



## City Council Meeting Staff Report

Meeting Date: February 25, 2025

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**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

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### 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
<b>Minimum Lot Size</b>	3,825 sf	5,500 sf	6,000 sf
<b>Maximum Lot Coverage</b>	60%	40%	40%
<b>Minimum Setbacks</b>			
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.
<b>Building Height</b>	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.

<b>Proposed Residential Lots</b>					
<b>Village</b>	<b>Typical Lot Dimensions (feet)</b>	<b>Typical Lot Size (sf)</b>	<b>Number of Lots</b>	<b>Acreage</b>	<b>Density (du/ac)</b>
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
<b>Totals</b>		<b>44,965</b>	<b>681</b>	<b>104.66<sup>1</sup></b>	<b>6.51</b>
<sup>1</sup> 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.

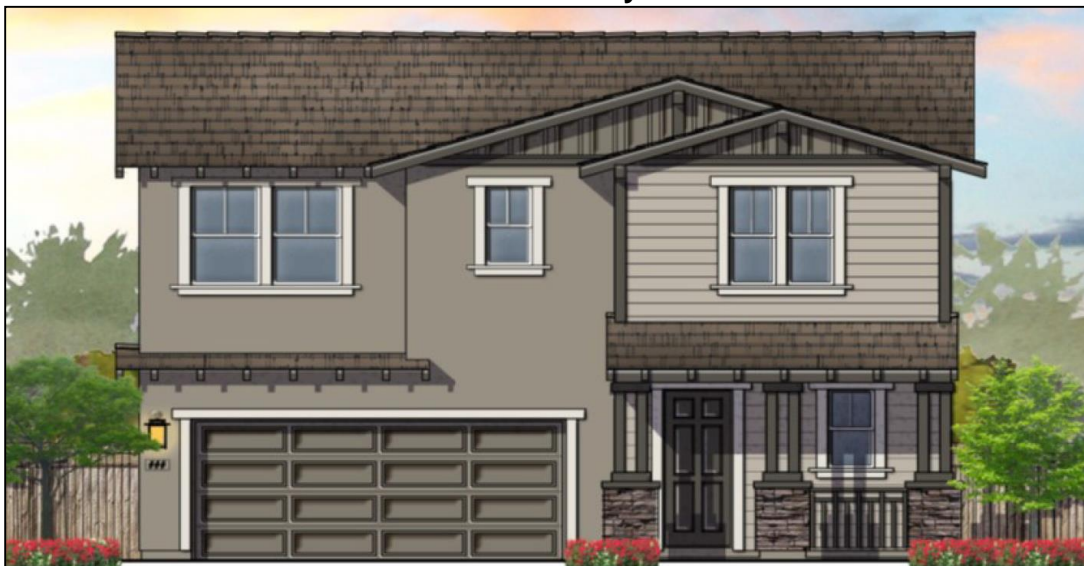
#### **Spanish Style**



### *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.

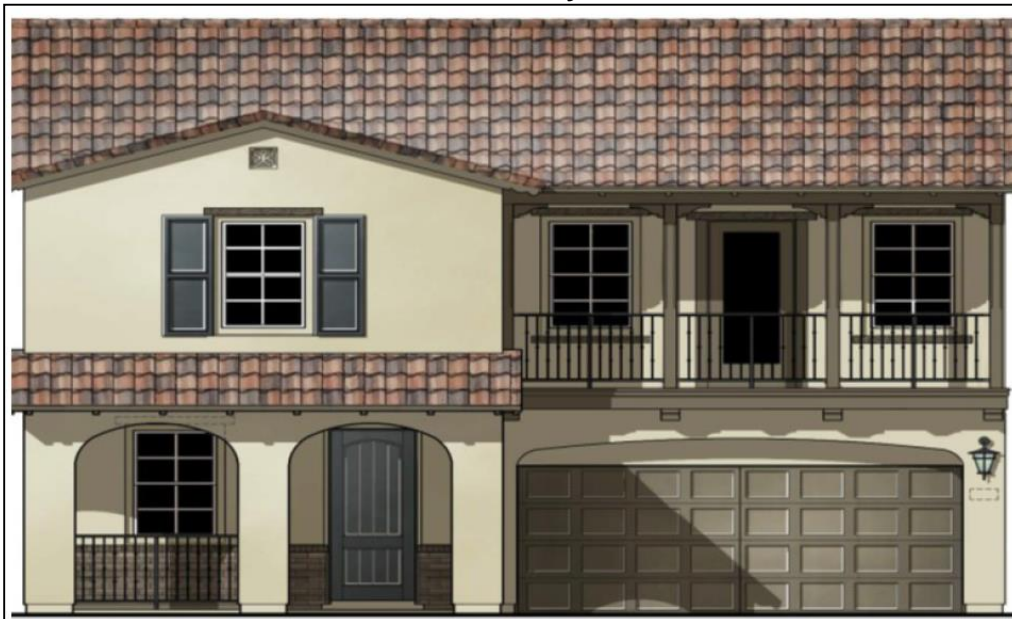
**Craftsman Style**



*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.

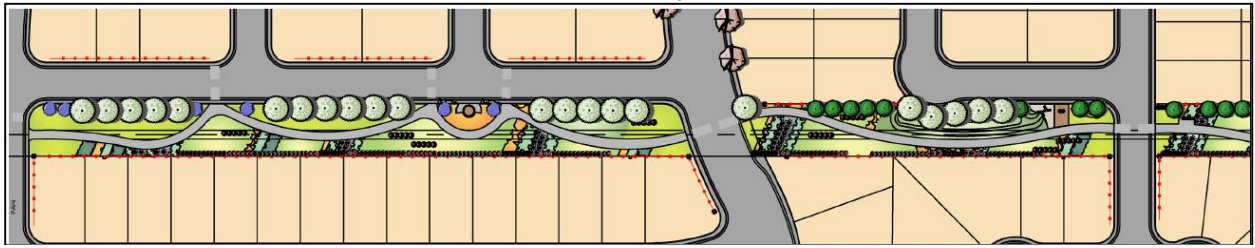
The approximately 10-acre park identified as north park would be located along the north end of the project adjacent to Grasshopper Slough. The north park would be designed as a community park with play structures, lawn games, sports courts, ball fields, and dual-purpose play fields and storm water and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