



# City of Wheatland

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**TO:** Office of Land Use and Climate Innovation

**FROM:** Wheatland Planning Department

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**SUBJECT:** City of Wheatland General Plan Annual Progress Report Memo

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The Wheatland General Plan Annual Progress Report for reporting year 2025 was received and filed by the Wheatland City Council on February 24, 2026.

The City of Wheatland's General Plan was adopted July 11, 2006, and includes goals, policies, and implementation programs for land use and community character, transportation and circulation, economic development, housing, public facilities and services, recreational, educational, and community services, historic preservation, environmental resources, and health and safety. Within each chapter of the Wheatland General Plan implementation programs specific to that chapter that serve as measures to take in order to reach the goals outlined in the General Plan.

This document will provide an overview of the implementation program contained within the 2006 Wheatland General Plan. Overall, the City of Wheatland has made great progress towards reaching its goals. Below includes an analysis of the implementation programs that have been completed since the adoption of the 2006 Wheatland General Plan.

## **Land Use and Community Character Implementation Programs**

In regards to land use and community character, the City continues to annually review the General Plan to assure the adopted policies and programs reflect the development needs of the community (Implementation Program [IP] 1.1). The City provides a Housing Element Annual Progress Report to HCD, OPR, and SACOG on an annual basis. Since the adoption of the General Plan, the City has adopted several zoning amendments to provide consistency with the General Plan (IP 1.3). Residential and commercial development and design guidelines were published in 2017 to promote well-designed neighborhoods, open spaces, streetscapes, walking, biking, and transit use (IP 1.4).

The City was awarded grant funding for the Safe Routes to School (SRTS) program, which consisted of roadway resurfacing, new pedestrian ramps, drainage, and sidewalk improvements. The City continues to seek permanent funding sources for ongoing street tree replacement and maintenance (IP 1.6). A Downtown Corridor Improvement Plan (DCIP) has been prepared and is intended guide the City in developing and maintaining an economically, socially, and physically-attractive Downtown (IP 1.10). The City has also established a Community Cleanup Day with help from Recology Yuba-Sutter (IP 1.7).

Although the City has made substantial progress, a few implementation programs included in the General Plan were not met. A Downtown Improvement Association has not yet been formed (IP 1.11) and a Right-To-Farm Ordinance has been prepared but not yet adopted (IP 1.12).

### **Transportation and Circulation**

In regards to transportation and circulation, the City has formed a Joint Powers Agreement with Yuba County to form the South Yuba Transportation Improvement Authority (SYTIA). SYTIA is working to complete the proposed State Route (SR) 65 Bypass Project, consistent with the General Plan implementation programs 2.3 and 2.4. The SR 65 Bypass Project continues to make progress in securing funding. SYTIA conducts board meetings for the project. Thus far, a traffic impact fee has been prepared.

In 2014, the City adopted the City of Wheatland Bikeway Master Plan to ensure the provision and promotion of safe bicycle use within the City (IP 2.8).

### **Economic Development**

The Wheatland City Manager monitors the City's economic development strategic plan, and presents the annual update to the Wheatland City Council each year (IP 3.2).

### **Housing**

Since the adoption of the General Plan, the City has redesignated and rezoned several acres of land to consistently meet the City's RHNA (IP 4.1). The Zoning Ordinance has also been amended to provide affordable housing density bonuses consist with State Law (IP 4.2). The City is consistent with State Laws regarding affordable housing and has approved an Ordinance amending the zoning code regarding Accessory Dwelling Units (ADU). Parking requirements for multi-family and single-family housing were also revised as a part of the ADU Ordinance. In addition, in partnership with the California Department of Housing and Community Development (HCD), an amendment to the City's ADU ordinance is currently in process to provide consistency with recent changes to State ADU law. The City recently constructed two affordable housing projects, a 48-unit family apartments project and a 32-unit senior apartments project (IP 4.10). The City also expedites the processing of affordable housing projects and encourages the development of self-help housing (IP 4.5 and 4.9). The General Plan and the Zoning Code has also been amended to allow up to 30 dwelling units per acre for high density residential and R-3 zoning.

The General Plan includes the implementation program to continue the annexation of Caliterra Ranch (formerly known as Jones Ranch), which has since been annexed and is currently being developed for residential uses (IP 4.13). The Zoning Ordinance has also been amended to allow home childcare facilities as a conditional use in R-1 zones. The City has also worked with Yuba and Sutter Counties Child Care Coordinators to ensure the Zoning Ordinance promotes childcare centers as well as home childcare facilities.

### **Public Facilities and Services**

The City of Wheatland has recently adopted the 2023 Pavement Management Program, which aims to improve the conditions of public streets. This plan includes the evaluation of current conditions and then recommends budget requirements for maintenance and rehabilitation of the City's street system. The creation of this document directly relates to Implementation program 5.4 from the General Plan – "The City shall prepare and periodically update a Pavement Management Plan." The City continues to work towards implementing this program and maintaining and rehabilitating City streets.

The City recently updated the AB 1600 Fee Study which relates to IP 5.2 - The City shall prepare, annually review, and update every five years the Infrastructure Financing Plan and IP 5.5 – The City shall prepare development fee schedules based on the Infrastructure Financing Plan.

### **Recreational, Educational, and Community Services**

The City is currently in the process of beginning a Parks Master Plan to identify the locations of major parks and recreational facilities, specific criteria and standards for the development and maintenance of parks, recreation centers, and open space resources. The Parks Master Plan will include provisions for the development of new parks in connection with new development and the development of parks to address existing deficiencies (IP 6.1).

### **Historic Preservation**

This City has not yet completed a historic resource inventory of all historically and architecturally significant buildings and sites in the City and surrounding planning area. The City has not yet adopted a Historic Preservation Ordinance that regulates the preservation, rehabilitation, conversion, demolition, or other changes to historic buildings and sites. However, historic preservation is being discussed as part of the City's ongoing General Plan Update process.

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

### **Environmental Resources**

Since the adoption of the General Plan, the City has been monitoring any activities that may degrade the aquifers of Bear River and Dry Creek and subsequently affect City water supplies (IP 8.1). With regards to amending the City's Zoning Ordinance to assure adequate standards for watershed protection have been adopted, the City's Zoning Ordinance was last updated in 1991 with regards to standards for watershed protection (IP 8.2).

### **Health and Safety**

In regard to health and safety, the City has implemented the General Plan implementation programs through the adoption of the Yuba County Local Hazard Mitigation Plan (LHMP). The LHMP evaluates and addresses the same hazards that must also be addressed in local government general plans in California (IP 9.1). Recognizing that the potential duplication of effort over evaluation of the same issues, efforts to update the Health and Safety Element should be conducted in coordination with the multi-hazard mitigation plan and to ensure AB2140 Compliance.

Additionally, the City completed Flood Protection Master Plans for external source and internal source flooding in 2005 (IP 9.3).

### **Administration and Implementation**

For administration and implementation, the City conducts an annual review of the General Plan, including the General Plan Policy Document and Background Report (IP 10.1 and 10.2). The City also investigates and implements, as appropriate, mechanisms to be used for funding General Plan updates (IP 10.3). The City reviews and amends, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan (IP 10.4). The City also implements the provisions of the General Plan through ongoing project review process (IP 10.5).

### **Conclusion**

Overall, the City of Wheatland has made great progress towards reaching its goals related to Land Use and Community Character, Transportation and Circulation, Economic Development, Housing, Public facilities and Services, Recreational, Education, and Community Services, Historic Preservation, Environmental Resources, and Health and Safety.

The City of Wheatland continues to review the General Plan annually and is currently processing a comprehensive update to the City's General Plan. The draft Goals, Policies, and Action Items within the General Plan Update have been reviewed by the Wheatland Planning Commission, City Council, and have been made available to the public. The City's General Plan Update consultant is now preparing the chapter narratives for the General Plan Update and the City's environmental consultant is also beginning the preparation of the General Plan Update Environmental Impact Report (EIR). The General Plan Update Draft EIR is expected to be completed within the next six months and the City estimates completing the General Plan Update process by end of year 2026.