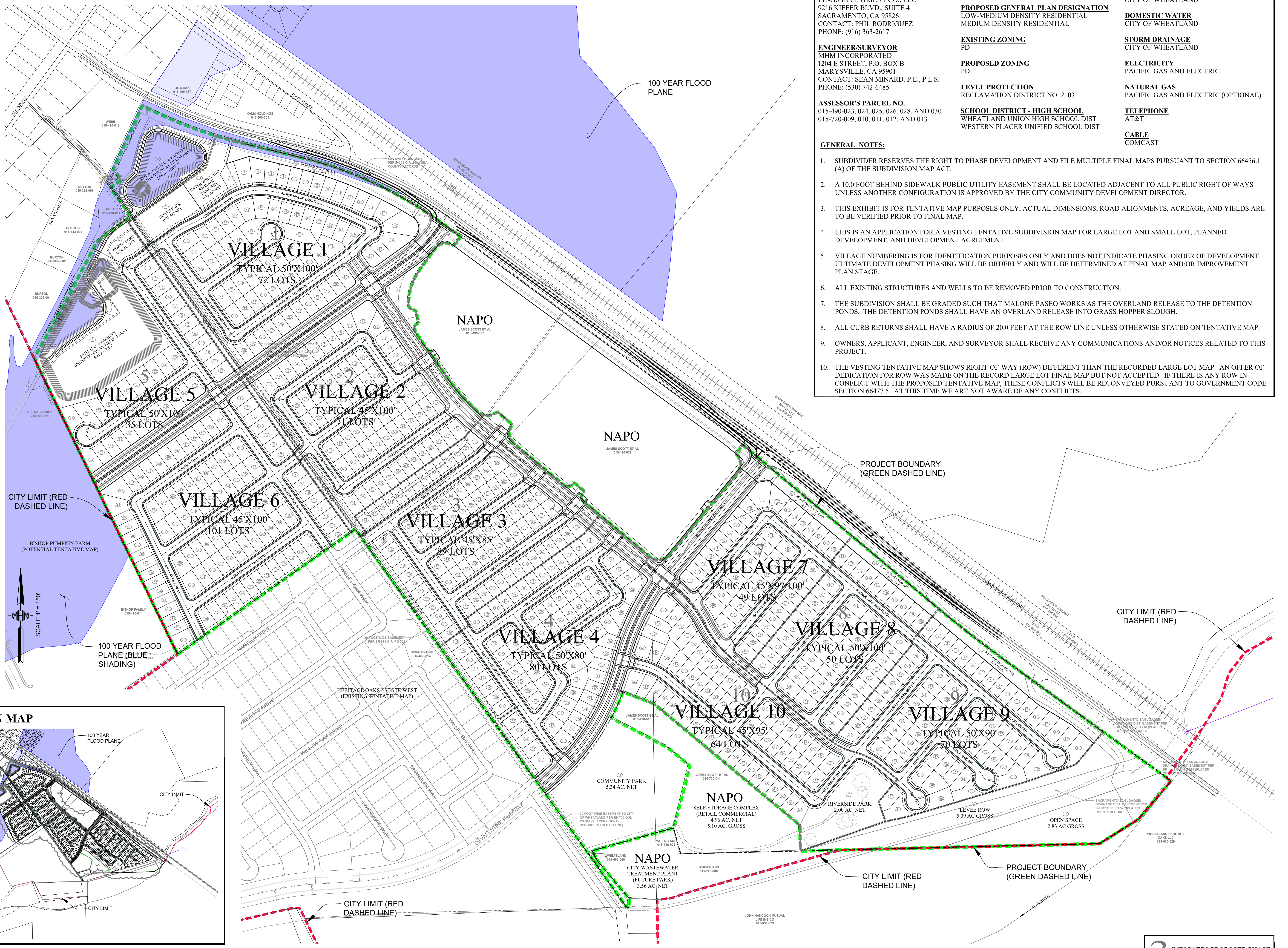
PARCEL TWO:
THE STREETS SHOWN AS HERITAGE OAKS PARKWAY, BLUE OAK PARKWAY AND DEVALENTINE PARKWAY ON THE MAP ENTITLED "HERITAGE OAKS ESTATES EAST LARGE LOT FINAL MAP", TRACT NO. 2006-019, FILED IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, STATE OF CALIFORNIA ON DECEMBER 12, 2007 IN BOOK 88 OF MAPS, AT PAGES 27 THROUGH 32.

APN 015-490-030-000

CITY OF WHEATLAND APPROVAL:

THE CITY OF WHEATLAND PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 24-0XX APPROVING TENTATIVE PARCEL MAP NO. 2023-0001 DURING THE PLANNING COMMISSION MEETING ON _____, 2024.

CITY OF WHEATLAND _____ DATE: _____



SUBDIVIDER STATEMENT

OWNER
LEWIS INVESTMENT CO., LLC
9216 KIEFER BLVD., SUITE 4
SACRAMENTO, CA 95826
CONTACT: PHIL RODRIGUEZ
PHONE: (916) 363-2617

APPLICANT
LEWIS INVESTMENT CO., LLC
9216 KIEFER BLVD., SUITE 4
SACRAMENTO, CA 95826
CONTACT: PHIL RODRIGUEZ
PHONE: (916) 363-2617

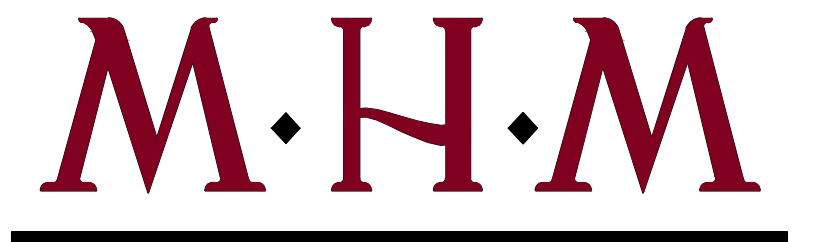
ENGINEER/SURVEYOR
MHM INCORPORATED
1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901
CONTACT: SEAN MINARD, P.E., P.L.S.
PHONE: (530) 742-6485

ASSESSOR'S PARCEL NO.
015-490-023, 024, 025, 026, 028, AND 030
015-720-009, 010, 011, 012, AND 013

GENERAL NOTES:

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
- A 10.0 FOOT BEHIND SIDEWALK PUBLIC UTILITY EASEMENT SHALL BE LOCATED ADJACENT TO ALL PUBLIC RIGHT OF WAYS UNLESS ANOTHER CONFIGURATION IS APPROVED BY THE CITY COMMUNITY DEVELOPMENT DIRECTOR.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A VESTING TENTATIVE SUBDIVISION MAP FOR LARGE LOT AND SMALL LOT, PLANNED DEVELOPMENT, AND DEVELOPMENT AGREEMENT.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- THE SUBDIVISION SHALL BE GRADED SUCH THAT MALONE PASEO WORKS AS THE OVERLAND RELEASE TO THE DETENTION PONDS. THE DETENTION PONDS SHALL HAVE AN OVERLAND RELEASE INTO GRASS HOPPER SLOUGH.
- ALL CURB RETURNS SHALL HAVE A RADIUS OF 20.0 FEET AT THE ROW LINE UNLESS OTHERWISE STATED ON TENTATIVE MAP.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.
- THE VESTING TENTATIVE MAP SHOWS RIGHT-OF-WAY (ROW) DIFFERENT THAN THE RECORDED LARGE LOT MAP. AN OFFER OF DEDICATION FOR ROW WAS MADE ON THE RECORD LARGE LOT FINAL MAP BUT NOT ACCEPTED. IF THERE IS ANY ROW IN CONFLICT WITH THE PROPOSED TENTATIVE MAP, THESE CONFLICTS WILL BE RECONVEYED PURSUANT TO GOVERNMENT CODE SECTION 66477.5. AT THIS TIME WE ARE NOT AWARE OF ANY CONFLICTS.

2 INDICATES PROPOSED PHASE

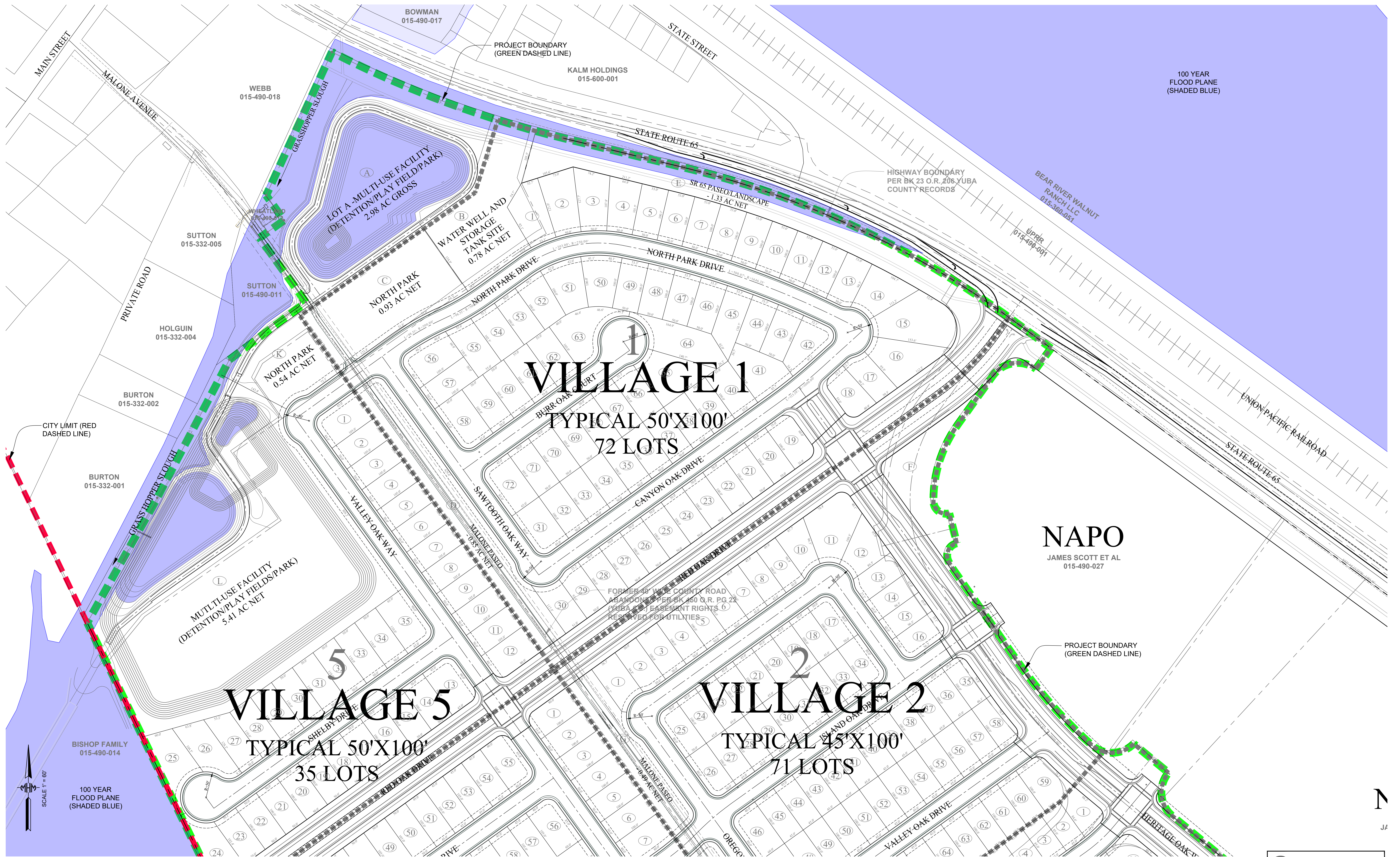


ENGINEERS & SURVEYORS SINCE 1892

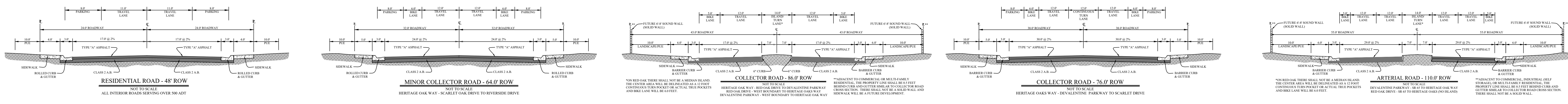
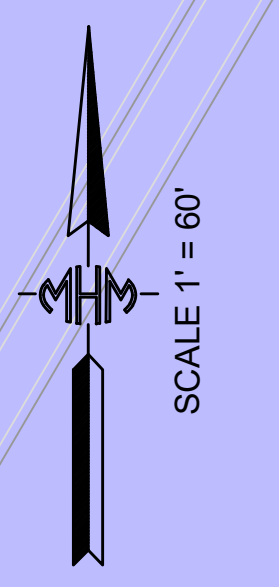
1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901
TEL: 530-742-6485
FAX: 530-742-5639

VESTING TENTATIVE SUBDIVISION MAP TSTM 2023-0001 HERITAGE OAKS ESTATES - EAST

WHEATLAND, CALIFORNIA
NOVEMBER 2022 REVISED MARCH 25, 2024
PAGE 2 OF 4



NAPO
JAMES SCOTT ET AL
015-490-027



2 INDICATES PROPOSED PHASE

M.H.M.
ENGINEERS & SURVEYORS SINCE 1892

1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901
TEL: 530.742.6485
FAX: 530.742.5639

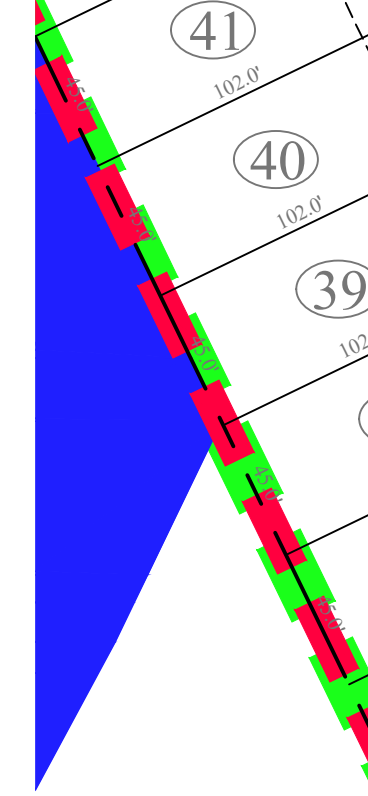
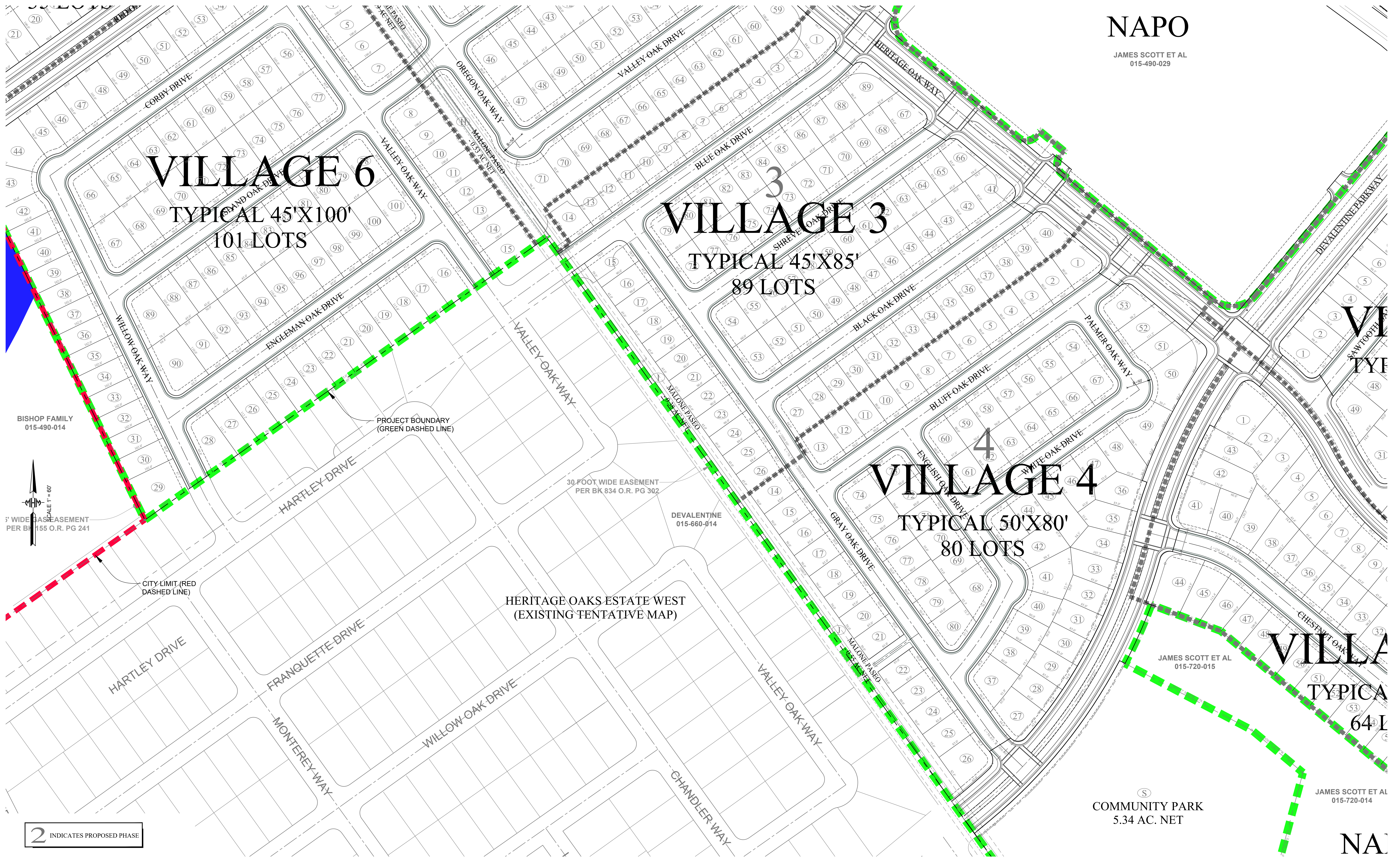
© 2024 M.H.M. ALL RIGHTS RESERVED. REVISIONS TO THIS MAP SHALL BE INDICATED BY A RED DASHED LINE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE IN FEET AND DECIMALS THEREOF. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE APPROPRIATE UTILITIES COMPANIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE RECORDS OFFICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY INFORMATION FROM THE APPROPRIATE SURVEYORS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL OPINIONS FROM THE APPROPRIATE ATTORNEYS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL INFORMATION FROM THE APPROPRIATE FINANCIAL INSTITUTIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TAX INFORMATION FROM THE APPROPRIATE TAX AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION FROM THE APPROPRIATE ENVIRONMENTAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL INFORMATION FROM THE APPROPRIATE HISTORICAL SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL INFORMATION FROM THE APPROPRIATE CULTURAL INSTITUTIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHAEOLOGICAL INFORMATION FROM THE APPROPRIATE ARCHAEOLOGICAL SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ANTHROPOLOGICAL INFORMATION FROM THE APPROPRIATE ANTHROPOLOGICAL SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LINGUISTIC INFORMATION FROM THE APPROPRIATE LINGUISTIC SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOGRAPHIC INFORMATION FROM THE APPROPRIATE ETHNOGRAPHIC SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOHISTORICAL INFORMATION FROM THE APPROPRIATE ETHNOHISTORICAL SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOBOTANICAL INFORMATION FROM THE APPROPRIATE ETHNOBOTANICAL SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOZOOLOGICAL INFORMATION FROM THE APPROPRIATE ETHNOZOOLOGICAL SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOLINGUISTIC INFORMATION FROM THE APPROPRIATE ETHNOLINGUISTIC SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOMUSICOLOGICAL INFORMATION FROM THE APPROPRIATE ETHNOMUSICOLOGICAL SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOARTS INFORMATION FROM THE APPROPRIATE ETHNOARTS SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNODANCE INFORMATION FROM THE APPROPRIATE ETHNODANCE SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOCHEFISTRY INFORMATION FROM THE APPROPRIATE ETHNOCHEFISTRY SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOCRAFTSMANSHIP INFORMATION FROM THE APPROPRIATE ETHNOCRAFTSMANSHIP SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOCHEMISTRY INFORMATION FROM THE APPROPRIATE ETHNOCHEMISTRY SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOCOSMETOLOGY INFORMATION FROM THE APPROPRIATE ETHNOCOSMETOLOGY SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOCLOTHING INFORMATION FROM THE APPROPRIATE ETHNOCLOTHING SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOCULINARY INFORMATION FROM THE APPROPRIATE ETHNOCULINARY SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOCERAMICS INFORMATION FROM THE APPROPRIATE ETHNOCERAMICS SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOGLASS INFORMATION FROM THE APPROPRIATE ETHNOGLASS SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOMETALS INFORMATION FROM THE APPROPRIATE ETHNOMETALS SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOCERAMICS INFORMATION FROM THE APPROPRIATE ETHNOCERAMICS SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOGLASS INFORMATION FROM THE APPROPRIATE ETHNOGLASS SOCIETIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHNOMETALS INFORMATION FROM THE APPROPRIATE ETHNOMETALS SOCIETIES.

VESTING TENTATIVE SUBDIVISION MAP TSTM 2023-0001 HERITAGE OAKS ESTATES - EAST

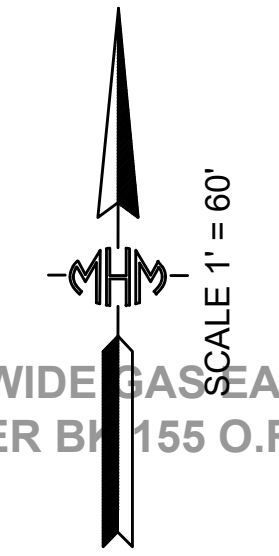
WHEATLAND, CALIFORNIA
NOVEMBER 2022 REVISED MARCH 25, 2024
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NAPO

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015-490-029



BISHOP FAMILY
015-490-014



3' WIDE EASEMENT
PER BK 1155 O.R. PG 241

CITY LIMIT (RED
DASHED LINE)

PROJECT BOUNDARY
(GREEN DASHED LINE)

30 FOOT WIDE EASEMENT
PER BK 834 O.R. PG 302

DEVALENTINE
015-660-014

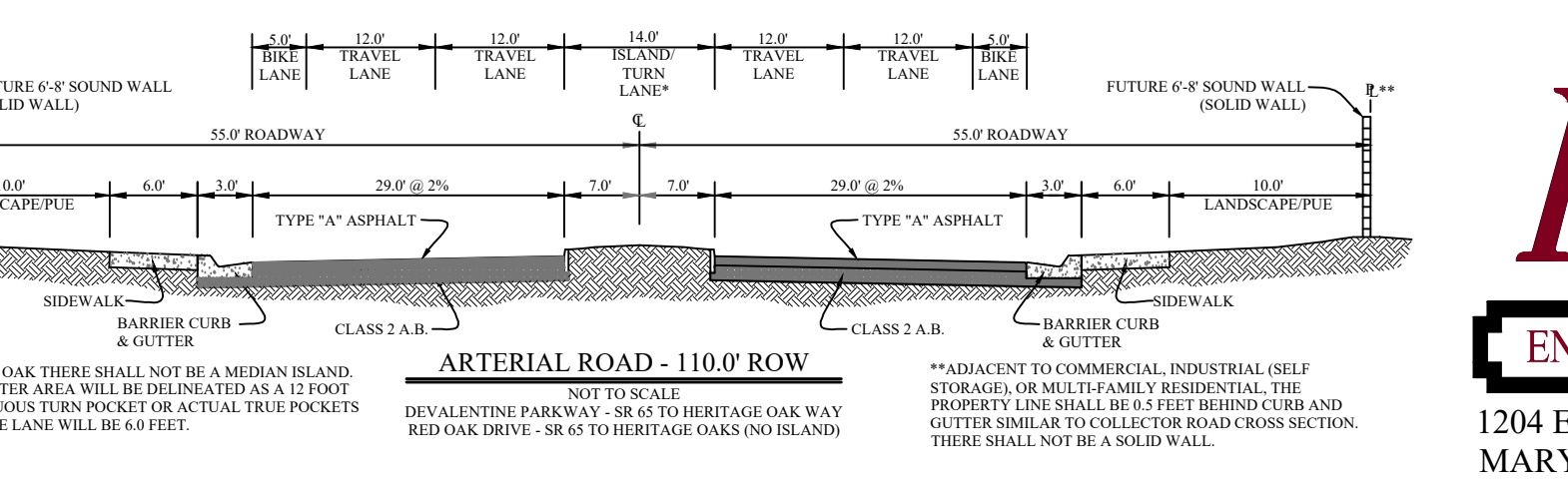
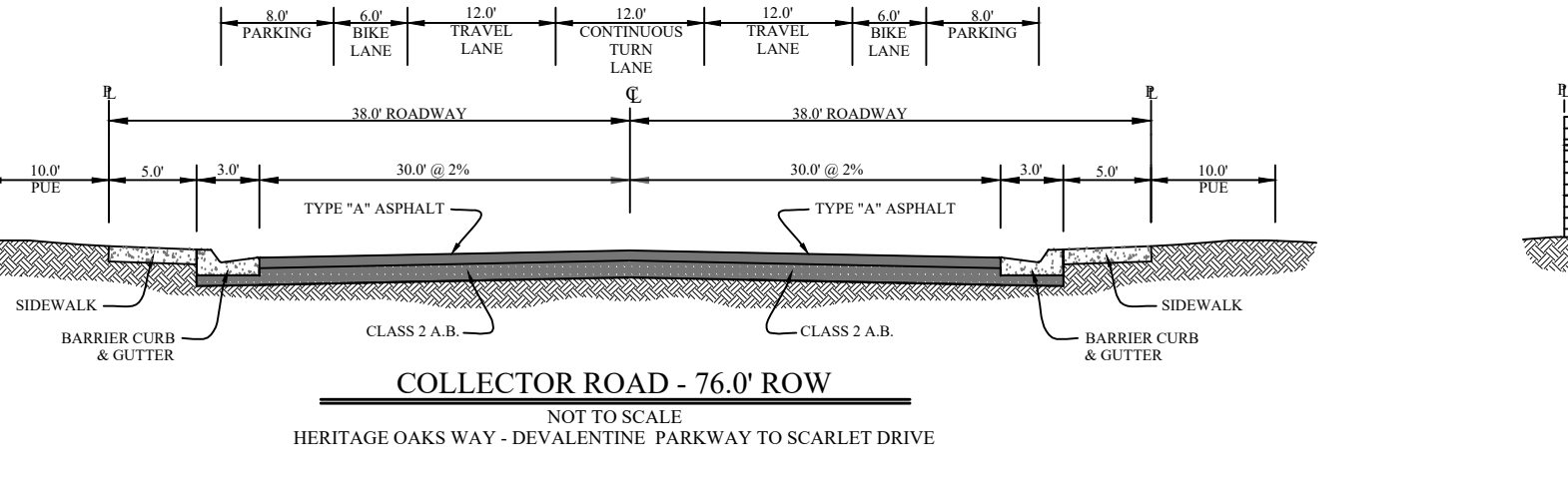
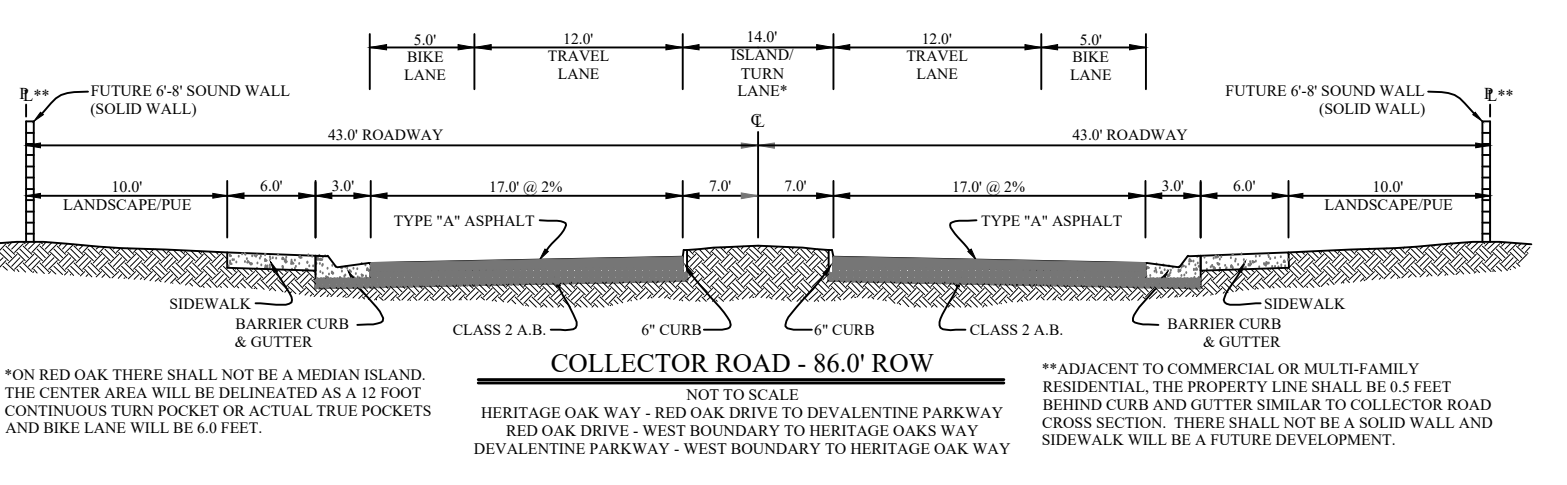
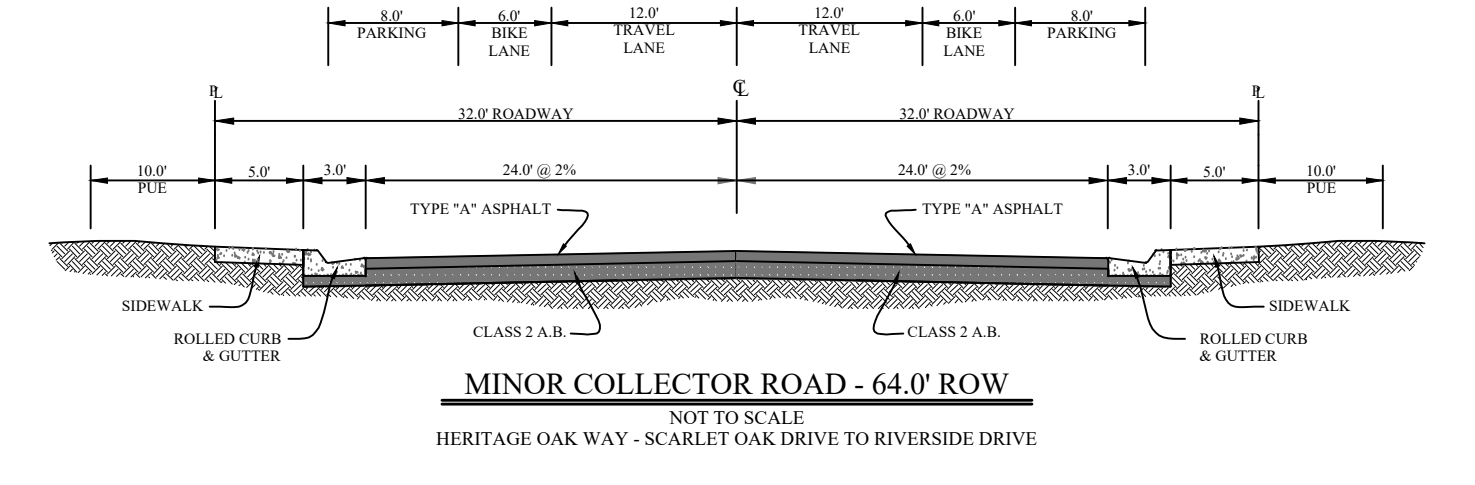
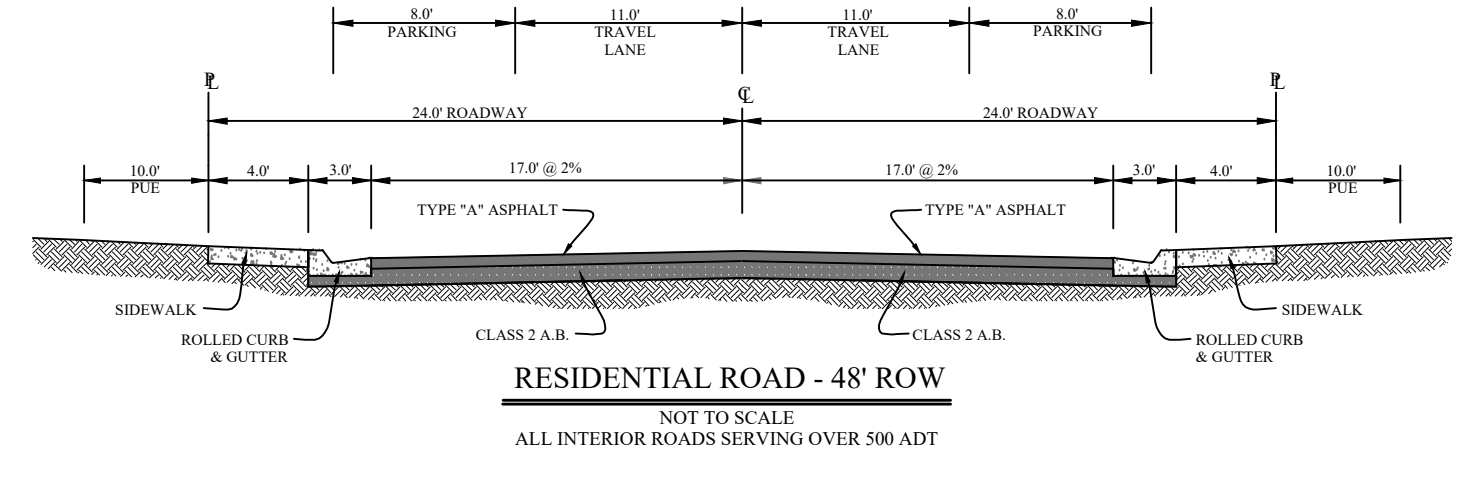
HERITAGE OAKS ESTATE WEST
(EXISTING TENTATIVE MAP)

COMMUNITY PARK
5.34 AC. NET

JAMES SCOTT ET AL
015-720-015

JAMES SCOTT ET AL
015-720-014

2 INDICATES PROPOSED PHASE



M.H.M.

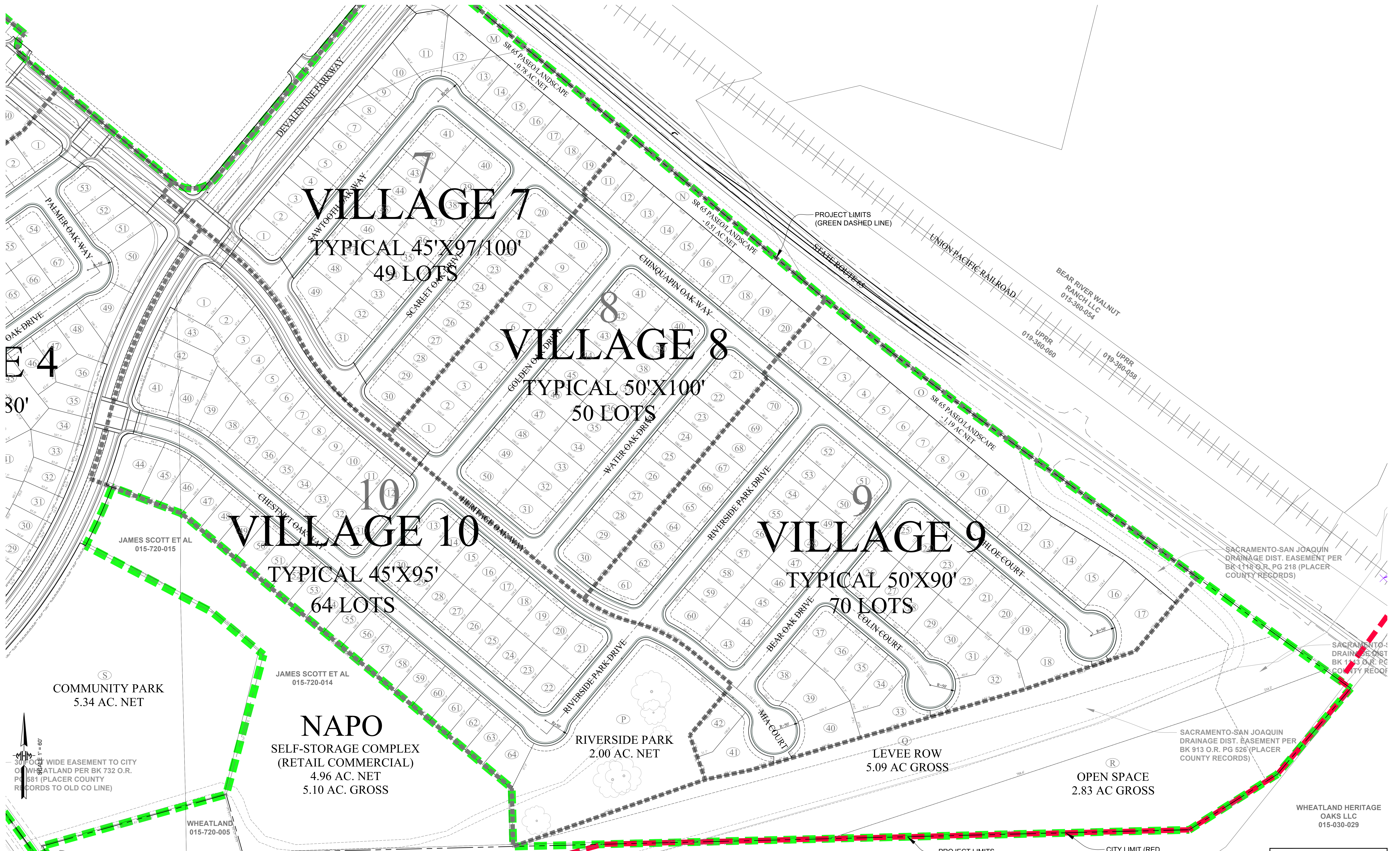
ENGINEERS & SURVEYORS SINCE 1892

1204 E STREET, P.O. BOX B
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VESTING TENTATIVE SUBDIVISION MAP TSTM 2023-0001 HERITAGE OAKS ESTATES - EAST

WHEATLAND, CALIFORNIA
NOVEMBER 2022 REVISED MARCH 25, 2024
PAGE 4 OF 4



VILLAGE 7

TYPICAL 45'X97'/100'
49 LOTS

VILLAGE 8

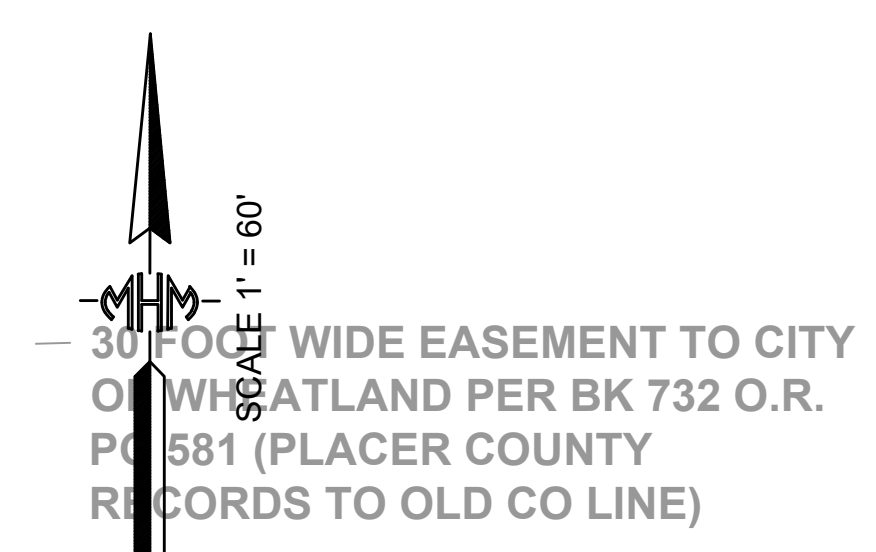
TYPICAL 50'X100'
50 LOTS

VILLAGE 10

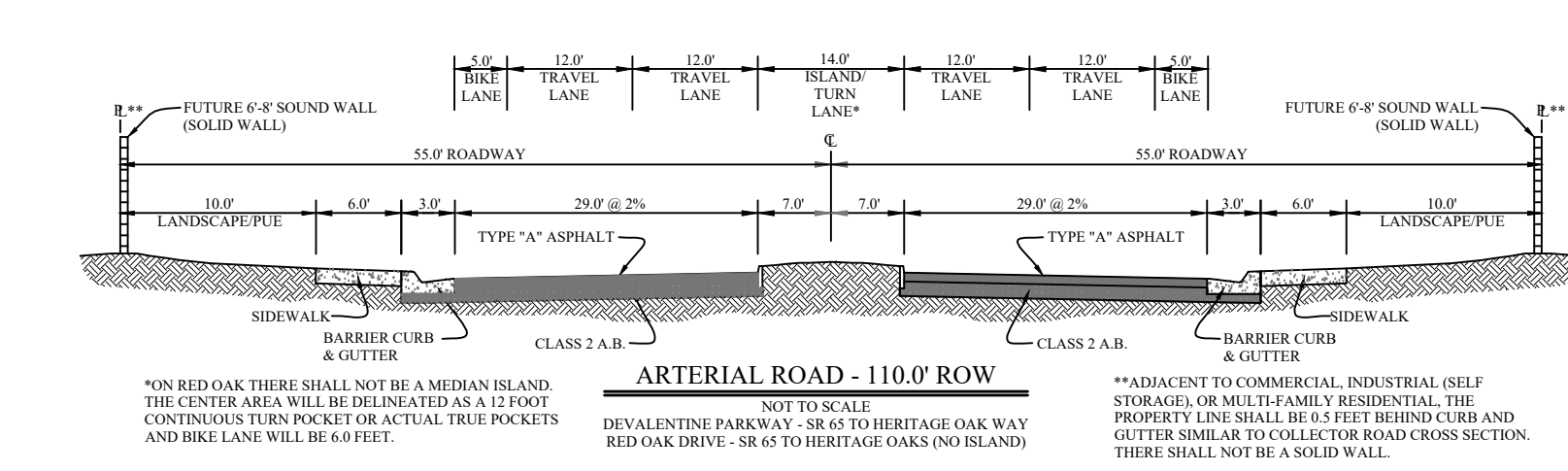
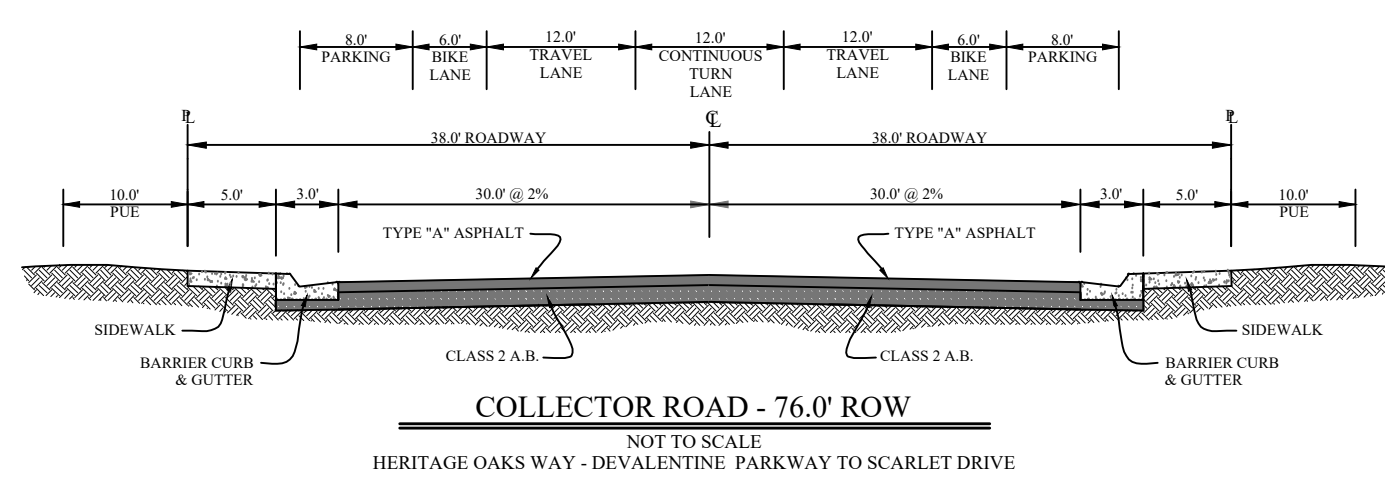
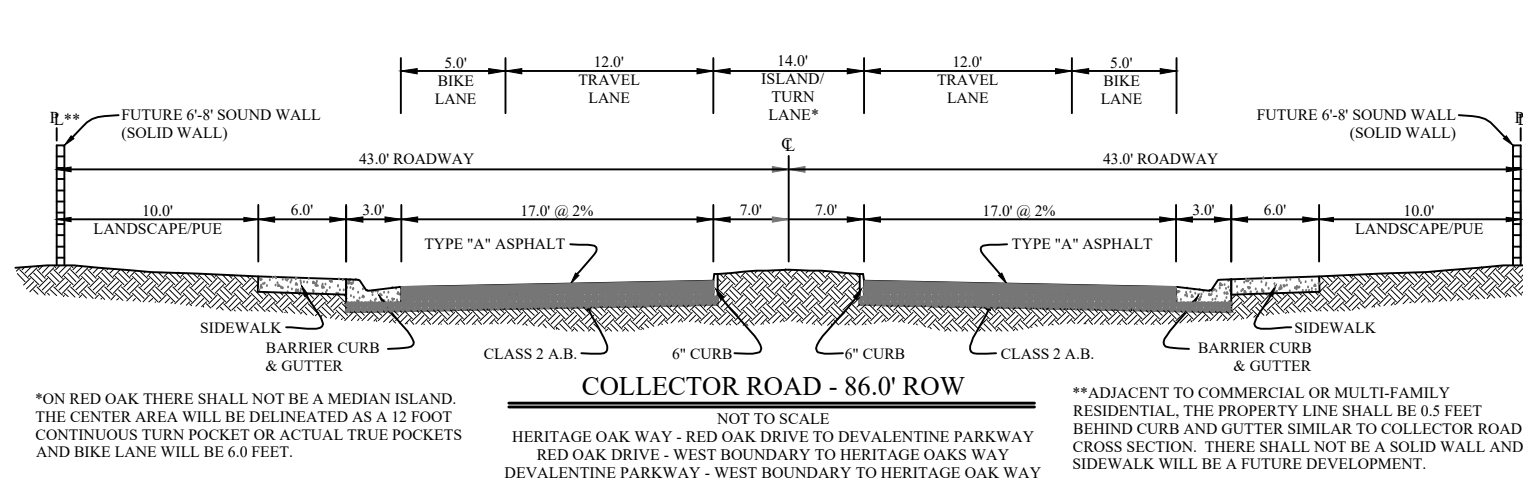
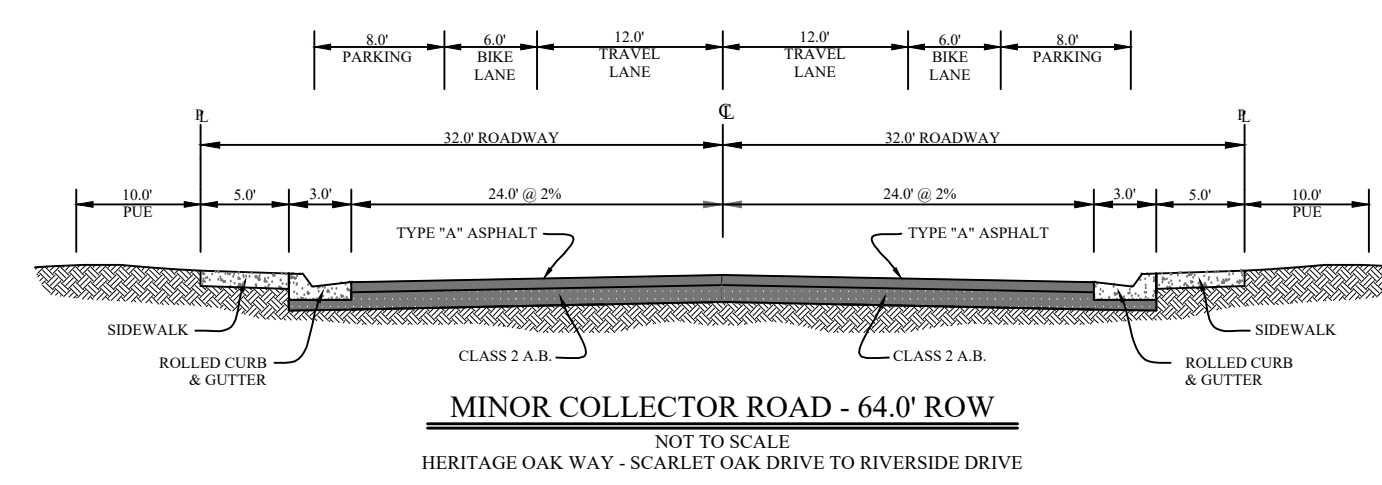
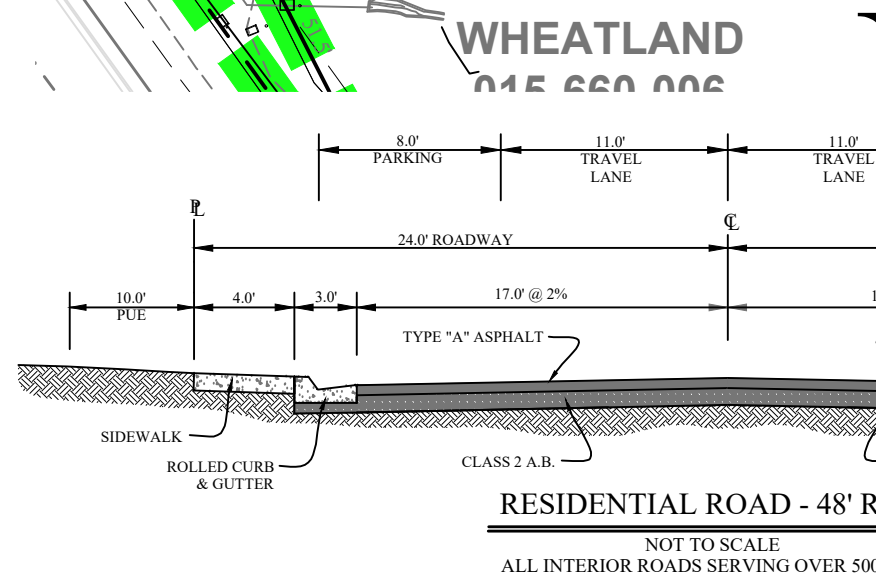
TYPICAL 45'X95'
64 LOTS

VILLAGE 9

TYPICAL 50'X90'
70 LOTS



30' FOOT WIDE EASEMENT TO CITY OF WHEATLAND PER BK 732 O.R. PG 581 (PLACER COUNTY RECORDS TO OLD CO LINE)



COMMUNITY PARK
5.34 AC. NET

NAPO
SELF-STORAGE COMPLEX
(RETAIL COMMERCIAL)
4.96 AC. NET
5.10 AC. GROSS

RIVERSIDE PARK
2.00 AC. NET

LEVEE ROW
5.09 AC GROSS

OPEN SPACE
2.83 AC GROSS

PROJECT LIMITS
(GREEN DASHED LINE)

CITY LIMIT (RED
DASHED LINE)

2 INDICATES PROPOSED PHASE

M.H.M.

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MARYSVILLE, CA 95901
TEL: 530.742.6485
FAX: 530.742.5639

PLOT DATE: 3/28/2024
PLOT TIME: 5:32 AM

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HERITAGE OAKS

Wheatland, CA

GENERAL DEVELOPMENT PLAN

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APPENDIX

CHAPTER 1: INTRODUCTION

1.0 PURPOSE

The purpose of the General Development Plan is to assist the City Council, Planning Commission, and Staff to ensure consistent, high-quality development with the Heritage Oaks General Development Plan (HOGDP). These design standards present specific criteria that will be used for the siting, design, and construction of the project. Unless otherwise specified, the Heritage Oaks development must adhere to all applicable zoning and code requirements of the City of Wheatland. These guidelines are defined to reflect unique site characteristics as well as development and design objectives in excess of the city's minimum standards. The theme of Heritage Oaks is extrapolated from the local agricultural presentation. A Modern Agrarian theme will emphasize quality natural materials that are at home in a rural setting and contribute to Wheatland's character as a farming community.



1.1 LOCATION AND SETTING

Heritage Oaks encompasses 150+/- acres within the City of Wheatland west of State Route 65 and is considered to be the southern gateway to the City.



The ultimate design focus is primarily residential while encouraging market differentiation, varied streetscape, and pleasing architectural massing, by:

- Assuring that a consistent design theme evolves for the Heritage Oaks development including the individual villages, parks, and trails that will serve it.
- Designing each village as part of the master planned community with a cross section of architectural styles so that its identity is distinct yet compatible with the overall theme.
- Vary the mix of housing types and sizes in order to be responsive to City housing needs.
- Local interior streets may feature separated sidewalks, in which case the minimum sidewalk width is 4 feet and minimum planter width is 5 feet between back of curb and front of walk.

CHAPTER 2: PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

The Project area is presently zoned PD (Planned Development) within the southern city limits of the City of Wheatland.

Approval of the Project would require the City of Wheatland City Council to approve a General Development Plan and a Vesting Tentative Subdivision Map that includes:

- 685 Single Family Residential Homes within ten (10) distinct villages
- Community and Village Parks
- Central Paseo/Trail Corridor
- Open Space
- Multi-Use Recreation/Detention Basins
- Municipal Water Well and Storage Facilities
- State Route 65 Gateway Landscape Frontage

The Heritage Oaks General Development Plan (GDP) implements the land plan and provides specific guidance and standards for development of the site. The GDP provides a description of the desired outcome (guidelines) for each land use, and zoning and construction requirements (standards) that direct construction of improvements and homes within the plan area.

The General Development Plan is a zoning document that conforms to the PD Zone (Chapter 18.51) of the Wheatland Municipal Code. As provided in Chapter 18.51 of the City Code, the Planned Development (PD) Zone applies to all Residential, and Commercial lands in the Plan area. As further provided in Section 18.51.010, the purpose of this classification is to promote integrated quality development by:

- Authorize the establishment of a planned development zoning district through which one or more properties are planned as a village with development standards tailored to the site.
- Provide maximum flexibility and diversification in the development of property.
- Maintain consistency with, and implement the provisions of, the Wheatland general plan and applicable specific plans.
- Protect the integrity and character of both residential and nonresidential areas of the city.
- Encourage efficient use of land for preservation of sensitive environmental areas such as open space areas and significant topographic features.
- Provide for effective development of public facilities and services for the site.
- Encourage use of design features to achieve development that is compatible with the area.
- Allow for creative and imaginative design that will promote amenities beyond those expected or provided in conventional developments.
- Create a more desirable use of the land, a more coherent and coordinated development, and a better physical environment than would otherwise be possible under a single zoning district or combination of zoning districts. (Ord. 418 § 3, 2010).

Section 5, Item # 5.3

2.1 DOCUMENT AUTHORITY

The Plan Area within the city limits of the City of Wheatland is subject to the land use and jurisdictional authority of the city's relevant ordinances and codes. Adoption of these guidelines is subject to the California Environmental Quality Act (CEQA) and requires consistency with the City's General Plan. The General Plan provides the overall guidance for the city's physical development by setting forth general goals, objectives, policies, and programs for the entire city planning area. This set of guidelines establishes a link between the General Development Plan and future individual project level development proposals.



2.2 ADMINISTRATION OVERVIEW

This project, as a Planned Development, and its associated Rezoning/Preliminary Planned Development Zoning Ordinance for the property, as approved and adopted by the Wheatland City Council, will serve as a supplement to the

existing Wheatland Zoning Code for the Plan Area. Section 5, Item # 5.3 will use these Development Guidelines as a vehicle to review specific development proposals and to implement the project's vision and regulations. Future development proposals and plans, whether individual buildings or collectively phased projects, must comply with these guidelines, as well as the General Plan and Zoning Code, where applicable. These Development Guidelines are intended to be used by city staff, property owners, architects, landscape architects, designers, builders, and developers in the planning and design of individual projects within the Plan Area. Should particular elements in these guidelines or the Rezoning/Preliminary Planned Development Zoning Ordinance adopted for the property conflict with development standards or regulations in the Wheatland Zoning Code, these Development Guidelines shall prevail. Conversely, any particular element or provision not specifically covered in these guidelines shall be subject to the provisions of the City Zoning Code.

2.3 RESIDENTIAL DESIGN REVIEW PROCESS

The design review process is intended to ensure that residential projects developed for Heritage Oaks contribute equally to the character and quality envisioned for the village. This process is intended to be efficient without compromising the quality of design solutions. Heritage Oaks Design Review Committee (HODRC), comprised of representatives of the master developer and design professionals appointed by the master developer, will review all residential designs developed for the project village prior to submittal to the city. The three step Residential Design Review process is initiated with Step 1 upon receipt of the Builder's Application Form (found in Appendix A) and review fee. Step 2 involves a Schematic Design Review, intended to establish and define the project's architectural and landscape character and concepts at the schematic design phase. Upon review and approval of the Builder's Schem

Submittal Package, the HODRC will schedule a Schematic Design Review session, to meet with the builder to review and discuss the submittal. This Schematic Design Review session is an opportunity to review the following design criteria:

- Selected primary and secondary architectural styles.
- Architectural form, massing, roofs, and details, which establish character.
- Preliminary thoughts on colors and materials.
- Landscape concepts identifying major tree and shrub massing, hardscape areas, and proposed character.

Step 3, upon approval of the schematic design review, more detailed project plans shall be prepared and submitted to the HODRC for design review. Plans shall be a progression of the approved plan and direction established during Schematic Design Review.

Professionals licensed to practice in the State of California shall prepare all Architecture, Civil Engineering, and Landscape Architecture improvement plans. No non-licensed design work shall be permitted.

3: LANDSCAPE DESIGN

3.1 DESIGN INSPIRATION

While traveling north through the orchards adjacent to Hwy. 65, the crossing over Bear River sets a distinctive experience into what will be Heritage Oaks. The elevated view of Bear Creek to the west, the orchard rows and existing California Sycamore trees to the east will inherently define the community edge, while acting as a “front door” to the community of Wheatland for years to come. These landscape features symbolize the special character of the agricultural community and will integrate seamlessly into the community offering visual and emotional connections to the surrounding agricultural rich area.

3.2 LANDSCAPE ARCHITECTURE

Overview and approach for the organization and intent of these guidelines for landscaping are established with an overall intent to create a unifying basic landscape theme with subtle intent to differentiate, yet integrate, the finish of the materials between the villages. The guidelines for landscaping unifying elements of the Heritage Oaks General Development Plan (HOGDP) reinforcing the sense of place envisioned for the planned community. Landscape plans prepared for roadway corridors, entrance gateways, and open space edges should conform to these guidelines. Landscape design should be appropriate for the local climate and soil conditions, use of water-conserving plant species whenever possible, utilize recycled water irrigation systems, install water efficient, low volume irrigation systems and controls, harmonize with the native vegetation, and provide an appropriate transition between the built landscaping in developed areas and the natural character of the

open space areas. This section outlines landscape themes and corridor planting concepts. The planting approach incorporates a hierarchy of trees, shrubs, and groundcovers to define the public realm. Along streetscapes, the landscape architecture should utilize a consistent application of plantings from the plant palette, with trees which hold a strong street edge and create an intimate environment for the pedestrian experience. In larger landscaped areas, such as entrance gateways, landscape concepts should reinforce the landscape theming concepts with a diversity of trees, groundcovers, and shrubs used to visually accentuate these areas and make them distinct features in the landscape.

Along open space preserve interfaces, the landscape design approach should enhance the Plan Area’s existing setting by incorporating native plant species which create a visual transition from the developed environment. Landscaping should utilize water-conserving plant material to the extent needed to comply with the City and State Water Efficient Landscape Ordinance (WELO), recognizing groundcovers may be used in many areas and turf in select locations. Water-conserving plants should be selected on their ability to thrive without the use of spray irrigation when established. Landscape corridors and medians (where applicable) on arterial streets shall be landscaped with a combination of trees and shrubs without the use of groundcover as the general spaces do not afford their practical use, while reducing the grounds maintenance and water resources. All material shall be consistent with the following landscape fabric guidelines:

- The landscape corridor along Highway 65 is the main highway frontage adjacent to the northern edge of the project. This corridor will be characterized with a combination of landscaping, meandering sidewalks, and decorative walls that will buffer noise levels for the villages that back up to this corridor. The materials and planting style will be reminiscent

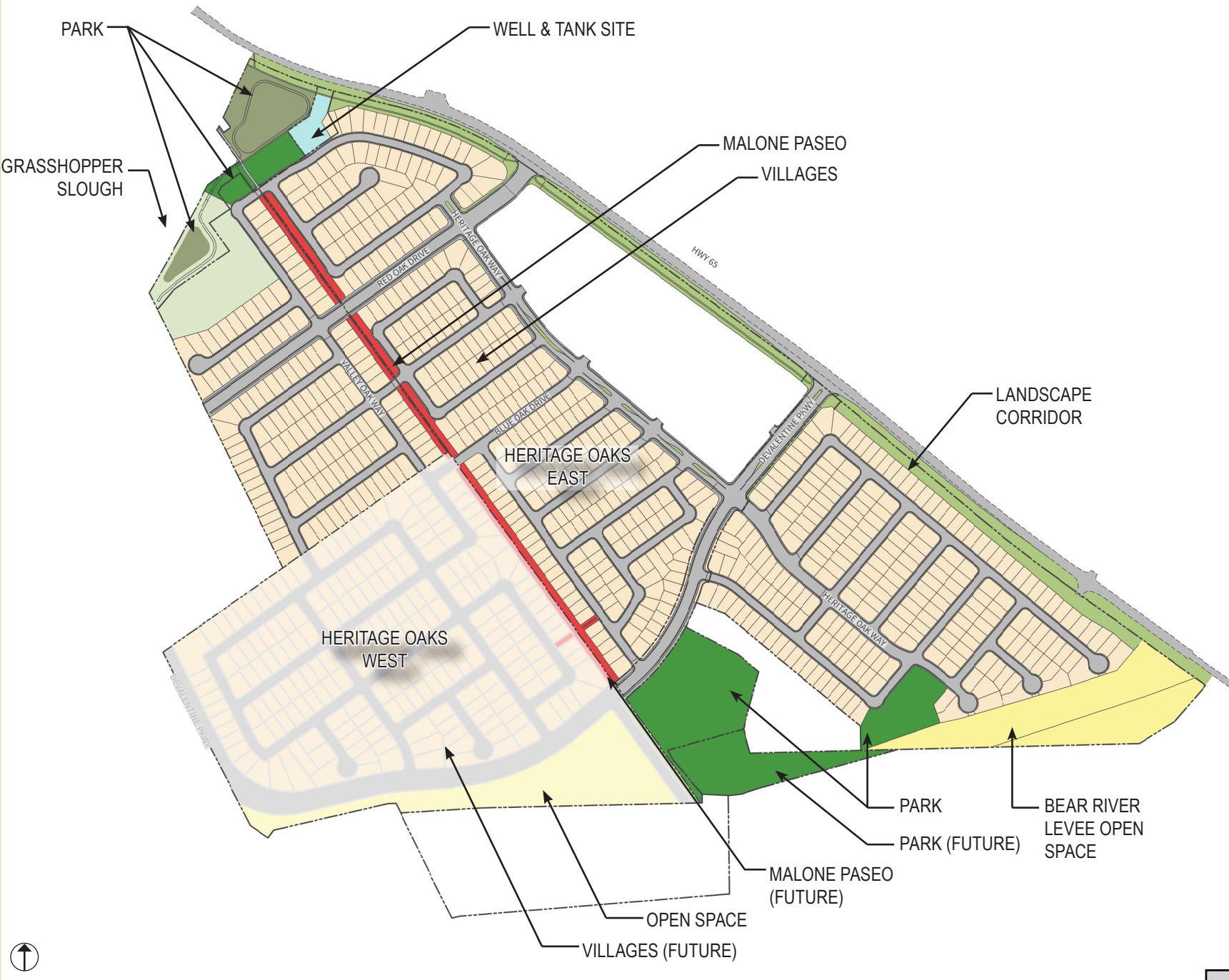


FIGURE 1: Overall Project Map

of agricultural themes with clean rows, strong form, and a splash of seasonal color.

- The arterial connectors off Highway 65 are DeValentine Parkway and Red Oak Drive. Each of these two corridors will vary but the theme shall remain the same. Where perimeter walls are required, the landscaping will be dense with shrubs and large trees. Adjacent to the park sites, which link the north and south ends of the project, the landscaping will be open at ground level but large canopy trees will continue providing views into the park beneath the canopies. Additional evergreen and screening trees will be provided between the meandering sidewalk and residential lots. Where opportunities exist for pedestrian access to adjoining villages, the landscaping and fencing will provide visual access onto those areas.
- Secondary streets intersecting with the two arterials will be landscaped with street trees and shrubs into the individual villages.

Primary Street Trees

Primary Street Trees should be planted between the street edge and sidewalk or in a front yard as appropriate per each street design standard. Consistent application of a primary street tree will provide a scale to each street helping define its form and visual character. Special consideration should be given to tree types in special places, such as entrance gateways or near the Red Oak/DeValentine and Hwy. 65 intersections, where a deviation in tree type will visually distinguish these features from the balance of the streetscape. Primary street trees shall be:

- Large-scale, single-trunk trees, primarily deciduous, with high canopies growing over the roadway.
- Selected from the City's Tree List.
- Spaced a maximum 30-feet on center.
- Planted from a minimum 15-gallon container.
- Planted in a regular linear fashion set back from the curb far enough to accommodate ultimate growth. Root barriers and deep root irrigation shall be installed

on trees planted within 5-feet of a curb, paved surface sidewalk or wall.

- Street Trees for major roadways are as follows:
 - Highway 65 frontage: *Platanus racemosa*
 - Red Oak Dr.: *Quercus rubra*
 - DeValentine Pkwy: *Ulmus wilsoniana* 'Prospector'
 - Heritage Oak Way : *Acer rubrum* 'October Glory'



Subordinate Street Trees

Where appropriate, subordinate street trees shall be used as background trees in the landscape corridors to add contrast to the linear plantings of primary street trees. Median trees are also considered subordinate trees, and may duplicate the primary street trees or provide contrast in the median to reinforce a street's landscape theme. Subordinate trees should also be used to provide color and accents at Village entries and at points of interest along the streetscape. Subordinate trees shall be:

- Medium-scaled, single-or multi trunk trees, evergreen or deciduous, with more vertical habit to screen adjacent homes.
- Selected from the City's Tree List.
- Spaced a maximum 30-feet on center.
- Planted from a minimum 15-gallon container.
- Planted in a regular linear fashion set back from the curb far enough to accommodate ultimate growth.

- Root barriers and deep root irrigation shall be installed on trees planted within 5-feet of a curb, paved surface, sidewalk or wall.
- Subordinate Trees for major roadways are as follows:
 - Hwy. 65: *Quercus wislizenii*
 - Red Oak Dr.: *Cercis canadensis*
 - DeValentine Parkway: *Acer rubrum* 'Armstrong'
 - Heritage Oak Way : *Olea europaea* 'Swan Hill'



Shrubs

Understory shrubs should be used in landscape corridors and medians to provide a visual barrier to fences, walls, and utility equipment, to soften the ground plane and visually link all landscape materials. Plant material should be selected with an intent to layer them in height from front to back with varying form and texture creating a pleasing context in the landscape. Shrubs should be:

- Planted from a minimum one- to five-gallon container.
- Selected according to size, color, texture, water use, and seasonal interest.
- Placed to not obstruct important pedestrian or vehicular sight lines or threaten the safety of pedestrians.
- Grouped with similar cultural and maintenance requirements.

Groundcover

Section 5, Item # 5.3

Along the two arterials, including collectors, groundcover does not need to be used. Design of shrub material shall be selected for these arterials to fill in the landscaped area without the use of ground cover.

Along the frontage of Hwy. 65 frontage groundcover may be planted in portions of landscape corridor and entrance gateways, and/or medians not planted with shrubs. Selection of plant material should also consider the pedestrian use of a particular area. High-activity areas, such as parks and pedestrian corridors, should be strategic in the use of turf in order to maximize water conservation. Utilization of groundcover should consider the following:

- Non-turf groundcover (or a combination of turf and non-turf groundcover) is preferred behind the back of sidewalks on major highway frontage. Other non-living materials, such as bark and boulders, may be combined with groundcover to add variety to the landscape.
- Turf may be installed in areas with a maximum 4:1 slope. Non-turf groundcovers should be used on slopes steeper than 3:1.
- Drought-tolerant or water-conserving groundcover species requiring low-water usage and low flow irrigation are encouraged.

3.3 THEMING AND MONUMENTATION

In order to navigate, or often referred to as wayfinding, you need to know where you are in the built environment and where other destinations are located. If you are able to orientate yourself within the built environment, it will be easier to understand destinations and to navigate through the community. With the usage of directional signs, people can be guided along their path towards their destination. When creating a wayfinding system it is essential to develop a strategic signage scheme. With this s

you are able to build up a modular wayfinding system, or signage family, that will adapt to the local environment and the human expectations for orientation and navigation purposes.

3.3.1 MONUMENTATION HIERARCHY

Entry monuments will provide identification to the individual villages within Heritage Oaks. Each monument will display the Heritage Oaks theme to associate each village with the overall development. Project monument shall be located at intersection of DeValentine Parkway and Hwy 65.

Monuments mark specific spaces and locations. This reinforces the recognition of places and plays a part in overseeing a larger area. With the use of hierarchal monuments an area will become more visible and be retained in memory creating a sense of place. Monuments can be art-objects, buildings, street art, wayfinding signs or striking elements in a landscape. Entrance features are visually prominent elements of the public realm which create a sense of arrival into both the City and HOGDP. Sited at key locations, these features should have a unified application of hardscape elements, project icons, landscaping, and accent materials to define HOGDP's visual character. Through repetition of a consistent application of hardscape and landscape elements the overall design theme of the public realm is reinforced. Two types of entry features are planned; Project monument and Village Entry monuments. **Figure 2** illustrates the location of these entry features.

3.3.1.1 PROJECT AND VILLAGE MONUMENTATION

Project and Village monuments (shown in **Figure 2A, 2B, 2C and 2D**) will be located in the landscape corridor within the right of way at the corners of intersections (typically where a corner clip is provided in the adjacent residential Village) which creates an enlarged landscape corridor along the street. The design characteristics of project and village entry features shall

be directed by the following guidelines:

- Large-scale iconic hardscape elements, such as masonry walls, pilasters, or obelisks, which flank each side of the roadway to visually demark entry into a Village. Materials shall be natural and non-painted with introduction of smooth, washed cobble and/or native boulders.
- Hardscape features should include iconic elements, such as monuments, walls, pilasters, raised planters, plazas, and/or architectural elements, derived from a common palette of materials, colors and exterior finishes.
- Low walls used in conjunction with pilasters at street edges, reinforcing the sense of arrival.
- Hardscape elements clad with stone or other natural materials, which complement the streetscape design theme and reinforce the character of the landscape.
- Identification signage, if provided, incorporated into the design of hardscape features in a subtle manner, monolithic, bolt-in and non-metallic, as permitted by the City Sign Ordinance.
- Landscape materials shall utilize water-conserving species and incorporate accent trees, shrubs, and groundcovers which harmonize with the overall landscape theme of HOGDP, visually punctuating the gateway as a significant element of the public realm.
- Indirect above-ground accent lighting incorporated with concealed fixtures to provide a subtle lighting wash across hardscape and landscape elements during nighttime hours.
- Evergreen and deciduous accent trees are selected and incorporated to further define the design and physical form of the entry feature, sized to complement hardscape elements and reinforce the sense of arrival.

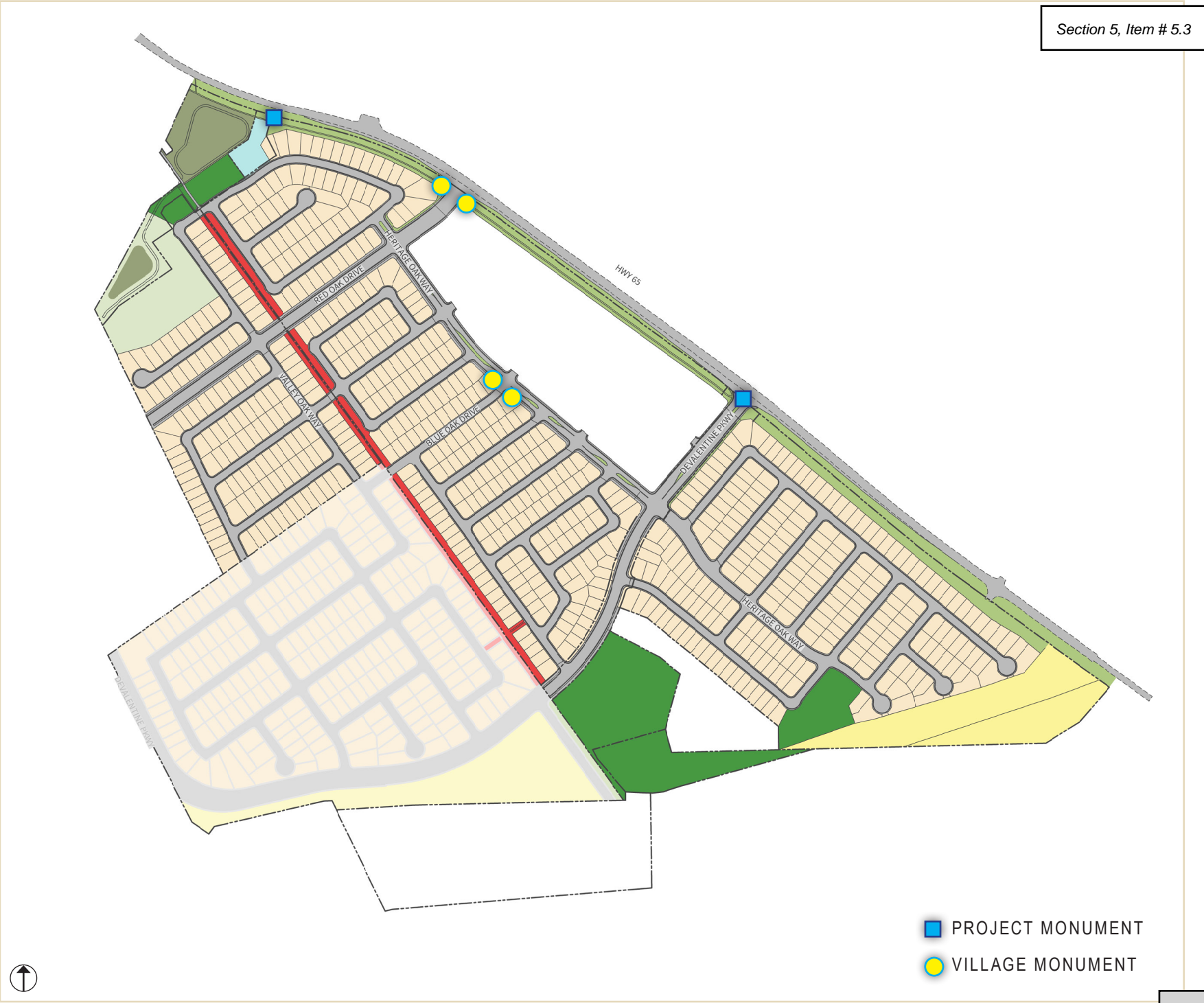


FIGURE 2: Monumentation Map



FIGURE 2A: Project Monument - Windmill (Elevation)

- Water-conserving accent plants and groupings of shrubs and groundcovers to add color and variety to the entry
- Flush mount channel letters
- Signs and sign lettering are encouraged to be monolithic or panels/plaques, versus individual letters, such as those listed below.

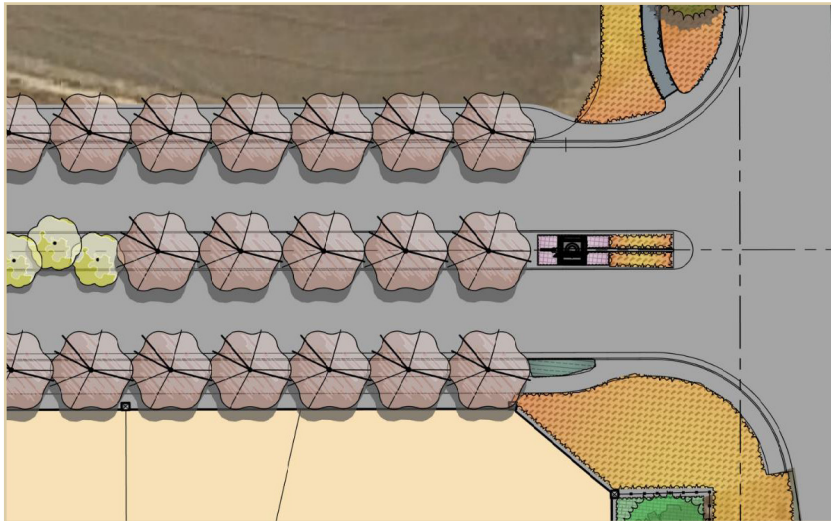


FIGURE 2B: Project Monument (Plan View)

- All sign elements on pilasters or walls shall use mounting hardware securely embedded into the surface onto which it is affixed. Salvageable materials (brass or aluminum metals) shall be avoided. No epoxy-mounted elements are permitted. Where signs and monuments are to be up-lit, such lighting equipment shall be approved by the City.



FIGURE 2C: Project Monument - Water Tank (Perspective)

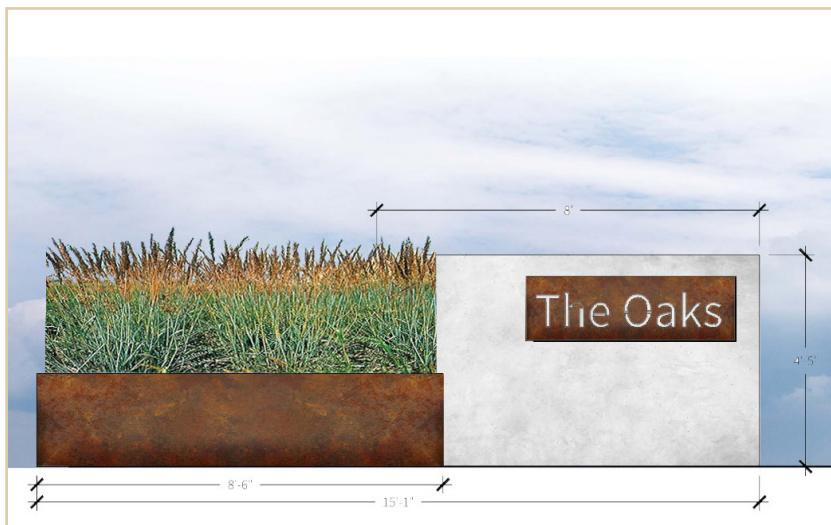


FIGURE 2D: Village Monument (Elevation)

3.3 SITE FURNISHINGS AND MATERIALS

The design concept of site accessories is to express a narrative that residents live in harmony with nature. A consistent palette of furniture and materials will help support the community character giving places a unique identity and meaning for people. Street furniture, including benches (Figure 4), arbor structures, waste receptacles, light poles and bollards should have a consistent style to promote a sense of community. In addition, site lighting presents another opportunity to enhance and unify the landscape fabric on site. Light pollution not only affects the numbers of stars people can see in the night and disturbs the natural order of wildlife, it also creates safety hazards and wastes energy and money. Lighting design should reduce light pollution and promote an eco-friendly element. Common light pollution such as excessive lighting, light trespassing, and glare are reduced when the specific needs are carefully defined according to activity time and location, implementing shielded lighting fixtures and utilizing smart lighting equipment. Themed street lights can help establish an overall design theme for the Plan Area. Where desired, decorative, “acorn” fixtures with shielding may be used on collector and residential streets.

Decorative light fixtures are also encouraged on private streets and on major driveways within medium-density and high-density residential developments. All street lighting shall meet the street lighting standards established by the city, including illumination standards and fixture style. Figure 3 illustrates a City-approved design detail of an acorn-style light fixture.



FIGURE 3: Street Lighting



FIGURE 4: Site Furnishings

3.4 FENCING

Fences shall provide security, privacy, noise mitigation and landscape definition. Masonry or pre-cast walls shall be used where sound attenuation is required. The wall shall utilize a minimum of two colors and include a decorative cap. Wood and tilt up panels are not acceptable. Perimeter masonry walls shall have a break or visual and pedestrian opening at the end of open-ended cul-de-sacs.

Walls and fences throughout the plan area are intended to provide screening to land uses, create a transition between developed areas and open space, secure off-site edges from public access, and provide privacy and security for private property. Design and material for walls and fencing varies throughout the Plan Area, depending on the specific purpose. The location of each wall and fence type is shown on Figure 5. Several wall and fence types are specified for use in Heritage Oaks, with the general design characteristics for each specified below.

3.4.1 MASONRY WALLS

Masonry walls are intended to provide security, screening, privacy, and/or sound attenuation where appropriate along roadways or between differing land uses. The typical application of masonry walls is on arterial roadways, along the back edge of the landscape corridor where needed for sound attenuation, as illustrated on Figure 5A. The following guidelines outline the key design requirements and common applications for masonry walls.



FIGURE 5: Wall and Fencing Map

walls in the Plan Area:

- Masonry walls along public streets should be placed to avoid blocking views to the open space corridors and should not obstruct underground or above-ground electric, telephone, cable, water, or sewer services or equipment.
- Walls should be a minimum of 6'-high along arterial roads, or higher if necessary to meet the requirements of site specific noise analyses. For walls higher than 6' in height, designs should be encouraged for walls to be constructed atop low earthen berms.
- Opportunities for wall openings between land uses should be included where appropriate to encourage and facilitate pedestrian connection/access between land uses (i.e. between residential and commercial sites and between residential Villages to provide connectivity thought the plan).
- Wall materials shall have a textured face such as cast patterns, split-faced on the side facing the street or

public view and include a trim cap with a material and texture change and visual interest.

Section 5, Item # 5.3

- Pilasters shall be used at each side of Village vehicular and pedestrian entrances to define openings and at each angle point or change in direction to enhance wall aesthetics.
- Continuity in theme and materials shall be incorporated among walls including design, color, block style, trim style, and cap style. Landscaping in front of the wall shall include shrubs close to the wall to break up any stretches of wall not interrupted by columns.
- Pilasters should have sufficient bulk and dimensions to appear in proportion to the height and mass of the wall.
- Pilasters may not be less than 24" in face dimension at the base, and must be rectangular in shape.
- Walls located adjacent to LDR Villages, the maintenance obligation of the wall is the responsibility of the City.



FIGURE 5A: Masonry Wall

3.4.2 WOOD FENCING

Wood fencing shall be used within the individual villages along side yards and back property lines. Two types of wood fencing are specified for use in the Plan Area:

- Enhanced and Good Neighbor. Both fence types are intended to provide security, screening, and privacy.
- Enhanced wood fences are located along roadways and the Malone Paseo where facing the public view. The structural fence panels are all facing the private, (home side).
- Good Neighbor wood fences are located in areas not visible from public view, such as between residential properties. The structural fence panels articulate back and forth.

Enhanced Wood Fence

As illustrated in [Figure 5B](#), enhanced wood fences have a consistent architectural design appearance on each side and incorporate a cap rail. This fence type is typically located adjacent to public facilities, such as parks and paseos or on lots which back or side to a residential street, where a masonry wall is not required. Minimum solid-wood fence height adjacent to parks is 6-feet. Guidelines for Enhanced wood fences are:

- Minimum height of solid wood fence along all residential streets within Villages is a minimum height of 5', preferably 6'0" redwood or cedar board construction and semi-transparent stained in an earth tone color.
- Fence sections may be supported by metal 'Z' Posts or minimum 4-by-4 wood posts.

Good Neighbor Wood Fence

Good neighbor wood fencing does not incorporate a cap rail but is characterized with alternating panel faces as shown in [Figure 5C](#). It is intended to provide privacy and security within residential villages. This fence type is typically located between private residential lots.

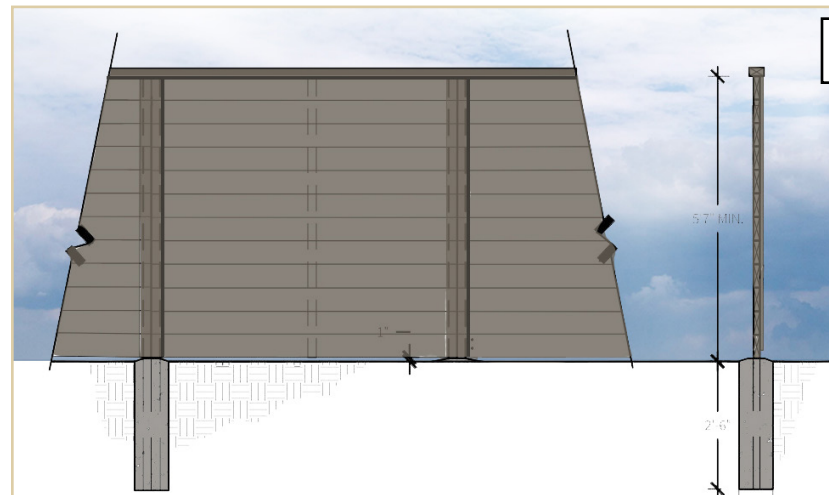


FIGURE 5B: Enhanced Wood Fence

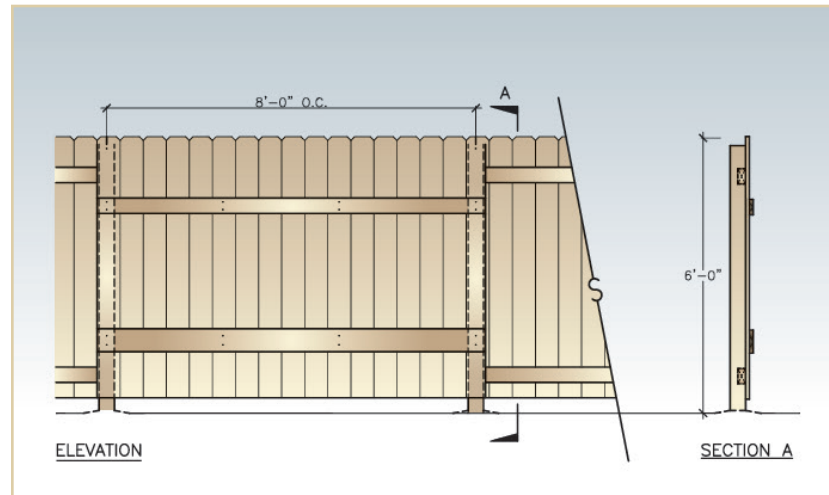


FIGURE 5C: Good Neighbor Wood Fence

3.4.3 OPEN FENCING

Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcels and shall be constructed of tubular steel (See [Figure 5D](#)). Depending on the interface, open fencing may be used between open space areas and the rear and side property line of residential parcels, along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels. Open fences may also be used to separate different functions within landscape corridors (for

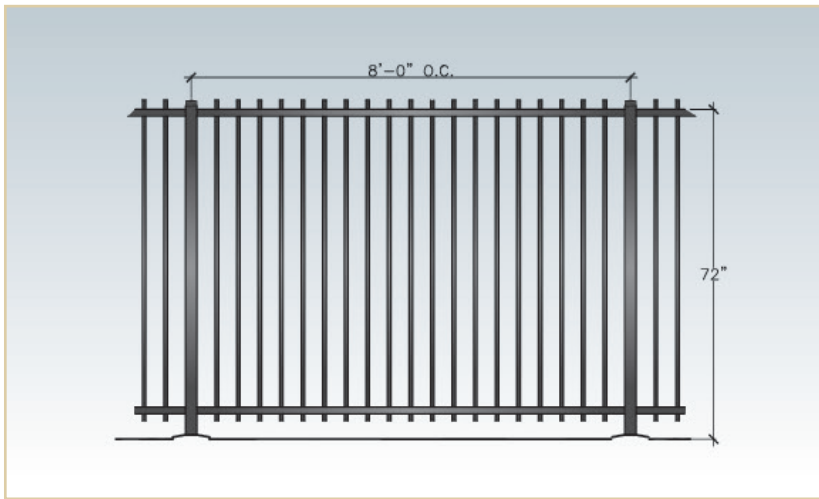


FIGURE 5D: Open Metal Fence

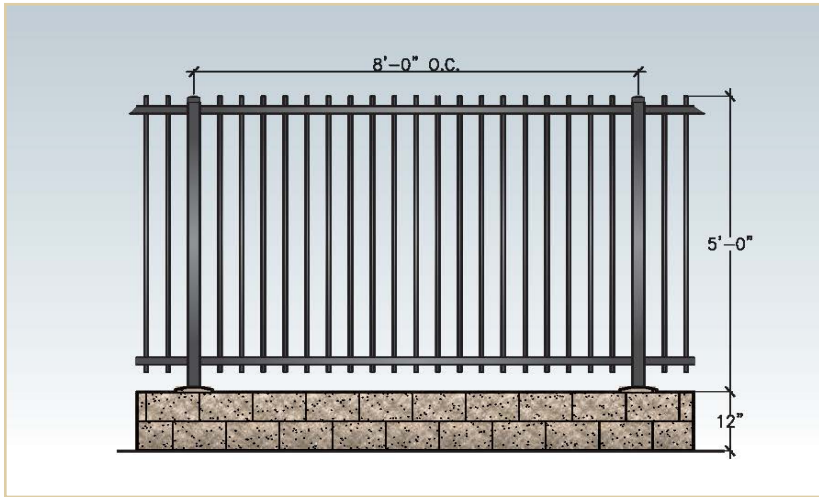


FIGURE 5E: Open Metal Fence on 12" CMU

example, to restrict access of dirt bikes and motorized vehicles) and at other miscellaneous locations within the Plan Area. Open fencing is the preferred fencing type adjacent to open space, where a single-loaded street is not located adjacent to open space. The following guidelines should be used to direct the design and application of open fencing throughout the HOGDP, as appropriate for each location.

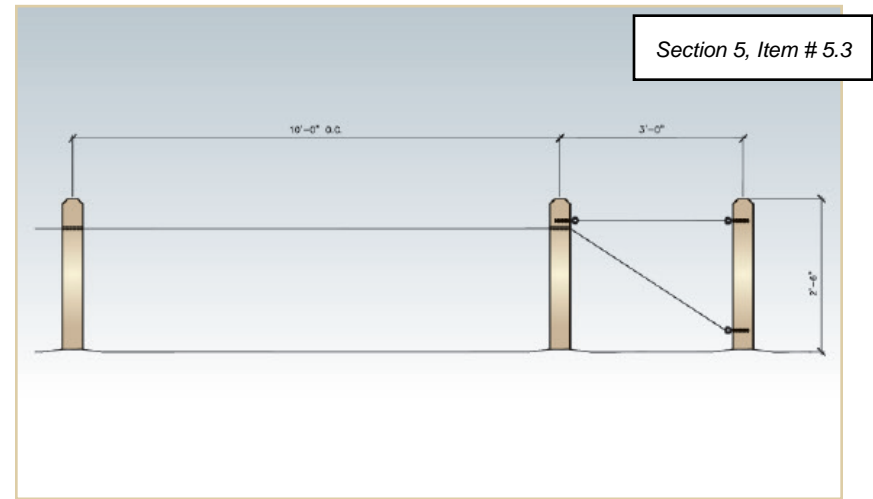


FIGURE 5F: Post & Cable Fence

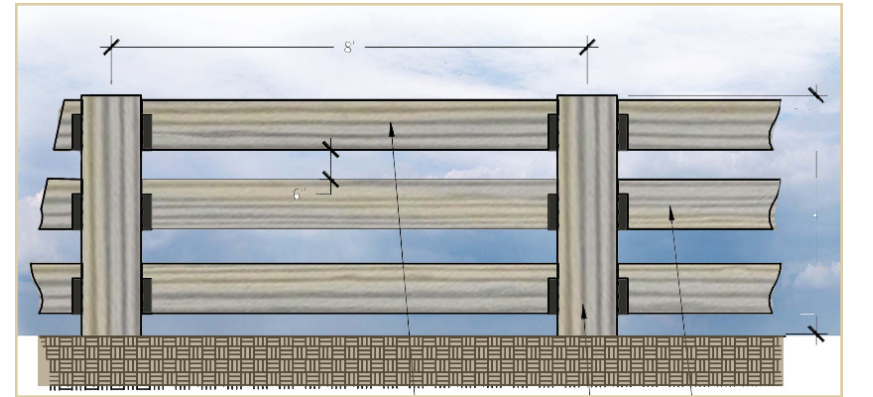


FIGURE 5G: Decorative 3-Rail Fence

Fencing Between Residential and Open Space

Open fencing should be four to six feet in height and constructed of tubular steel and black in color. Both sides of fencing are to be addressed aesthetically if they are visible from streets. Where residential lots back up to open space, open fencing will be used. Open fencing at open space edges may incorporate a CMU masonry knee wall (See [Figure 5E](#)).

Other Fencing Conditions at Open Space

Post-and-cable fencing should be used along the street edge adjacent to open space preserves to define the landscape edge and discourage access of dirt bikes and motorized vehicles (See [Figure 5F](#)).

Decorative Fencing

Decorative 3-rail fencing shall be used along the landscape frontage corridor adjacent to Highway 65 to further enhance the monumentation and theming for the Heritage Oaks development (See [Figure 5G](#)).

3.5 OPEN SPACE

The open space and recreation area network proposed for Heritage Oaks consists of approximately 25 acres of dedicated land. This dedicated open space is made up of four parks, the Malone Paseo, and passive open space. The design of the Heritage Oaks encourages highly-connected residential Villages. This type of connectivity is typically achieved through street connections between residential subdivisions and can also be provided via pedestrian connections or paseo connections. To minimize barriers between Villages and to enhance connectivity, street patterns are encouraged to allow connection points between neighboring subdivisions. Paseo access should be used as a means for integrating multiple subdivisions, consistent with the proposed Parks & Paseo Map in [Figure 6](#).

3.5.1 PARKS

Four parks shall be provided within Heritage Oaks all connected within and external to the adjacent existing neighborhood by Malone Parkway.

The first park of approximately 9.9 acres will be located along the north end of the project adjacent to Grasshopper Slough. The park, which will combine public Lots A, C, K, and L, It will be designed as a Community Park with play structure, lawn games,

sports courts, with multi-use areas that will provide both sports play field areas and serve as a storm water and water quality control basins ([Figure 6A](#)).

The second, Riverside park, of approximately 2.0 acres will be located adjacent to Villages 9 and 10 and will be designed as a Village Park which will include preserved oak trees surrounded by benches and tables to create a quiet serene picnic area. ([Figure 6B](#)).

The third park of approximately 5.1 acres will be located south end of the project near Village 10 adjacent to the City Wastewater Treatment Plant. The park will be designed as a Community Wide Park which will include play structures, sports courts and sports play fields. The park may be expanded in the future pending the re-purposing of the 3.6 acre wastewater treatment facility and other adjacent land uses. ([Figure 6B](#)).

The fourth park of approximately 7.9 acres a passive recreation area that includes two public parcels for the Bear River Levee and open space adjacent to the Bear River. ([Figure 6B](#)).

3.5.2 RESIDENTIAL SUBDIVISION DESIGN

Residential subdivisions are subject to design requirements of the City's Subdivision Ordinance. To ensure Villages provide cross connectivity for automobiles, bicyclists, and pedestrians, subdivision design should be guided by the design goals in this sub-section. The intent is to design individual subdivisions that appear seamless and are well-connected. While connectivity is desired, some Villages may be gated provided they do not limit access to open space, trails, paseos, or parks. Ground cover and shrub areas should be located adjacent to the house fronts and side yard fences. The edge between the ground cover and the turf should modulate in smooth sweeping curves. Turf is not permitted against a building. Landscaping from the back



FIGURE 6: Parks & Paseo Map

of sidewalk to the front of the home and wing fence must be installed by the builder with the completion of the home. The goal of these guidelines is to create an attractive streetscape for the various single-family Villages. An additional goal is to create a strong connection between the major gateway improvements and residential villages. The elements of the streetscape for these developments are as follows:

- **Front Yard Landscape:** This is the contiguous area along the street between the front curb and the face of the homes. The combined front yard landscapes along the street will reinforce the unified character created by the street trees.
- **Side Yard Landscape:** This is a combination of right of way and adjacent private property usually



FIGURE 6A: Community Park (9.9 Acres)



COMMUNITY WIDE
PARK (5.34 AC.)

FUTURE
IMPROVEMENTS

RIVERSIDE
PARK (2.0 AC.)

LEVEE &
OPEN SPACE
(7.9 ACRES)



FIGURE 6B: Community Park (Master Plan)

found along residential streets and collector streets. The importance of this area is often over-looked in single-family residential development, with the result being narrow poorly maintained areas between the sidewalk and adjacent private fence.

- **Street Trees:** Street trees perform several functions in residential landscape. They provide shade for parked cars and pedestrians, they provide shade for homes, they unify the Village landscape, and they are the thread that sews the individual streets into a cohesive community. Street trees shall be planted at one fifteen (15) gallon tree per general mature spread of tree up to thirty feet (30') max., on center. Corner lots shall include trees along all frontages. All trees shall be planted in logical and aesthetically pleasing locations. All street trees shall be located at six feet (6') from the back of walk and shall be coordinated with streetlights, utility pedestals and driveways. To avoid mass loss of trees as a result of a species specific disease, a single street tree shall be selected by street at the time landscape plans are presented to the Architectural Review Committee. Once approved there shall be no deviation from the approved tree without written approval of such changes
 - **Subordinate Trees:** Subordinate trees should also be used to provide color and accents at Village entries and at points of interest along an internal residential village street scene that unites the individual village into a cohesive community.
 - **Accent Trees:** These trees provide seasonal color and or visual interest due to their shape or texture.
 - **Shrubs:** Shrubs or understory planting maintain the uniformity or character of the landscape fabric.
- Background shrubs are usually planted at the foundation of buildings and fences. They vary in height, low in front of windows, high in front of fences and walls. Their main purpose is to provide a green foil or transition between other landscape elements and the house, or wall. Additionally they are used to screen objectionable views, or to re-direct or restrict pedestrian traffic. Facer or Filler shrubs are usually planted in front of the background shrubs. They can vary in height, but are traditionally lower in height than the background shrubs, with their main purpose is to provide a textural or color transition between other landscape plants and to achieve a layered planting effect.
- **Accent Shrubs:** Accent shrubs are usually larger and bolder in character and or color. They show off during one or more seasons with flowers, leaf color and/or fruit. They usually occupy an important and significant amount of space in the landscape. Accent shrubs or sometimes referred to as specimen shrubs, show off during one or more seasons. Their function is to accent certain architectural elements, e.g. a front entry, or break up a monotonous street scene with visual interest.
 - **Ground Covers:** Ground cover is an important group of plants is usually low growing (6" to 18") and spreading (3' to 12'). Its most significant function is to provide quick cover to the ground, keep weeds down, and maintain soil moisture levels. In addition, it can add seasonal interest with flower and foliage color and help prevent soil erosion.
 - **Turf:** Turf areas are generally focused to usable areas, while some new introduced drought tolerant native mixes can be used with less water and maintenance

requirements. Turf shall comply with the City of Wheatland's Water Efficient Landscape Ordinance and the HOGDP area is restricted to a percentage of the landscaped area. Builders should refer to both documents before designing or submitting plans for review. Turf is to be provided in areas of high visibility and impact so as to provide a permanent green area within the landscaped yard. When used it should be sized to an area at least 10' x 10' and be purposely identified with a usable purpose.

- **Front Yard Landscaping minimum design intent as follows:**

- The minimum depth for ground cover area is five feet (5') and the maximum depth is ten feet (10').
- Ground Cover to Turf ratio is a maximum of thirty percent (30%) of front yard in turf, and approximately seventy percent (70%) in ground cover and shrubs.
- Minimum of one (1) Accent Tree per front yard. Minimum size fifteen (15) gallon.
- Minimum one (1) specimen shrub per front yard. Minimum size five (5) gallon.

- Background (minimum size 5 gallon), Filler (minimum size 1-gallon), and Accent Shrubs (minimum size 1-gallon) mix shall be a minimum of twenty (20) per front yard.
- Ground Cover minimum from flats, 1 gal preferred, with a maximum max spacing 36" inches and shall be of a type to cover the planting area within a twelve (12) month period.
- Turf from sod shall be of a drought resistant variety, i.e. Dwarf Fescue, Bluegrass Blend 95/5, or rhizomatous tall fescue.
- All shrub and ground cover beds shall be top dressed with a minimum of 3" depth bark mulch.
- Side Yard Landscaping requirements apply only to side yards adjacent to the public street or visible from any public space as follows: A planter area should run adjacent to the fence and be an average width of five (5'). The planter area should be planted in low maintenance ground cover and accent trees.
- Street Trees shall be provided at one (1) tree for every thirty (30) linear feet of side yard street frontage. Minimum fifteen (15) gallon.

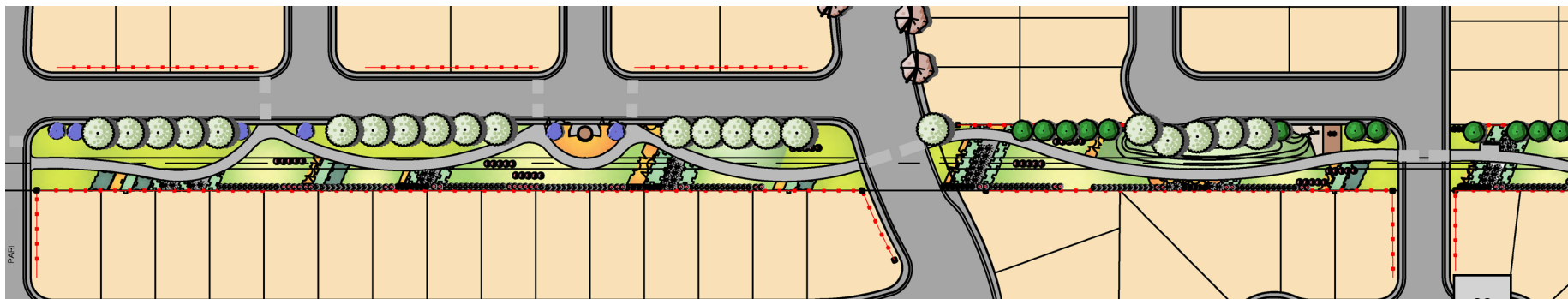


FIGURE 7: Malone Paseo Plan

3.5.3 MALONE PASEO

Paseos are a key element which provide pedestrian and bikeway linkages throughout the plan area. Paseos are intended to be active, usable areas which encourage pedestrian activity, interaction among residents and connectivity between Villages. See [Figure 7](#) for Malone Paseo Plan. The following design criteria shall be applied to ensure paseos are adequately connected with adjacent Villages to provide pedestrian/bicycle access:

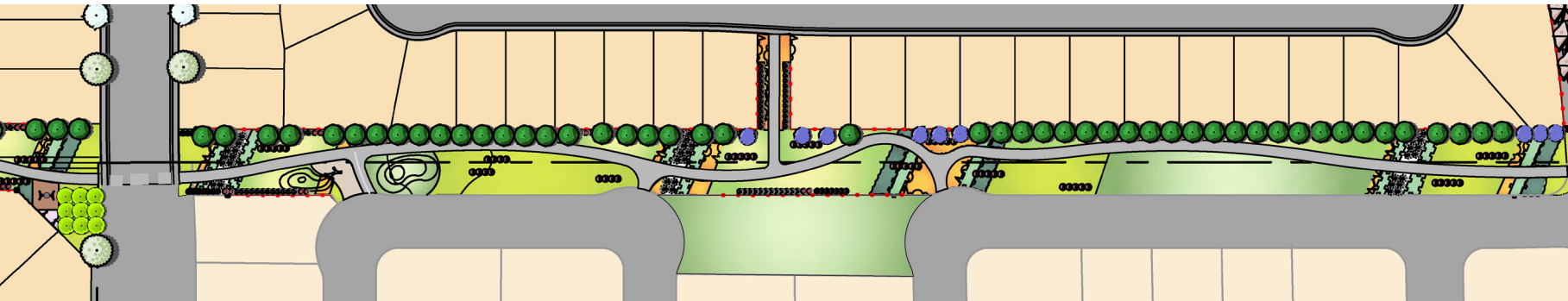
- Connections between a paseo and residential Village may be achieved via roadways, live-end cul-de-sacs, sidewalk pass-through, or a combination thereof.
- It may not be possible or desirable, in all cases, to orient front doors of all residential homes toward paseos. In such cases, refer to [Figure 7](#) for other proposed lotting design techniques.

Malone Paseo is located internal to the residential Villages, generally linking the north to south villages, as designated on [Figure 6](#). This paseo features a 10-foot wide, meandering, multi use path and a landscape strip along one street edge. For this paseo type, homes immediately adjoining the paseo edge either front or side on to the paseo, and for MDR parcels, individual driveway cuts for each home are not permitted to cross the paseo.

Paseo Connections at Park Sites: Where paseo linkages are planned at park sites, connections are provided via a sidewalk along the street edge matching the sidewalk width of the adjacent paseo. Pedestrian and bikeway linkages are made through park sites. Refer to the comprehensive Parks & Paseo Map ([Figure 6](#)), where paseos are not adjacent to a street, they must be open on one side at all times to prevent a tunnel effect and create security concerns.

3.6. LANDSCAPE IRRIGATION

The landscape and irrigation design shall be implemented in compliance with State and City requirements for water conservation. Generally provide high-efficiency irrigation systems. Planted areas are served primarily by a drip irrigation system with irrigation efficiency ratings of 0.81 as well as some spray head systems with irrigation efficiency ratings of 0.75. Irrigation controllers will have water moisture sensors and a “smart mode” that has the capacity to adjust the duration, frequency, and soak time by several factors. Weather Data combined with geographical location, sprinkler type, plant type, soil type, and a fine tuning option, enables the controller to make precise watering decisions. High efficiency irrigation systems paired with low-water plant selection combined enable the landscape design Estimated Total Water Use (ETWU) to fall below the City’s Maximum Allowed Water Allowance (MAWA) based on the Water Efficient Landscape Worksheet.



CHAPTER 4: RESIDENTIAL VILLAGES

4.1 INTRODUCTION

Residential villages within the Heritage Oaks community are comprised of a variety of housing types interconnected by a logical system of tree-lined walkable streets, open space, and the Malone Parkway Paseo bisecting the community and connecting the east and west ends. By employing an authentic architectural palette and creative site planning techniques, Heritage Oaks will embody a strong architectural identity to create an iconic and sustainable village within the City of Wheatland. The residential design principles and development standards shall be applied to all proposed development within Heritage Oaks. These guidelines and standards articulate the lot characteristics, setbacks, garage type and orientation, and building massing for each housing type. Further, this chapter includes a detailed architectural design guidelines section, which identifies, defines, and articulates the architectural styles appropriate for the community.



FIGURE 1: Typical Street Scene

4.2 SINGLE FAMILY RESIDENTIAL ARCHITECTURE

Section 5, Item # 5.3

Architectural design standards and guidelines provide an orderly and aesthetically pleasing development of high quality architecture. Builders and architects are encouraged to incorporate a variety of styles, massing, colors, and materials.

Architectural variations should occur throughout the planned community in order to create high quality and interesting streetscapes. To achieve the desired visual setting, designs should include one and two story building elements, porches, garages with several orientations, and an array of architectural detail. 45-foot wide lots shall exhibit architectural styles of Spanish, Ranch, Farmhouse and Californian detail. 50-foot wide lots shall model designs of Cottage, Craftsman and Mission. See Figures 2 thru 8.

- On corner lots, 25% of the single-family residences should be one story or contain one-story plates and elements. Two-story residences on internal lots with second story setbacks will be encouraged to soften the architectural forms and enhance streetscapes.
- Repetitive floor plans and elevations should be alternately reversed along streets. No more than two identical plans shall be located next to each other. Similar plans that are adjacent or opposite each other shall have different colors and elevations.
- Garage elements that project out in front of the main building mass shall be predominantly one story.
- Various materials and color schemes will be incorporated to visually enhance building styles:
 - The use of high quality material such as brick, stone, and tile shall be encouraged.
 - A variety of facades, finishes, and patterns is encouraged.
 - Texture and color shall be used to create visual interest.

- Side and rear building elevations that face the public right of way shall be given architectural treatments consistent with the primary frontages.
- Trim on the front elevation shall be extended around the side two feet minimum. Elevations with blank walls shall be avoided.
- Useable front porches and varied front elevations are encouraged. Porches and overhangs should protect the front door from rain.
- Architectural detailing should include window trim, pop outs, recessed windows, and doors, balconies and varied column designs.
- Single-family detached residential houses shall not exceed 35 feet in height.



FIGURE 2: Spanish Elevation (45 x)

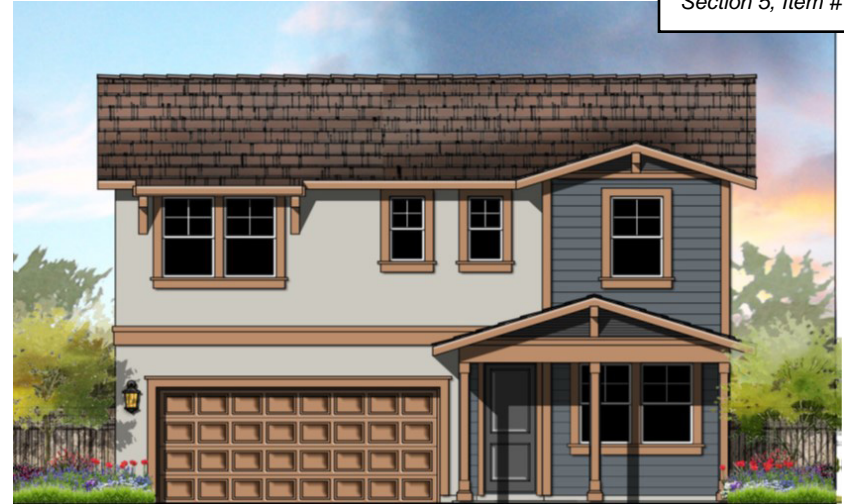


FIGURE 3A: Ranch Elevation - A (45 x)



FIGURE 3B: Ranch Elevation - B (45 x)



FIGURE 4A: Farmhouse Elevation - A (45 x)



FIGURE 4C: Farmhouse Elevation - C (45 x)



FIGURE 4B: Farmhouse Elevation - B (45 x)



FIGURE 5: Californian Elevation - A (45 x)



FIGURE 6A: Cottage Elevation - A (50 x)



FIGURE 7A: Craftsman Elevation - A (50 x)



FIGURE 6B: Cottage Elevation - B (50 x)



FIGURE 7B: Craftsman Elevation - B (50 x)



FIGURE 8: Mission Elevation (50 x)

4.2.1 SINGLE FAMILY SITE PLANNING

Site planning guidelines ensure compliance with the City of Wheatland’s planning standards in order to meet design objectives. Heritage Oaks communities will offer a variety of lot sizes and product types, thus providing a range of housing market segments. In the community, there shall be a range of densities that comply with the densities specified by the Land Use Designations in the Final EIR (Environmental Impact Report).

See Table 1 for proposed densities and housing mixes.

- Pre-plotting of floor plans is encouraged to achieve lot width and variations in streetscapes.
- Loop roads and open ended cul-de-sacs are encouraged adjacent to trails, open space and drainage areas where possible. Lots in these areas should not back onto the open space when possible.

- For the purpose of determining setback requirements, single-story elements are defined as architectural masses with an elevation to the plate line of 16 feet or less. Two-story elements are those with an elevation greater than 16 feet to the plate line.
- All setbacks shall be measured from the foundation of the structure to the sidewalk or adjacent foundation.
- Eaves, bay windows, fireplaces, cornices, and similar architectural features less than 12 feet wide may project into the required setback a maximum of 2 feet.
- Front yard setbacks for R-1 SFR (Single Family Residential) shall be at least 20 feet to the garage face and 15 feet to any other part of the structure, including turn-in garages and porches. Where separated sidewalks are used, the front yard setback shall be at least 20 feet from the back of the walk to the garage face and 10 feet from the back of the walk to any other part of the structure, including turn-in garages and porches.
- Rear yard setbacks for detached accessory structures shall be a minimum of 3 feet when the detached accessory structure is one story. When the detached accessory structure is two stories the minimum rear yard setback shall be 5 feet.
- Side yard setbacks for detached accessory structures shall be a minimum of 3 feet.
- Rear yard setbacks for R-1 SFR shall be a minimum of 15 feet.

SUMMARY OF RESIDENTIAL USE BY LOT SIZE		
LOT SIZE (MIN.)	CATEGORY	UNITS
45' X 85'	MDR	3
45' X 100'	LDR	2, 6, 7 & 10
50' X 80'	MDR	4 & 9
50' X 100'	LDR	1, 5 & 8

TABLE 1: Proposed Densities & Housing Mixes

- Side yard setbacks for R-1 SFR shall be an aggregate of 10 feet, with a minimum of 5 feet. Corner lots shall have a total of 15 feet minimum with a minimum of 10 feet on the street side.
- Side and rear yard setbacks on irregular shaped lots (i.e., cul-de-sac lots) may be less than standard if there is adequate building separation and outdoor living space is achieved as determined by the Community Development Director.
- Fence heights shall be limited to 6 feet unless taller heights are required for acoustical purposes. Should side yard fences protrude into the required front yard setback, the height shall be limited to 36 inches. Fences, landscape material and other structures shall not exceed 36 inches in height within the 35-foot corner visibility triangle.

4.2.2 PARKING

All R-1 single-family residences shall have a minimum two car garage and a minimum of two uncovered on-site parking spaces. The driveway shall be a minimum of eighteen-foot (18') long from the garage face to the back of walk and ten-foot wide (10'). Tandem garages are allowed.

RESIDENTIAL ZONING STANDARDS					
					Section 5, Item # 5.3
HEIGHT REGULATION		The maximum height for principle buildings in residential districts shall be thirty-five (35) feet.			
		The maximum height for accessory structures in the residential districts shall be sixteen (16) feet.			
LOT COVERAGE		The maximum lot coverage by all structures shall not exceed sixty (60) percent of the lot area.			
	DENSITY CATEGORY	LDR	MDR	LDR	MDR
	Lot Type (Minimum Dimensions)	50' X 100'	50' X 80'/90'	45' X 100'	45' X 85'/95'
MINIMUM LOT AREA (square feet)					
	Corner Lot	5440	4340	4940	4265
	Interior Width	5000	4000	4500	3825
MINIMUM LOT WIDTH (feet)					
	Corner Lot (Average Width)	55	55	50	50
	Interior Width (Right of Way)	50	50	45	45
MINIMUM FRONTAGE (feet)					
	Cul-de-sac (Right of Way)	30	30	30	30
MINIMUM YARD SETBACK (feet)					
	Front Yard				
	Porch	10	10	10	10
	Living Area	15	15	15	15
	Garage Door	18	18	18	18
	Side Yard	5	5	5	5
	Street Side Yard	10	10	10	10
	Rear Yard				
	Main Building	15	10	10	10
	Accessory Building	10	5	5	5
DEVELOPMENT STANDARDS FOR CONDITIONAL USE					
	Minimum Lot Area	10,000			
	Minimum Lot Width	1000			
	Minimum Front Yard	25			
	Minimum Rear Yard	20			
	Maximum Height	40			
Notes:					
1. Minimum Lot frontage is measured at the front parcel line or back of sidewalk.					

TABLE 2: Residential Zoning Standards

