

Notice of Completion & Environmental Document Transmittal

2020039031

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 4-Year (2017-2021) Housing Element Update and Associated GPAs and Zoning Amendments

Lead Agency: City of Wheatland Contact Person: Tim Raney
Street Address: 111 C Street Phone: (916) 372-6100
City: Wheatland Zip: 95692 County: Yuba

Project Location: County: Yuba City/Nearest Community: Wheatland
Cross Streets: N/A Zip code: 95692
Lat./Long/: 39 ° 00 ' 31.82 " N / 121 ° 25 ' 25.89 " W Total Acres: 4,200
Assessor's Parcel No. N/A (City-wide plan) Section: 4 Twp: 13N Range: 5E Base: MDBM
Within 2 miles: State Hwy#: SR 65 Waterways: Grasshopper Slough
Airports: N/A Railways: UPRR Schools: Wheatland Union High School, Bear River Middle School

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other: Zoning Amendment

MAR 10 2020

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

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Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational
[] Recreational
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues That May Have A Significant Or Potentially Significant Impact:

- [] Aesthetic/Visual [] Fiscal [] Public Services/Facilities [] Traffic/Circulation
[] Agricultural Land/Forest [] Flood Plain/Flooding [] Recreation/Parks [] Vegetation
[] Air Quality [] Forest Land/Fire Hazard [] Schools/Universities [] Water Quality
[] Archeological/Historical [] Geologic/Seismic [] Septic Systems [] Water Supply/Groundwater
[] Biological Resources [] Greenhouse Gas Emissions [] Sewer Capacity [] Wetland/Riparian
[] Coastal Zone [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Drainage/Absorption [] Noise [] Solid Waste [] Land Use
[] Economic/Jobs [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Other:

Present Land Use/Zoning/General Plan Designation: The project is a city-wide policy-level document that addresses housing needs within the City. See attached.

Project Description: See attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Regional WQCB # <u>5S</u>
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board Commission	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Integrated Waste Management Board	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period

Starting Date March 10, 2020 Ending Date April 8, 2020

Lead Agency: City of Wheatland Applicant: City of Wheatland
Consulting Firm: Raney Planning & Management, Inc Address: 111 C Street
Address: 1501 Sports Drive City/State/Zip: Wheatland, CA 95692
City/State/Zip: Sacramento, CA 95834 Phone: (916) 372-6100
Contact: Tim Raney
Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

The 4-Year Housing Element Update identifies the goals, policies, and programs that the City will implement to ensure that housing in Wheatland is affordable, safe, and decent. The Housing Element addresses housing needs by encouraging the provision of an adequate number of potential building sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.

Pursuant to State law, and direction from the California Department of Housing and Community Development (HCD), the City needs to process the following General Plan Amendments (GPAs) and Zoning Amendments in order for HCD to certify the 4-Year Housing Element Update:

- Amend the General Plan to allow a maximum dwelling units per acre (du/ac) increase from 16 du/ac to a maximum of 30 du/ac in the High-Density Residential Land Use Designation (Housing Element Program 2);
- Amend the General Plan Map for three properties totaling 21.75 acres (Sites D, E, and F) to High-Density Residential (Housing Element Program 12);
- Amend the Zoning Code to allow a maximum du/ac increase from 18 du/ac to a maximum of 30 du/ac in the (Multi-family) R-3 Zoning District (Housing Element Program 3);
- Rezone three properties totaling 21.75 acres (Sites D, E, and F) to the R-3 Zoning District (Housing Element Program 11);
- Create an Emergency Shelter Overlay District, which would permit emergency shelters without a conditional use permit or other discretionary action in accordance with SB 745 (Housing Element Program 4); and
- Rezone one property (Site A) to add the Emergency Shelter Overlay District designation.

The proposed GPA and Rezone would be limited to Sites D, E, and F, while the proposed Zoning Amendment to allow for up to 30 du/ac in the R-3 Zoning District would affect the development potential of Sites A, B, C, D, E, and F, as well as possibly the future development associated with the Johnson Rancho and Hop Farm Annexation Project. Each of the aforementioned sites is described below:

- Site A is a 2.24-acre vacant site, identified as APN 015-500-018-000, located at the northern end of C Street.
- Site B is a 1.85-acre vacant site, identified as APN 015-490-018-000, located on SR 65 south of the SR 65 and Main Street intersection.
- Site C is a 6.3-acre vacant multi-family site located on SR 65 near the City of Wheatland's southern boundary.
- Site D is an 11.75-acre vacant site, identified as APN 015-500-008-000, located north of the Meadow Way and B Street intersection.
- Site E is an 9.0-acre site, identified as APN 015-360-001-000, located along Spenceville Road east of Main Street.
- Site F is a 2.0-acre vacant site, identified as APN 015-350-012-000, located southwest of the First Street and E Street intersection.
- The Johnson Rancho and Hop Farm Annexation properties include approved General Plan land uses, rezoning of Planned Development (PD), and Stage One design guidelines, which contains 30 acres of multi-family designated lands (density consistent with High-Density Residential land use designation) and 500 mixed-use units.

The proposed project includes the adoption of the City's 4-Year Housing Element Update and implementation of associated programs that are necessary in order for HCD to certify the Housing Element. The proposed project does not include the development of multi-family housing identified in the 4-Year Housing Element Update nor does the project include any specific development proposals, or grant any entitlements for development.