

Wheatland Projects, Updated April 2019			
Project Title, Description & Proponent	Land Area (Acres)	Land Use Description	Current Status
<b>Pending Projects</b>			
Blue Oak Estates (formerly known as Roddan Ranch)	98.65	<ul style="list-style-type: none"> <li>• 329 single-family units;</li> <li>• 45 multi-family units; and</li> <li>• 11.9 acres of open space.</li> </ul>	On hold
Downtown Corridor Improvement Plan	-	-	Completed December 2015. Has yet to be approved by City Council.
General Plan Update	-	-	Staff has prepared a scope of work for the preparation of the Update and environmental review.
<b>Approved Projects</b>			
Climate Action Plan	-	-	Approved by City Council on January 8, 2019.
Community Design Standards	-	-	Approved by City Council on December 12, 2017.
Housing Element	-	-	Approved by City Council on June 27, 2017. The Draft Housing Element is now currently being reviewed by the State.
Bike and Pedestrian Master Plan	-	-	Approved by City Council on October 28, 2014.
Caliterra Ranch (formerly known as Jones Ranch)	190.8	<ul style="list-style-type: none"> <li>• 552 single-family units;</li> <li>• 4.0 acres of commercial;</li> <li>• 5.0 acres of park;</li> <li>• 10.0 acres of public / quasi-public.</li> </ul>	Village I Final Map (50 lots) Approved by City Council on March 27, 2018.
Heritage Oaks Estates - East	174.57	<ul style="list-style-type: none"> <li>• 490 single-family units;</li> <li>• 108 multi-family units;</li> <li>• 2 acres of commercial;</li> <li>• 5.06 acres of self-storage; and</li> <li>• 30.39 acres of park/open space.</li> </ul>	Development Agreement Amendment Approved by City Council on May 8, 2012. Applicants have not yet submitted for Final Map and Improvement Plan approval
Heritage Oaks Estates - West	57.9	<ul style="list-style-type: none"> <li>• 173 single-family units.</li> </ul>	Development Agreement Amendment Approved by City Council on June 27, 2017. City Applicants have not yet submitted for Final Map and Improvement Plan approval
Nichols Grove (Yuba County, E of Hwy. 65, S of Dry Creek) - Designer Properties	485	<ul style="list-style-type: none"> <li>• 11.5 acres of mixed use commercial (up to 184 multi-family units);</li> <li>• Up to 1,624 single family units;</li> <li>• 91 multi-family units; and</li> <li>• 117.2 acres of park/open space.</li> </ul>	Approved by City Council on March 22, 2011. The Annexation process has not yet been initiated by the applicant.

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Johnson Rancho and Hop Farm	4,149.4	<ul style="list-style-type: none"> <li>• 13,330 single-family units;</li> <li>• 566 multi-family units;</li> <li>• 500 dwelling units within non-residential land uses;</li> <li>• 131 acres of commercial;</li> <li>• 274 acres of employment;</li> <li>• 55 acres of elementary schools;</li> <li>• 40 acres of middle schools;</li> <li>• 24 acres of civic center;</li> <li>• 50 acres of parks;</li> <li>• 57 acres of linear parkway;</li> <li>• 238 acres of open space/drainage; and</li> <li>• 31 acres for the future Wheatland Expressway (i.e., the "SR 65 Bypass").</li> </ul>	General Plan land uses, rezoning, and stage one design guidelines approved by Wheatland City Council on August 14, 2012. Annexation was approved by Yuba County LAFCo on August 13, 2014.

City of Wheatland Current Projects – As of April 2019

