

# 2434 Spenceville Road, Wheatland

DEVELOPMENT OPPORTUNITY | LAND FOR SALE | ±104.38 ACRES



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## PROPERTY OVERVIEW



APN	015-560-005, 007
ACRES	± 104.38
PRICE	\$5,000,000 Total

## COMMUNITY FORM & CHARACTER

### City of Wheatland

Wheatland has a strong historic heritage, which is reflected in the stock of historic buildings in the City's Downtown. Wheatland's agricultural setting is largely responsible for the community's distinct identity and plays an important economic role in Wheatland. Wheatland's Downtown is an important symbol of the City's small-town atmosphere and historic heritage. Maintaining the Downtown as the center of government, specialty retail, entertainment, and culture is important to preserving Wheatland's small-town atmosphere as the City grows. A centralized Downtown also helps knit the community together as a place where everyone in the community gathers. Maintaining Downtown's central location and accessibility in the larger City is important to achieving this goal. Providing for expansion of the district's gridded street pattern to the east reinforces Downtown's centralized location and accessibility.

*SOURCE: City of Wheatland, Housing Element Update dated February 2017*

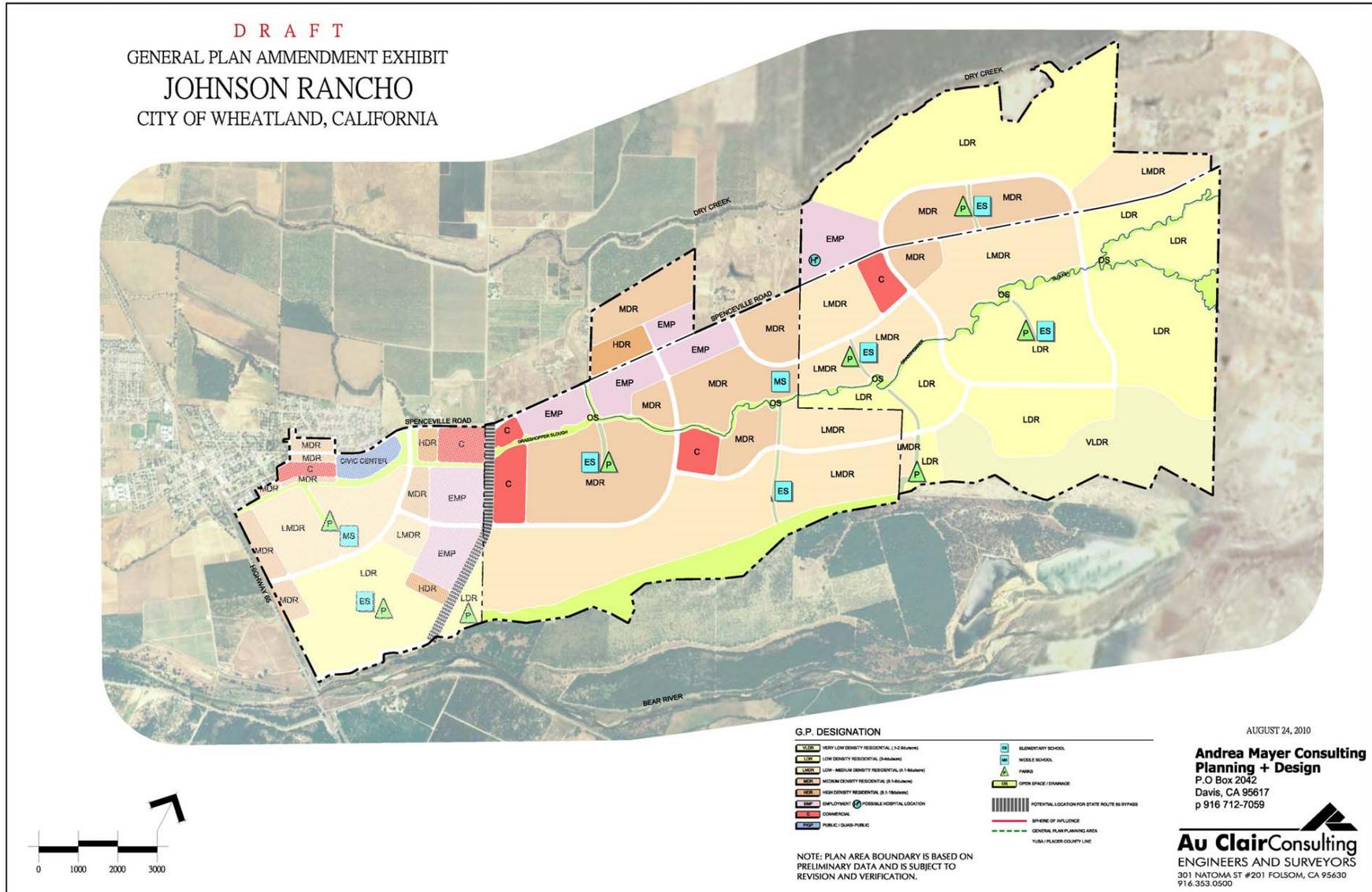
*Located on the northern portion of the Johnson Rancho and Hop Farm Annexation Project within the city limits of Wheatland.*



# GENERAL PLAN EXHIBIT

## CITY OF WHEATLAND | JOHNSON RANCHO POTENTIAL

The Subject Property is located within the Johnson Rancho and Hop Farm Annexation Project, which is located on approximately ± 4,149 acres of agricultural land.



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

## PROPERTY DEVELOPMENT

On August 13, 2014, the City of Wheatland annexed ± 4,149.4 acres into the city boundaries, known as the Johnson Rancho and Hop Farm Annexation Project. The proposed project comprises mainly of agricultural land, which contains scattered residences. The project site is bordered by the Yuba County/Placer County line to the south, State Route 65 and the Union Pacific Railroad (UPRR) tracks to the west, Spenceville Road and Dry Creek to the north and the eastern boundary of the Wheatland sphere of influence to the east.

The Johnson Rancho properties include approved General Plan land uses, rezoning, and Stage One design guidelines. The proposed project would include the development of up to approximately ±14,329 residential lots, varying from Very Low Density Residential to High Density Residential. In addition, development of the project would include other land uses, such as Employment/Office, Commercial, Civic Center, Elementary and Middle Schools, Parks and Open Space, and a potential hospital.

*SOURCE: City of Wheatland, Housing Element Update dated February 2017*



## PROPOSED FREEWAY BYPASS

The SYTIA project is primarily intended to construct the Wheatland Bypass, a replacement for portions of California State Highway 65 in southern Yuba County. Two alternative alignments for the project are shown in Figure 2 (Alignment A) and Figure 3 (Alignment B) on the following pages. The main components of the project are described as follows:

- A new high-capacity roadway beginning at a connection with CA 65 south of the Bear River in Placer County extending northerly to connect with the existing CA 65 freeway north of Morrison Road/Rancho Road intersection.
- The South Beale Road/CA 65 interchange and railroad overcrossing.
- A westward extension of the bypass to connect with Forty Mile Road.
- The extension of Plumas Lake Blvd. from the existing CA 70 interchange northeasterly to Plumas Arboga Road
- Bridges over the Bear River, Grasshopper Slough, Dry Creek and Best Slough.
- An interchange with Spenceville Road and an overcrossing of South Beale Road.

*SOURCE: South Yuba Transportation Improvement Authority (SYTIA), Traffic Impact Fee Study dated May 1, 2019*

## PROPERTY DEVELOPMENT

### PROPOSED HIGH-PRESSURE SEWAGE LINE

#### Wastewater Route to South Yuba County Project

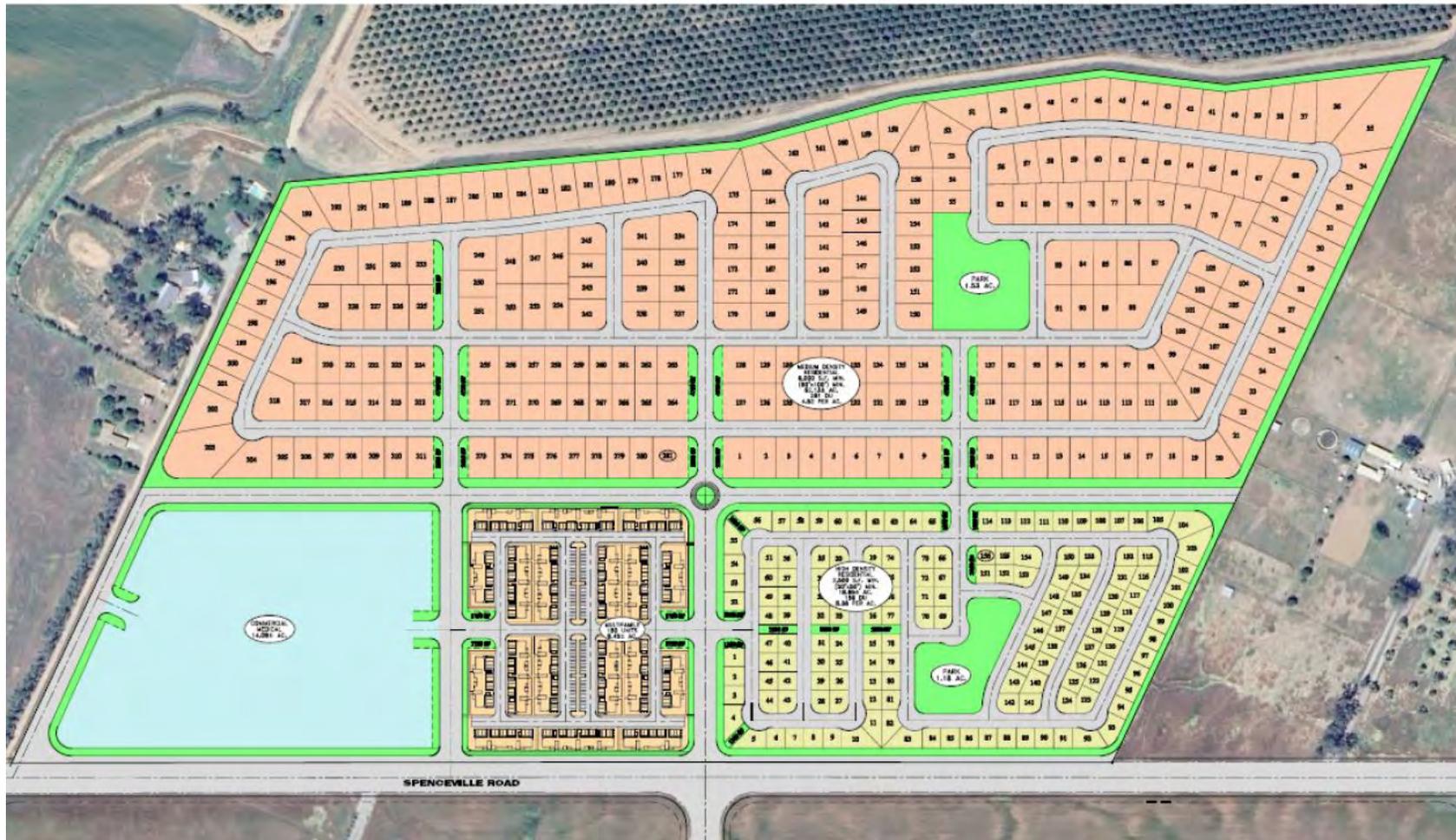
The project site consists of an approximately eight-mile long sewer pipeline alignment extending from an existing pump station near the City of Wheatland's existing wastewater treatment plant (WWTP) north to a point of connection with Olivehurst Public Utility District's (OPUD) wastewater system. The proposed pipeline alignment generally extends north/northeast along roadways within the City of Wheatland, and then along roadways and farmland in unincorporated Yuba County (see Figure 1, Regional Project Location).

SOURCE: City of Wheatland, Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Wheatland Regional Sewer Pipeline Project, Dated November 2, 2021



# PROPOSED TENTATIVE MAP

PROPOSED TENTATIVE MAP		
Medium Density	±6,000 SF min	281 DU
High Density	±2,500 SF min	156 DU
Multifamily	-	150 DU
Commercial/Medical	±14.09 Acres	-
<b>Total Dwelling Units</b>		<b>587</b>



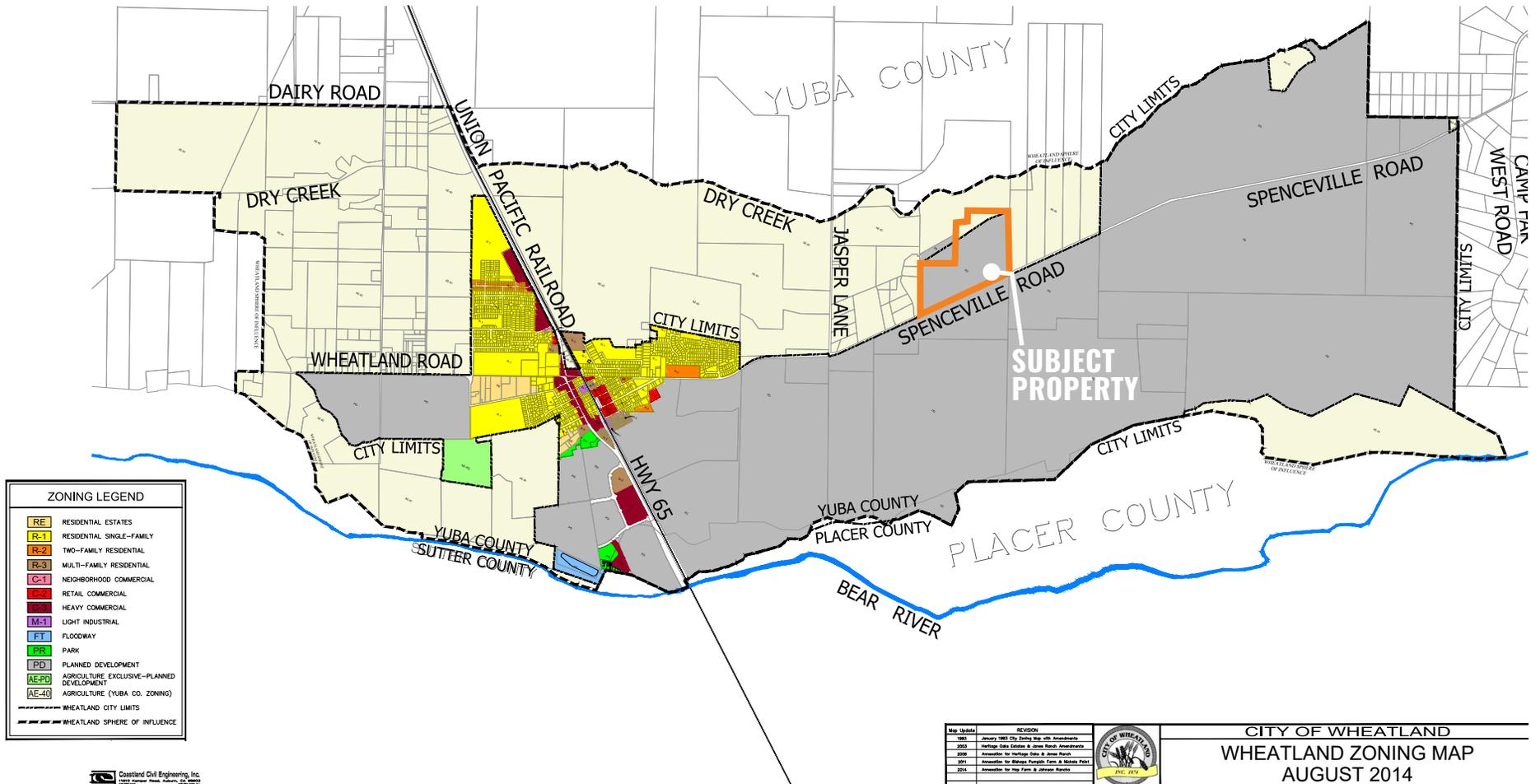
# PROPERTY DEVELOPMENT

## REGIONAL GROWTH PRESSURES

### City of Wheatland

Wheatland's location just 40 miles north of Sacramento places it within one of the fastest growing regions in the State. Located on SR 65 between Marysville/Yuba City and Lincoln, Wheatland is subject to major growth pressures. The 2006 Wheatland General Plan projected Wheatland's population to increase from 3,000 in 2004 to 30,100 in 2025, while employment was projected to increase from 500 to 11,080 during the same time period. Wheatland has statutory obligations to try to meet its projected fair share of regional housing needs. The 2006 General Plan intended to create the capacity to accommodate projected growth through 2025, and also set policies and standards to ensure orderly and high-quality development along with provision of needed public facilities and services.

SOURCE: City of Wheatland, Housing Element Update dated February 2017



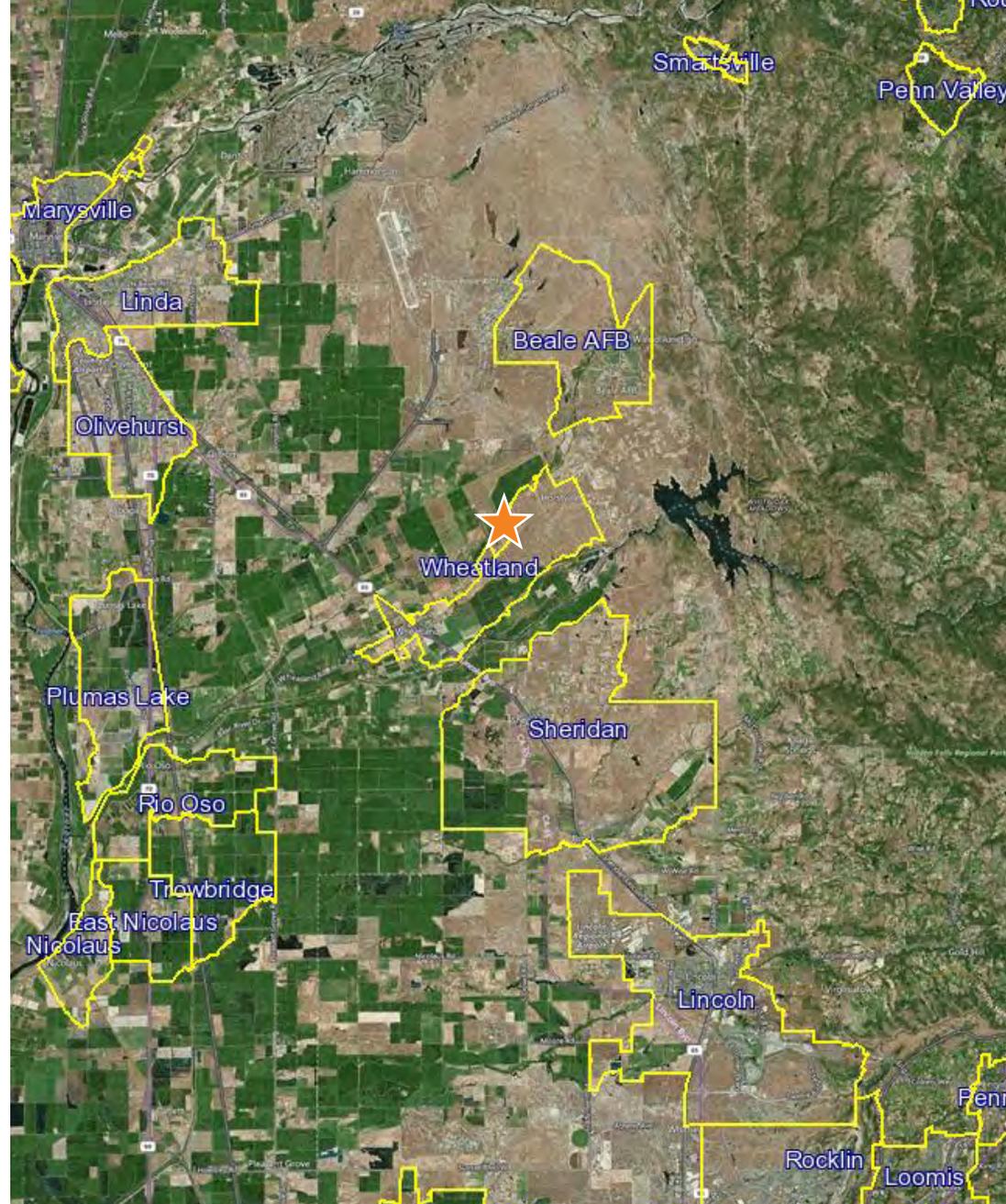
Coastland Civil Engineering, Inc.



CITY OF WHEATLAND  
WHEATLAND ZONING MAP  
AUGUST 2014

# DEMOGRAPHICS

2434 Spenceville Road	5-MILE	7-MILE	10-MILE
Total Population	6,082	10,248	48,959
Total Daytime Population	5,869	8,591	36,933
Total Employees	1,610	2,906	7,552
Household Income: Average	\$126,867	\$119,023	\$118,625
Households	2,150	3,451	15,485
Average Household Size	2.8	2.74	3.11
% Renter Occupied Housing Units	31.44%	44.62%	28.92%
Total Population: Median Age	38	32	34
% Occupation: White collar	62.73%	61.59%	54.00%
% Occupation: Blue Collar	37.27%	38.41%	46.00%
Home Value: Average	\$537,491	\$548,463	\$455,746



## PROPERTY LOCATION

### YUBA COUNTY

One of California's original 27 counties founded on February 18th in 1850, Yuba County is California's gateway to the historic Mother Lode Country, with a diverse landscape that boasts grand rivers, thriving farmland, friendly communities and numerous recreational possibilities that extend into the Sierra foothills. Our communities have that small town feel so many people are seeking. With a population of about 81,575 people, residents enjoy relaxed living and affordable housing, while both ocean beaches and mountain skiing are only a couple of hours away. And, amazingly, the county's border is just 30 minutes north of the State Capitol in Sacramento.

### HARD ROCK CASINO EXPANSION

*April 2025*

Over the next 10 to 20 years, Hard Rock Casino plans to expand their venue by 350 acres with a \$2-4 billion development that is set to transform the entire surrounding region. The plan involves 3 zones with experiential retail and dining as the focus of zone one, sports & resort programming for the second, and lastly a rodeo district in collaboration with local rodeo producer Flying U Rodeo. The development will pull in large amounts of job openings from the construction to the future openings in the culinary arts and entertainment. Since the casino opened in 2019, over \$2.3 billion of economic activity has occurred and over 1,200 jobs have been established. The upcoming development is set to bring billions of dollars in economic growth and transform the surrounding region.



SUTTER BUTTES



HARD ROCK HOTEL & CASINO

## FOR MORE INFORMATION PLEASE CONTACT

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