



Special Planning Commission Meeting Agenda

April 29, 2025 at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

Planning Commission meetings are held in-person and are no longer available via ZOOM.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761 or (530) 633-9102 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting.

1. OPENING MATTERS

1.1 Call to Order and Roll Call

1.2 Pledge of Allegiance to the Flag

2. PUBLIC COMMENT

At this time, the public is permitted to address the Planning Commission on non-agendized items. **COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES.** In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Commission may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future Planning Commission agenda. The exceptions under which the Commission MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

3. CONSENT CALENDAR

[3.1](#) Minutes from the March 18, 2025 regular Planning Commission Meeting

4. REGULAR CALENDAR

[4.1](#) Consideration and Adoption of Resolution Adopting and Confirming Findings of the Administrative Hearing Officer and Finding Municipal Code Violations that Constitute a Nuisance on the Property Located at 408 2nd Street

5. PUBLIC HEARING

[5.1](#) Consideration to recommend the Wheatland City Council approve an Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters.

[5.2](#) Consideration to recommend the Wheatland City Council approve a Planned Development (PD) Amendment for the Bishop's Pumpkin Farm PD District **located at 1415 Pumpkin Lane.**

6. ADJOURN

Any writings or documents provided to a majority of the Wheatland Planning Commission after distribution of the agenda packet are available for public inspection on the City's website, www.wheatland.ca.gov

This institution is an equal opportunity provider, and employer.



Regular Planning Commission Meeting Minutes

March 18, 2025, at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

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1. OPENING MATTERS

1.1 Call to Order and Roll Call

Call to Order and Roll Call

Planning Commissioners:

Greg Hart, David Pesenti, Debbie Panteloglow, Ken Thomason, Willie Tinsley

Others present:

Tim Raney, Community Development Director
Kevin Valente, Senior Planner
Dane Schilling, City Engineer
Bill Zenoni, City Manager

1.2 Pledge of Allegiance to the Flag

Pledge of Allegiance to the Flag

Planning Commission Chair Greg Hart led the Pledge of Allegiance

2. PUBLIC COMMENT

At this time, the public is permitted to address the Planning Commission on non-agendized items. **COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES.** In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Commission may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk’s Office related to the proper procedure to place an item on a future Planning Commission agenda. The exceptions under which the Commission **MAY** discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

PUBLIC COMMENT

At this time, the public is permitted to address the Planning Commission on non-agendized items. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Commission may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk’s Office related to the proper procedure to place an item on a future Planning Commission agenda. The exceptions under which the Commission MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

Patrick Cameran commented on community parks.
Rich Hillburn commented on chip and seal work on Cyrus Dam Drive.
Henry Gilbert commented on the importance of approving the Heritage Oaks Estates East project.

3. CONSENT CALENDAR

3.1 DRAFT Minutes from the 02/04/2025 meeting.

Motion made by Pesenti, Seconded by Thomason.
Voting Yea: Pesenti, Panteloglew, Tinsley, Thomason, Hart

4. PUBLIC HEARING

4.1 Consideration to approve the Caliterra Ranch Tentative Subdivision Map Amendment

Consideration to approve the Caliterra Ranch Tentative Subdivision Map Amendment

Senior Planner Kevin Valente presented a PowerPoint presentation to Planning Commissioners for the Caliterra Ranch Tentative Subdivision Map Amendment. Slides included information related to the project location, project background, current approved map and proposed amendment, background of Development Agreements, Phase 1 construction, the redesign of First Street and Wheatland Park Drive roadway alignments, addition of 68 single-family lots, future Fire Station site, environmental review, and staff recommendation. To date, the Final Map for Phase I (Village I and 2) has been approved, and 145 lots have been sold to home builder K. Hovnanian Homes. Internal streets and Wheatland Road have been constructed, 141 building permits have been approved and 116 final inspections have been approved. The applicant has been working with City staff on the Final Map for Phase 2 and preparing to sell the next phase to a home builder. The staff report also included information for an analysis, existing General Plan Land Use Map, and the proposed tentative map amendment.

Planning Commissioner Panteloglew commented on draft conditions of approval (COA) for landscaping, Wheatland Road right-of-way, standard offer of dedication, Community Facilities District, Prop 28 and how can it be mandated, commercial property and the final map. Panteloglew also commented on the 68 homes on the island area, commercial property on the west side of roadway, the size of the commercial property and questioned why build additional homes where so many are left and adding a village. T. Raney explained that the island property to be built is not part of this application. Panteloglew commented on builders and impact fees.

Planning Commissioner Thomason commented on a specific date for the park to be completed and City responsibilities, the five-acre park being the only one for the subdivision and the Environmental Impact Report of 2002.

Planning Commission Chair Hart commented on the high school developer, the City's intention to realign roads, parks at the beginning of construction on the next village or final build out, grading and power line, multi-use trails.

Planning Commissioner Tinsley commented on the completion of 122 homes and public use areas. Community Development Director Tim Raney stated that the City is behind on development and there are no funds available for improvements and explained that early buyers lived in a construction site and the park was not feasible. Tinsley also commented on the high school, reduced lot sizes and villages in the next phase, separation from houses to property owner (Bishops). Tinsley also questioned why the City is waiting for second development to have more stop signs.

Planning Commissioner Pesenti commented on stop signs where construction is complete.

Public Comment

Greg Forest commented on power lines across the school site and stated that the Wheatland High School District supports the project, especially the high school site.

Stan Mette from Wood Rodgers clarified where the additional 68 lots are going and the development footprint remains the same.

Applicant Rick Langdon stated that the park site will be built in the next phase of development and before occupancy.

Wayne Bishop commented on a 20 foot easement to the pumpkin farm and questioned if it could be widened.

Marilyn Williams commented on builders working with Caltrans for commuters.

Maddie Munson commented on parks being built as soon as possible.

Richard Hilburn commented on impacts to Highway 65 and access to Wheatland Road.

A resident on Redwood commented on stop signs. Henry Gilbert commented on Grasshopper Slough.

Brittney Henderson commented on a park's timeline.

Jackie Havenwood commented on schools planning to grow in size, stop signs, speed bumps and questioned if the additional 68 homes and sewer capacity.

Motion made by Tinsley, Seconded by Thomason to approve Resolution No. 2025-02 Approving the Tentative Subdivision Map Amendment for the Caliterra Ranch (Formerly Jones Ranch) Project.
Voting Yea: Pesenti, Panteloglow, Tinsley, Thomason, Hart

5. REPORTS

City Engineer Dane Schilling reported on a grant for Spenceville Road.
Community Development Director Tim Raney reported on the upcoming General Plan Update Ad-Hoc Committee meeting.

6. ADJOURN

With no other business before the Planning Commission, the meeting adjourned at 7:25

Respectfully submitted,
Kevin Valente, AICP
Senior Planner

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DRAFT



Planning Commission Meeting Staff Report

Meeting Date: April 29, 2025

Subject: Consideration and Adoption of Resolution Adopting and Confirming Findings of the Administrative Hearing Officer and Finding Municipal Code Violations that Constitute a Nuisance on the Property Located at 408 2nd Street

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland Planning Commission consider adoption of a resolution adopting and confirming the findings of the Administrative Hearing Officer, declaring the property located at 408 2nd Street to be a public nuisance and directing the responsible person to abate the nuisance.

Discussion: The responsible person(s) of 408 2nd Street were notified that the property was in violation of certain Wheatland Municipal Code sections pertaining to nuisances and the correction of a fire or life hazard. The City issued Notices of Violation on August 12, 2024, November 14, 2024, and December 26, 2024. An administrative review hearing was held on January 27, 2025, to determine whether the code violations identified in the Notices of Violations constituted a nuisance. The Hearing Officer determined that the conditions noted in the Notices of Violation meet the definition of a nuisance under the Wheatland Municipal Code and the City’s request to abate such nuisances was granted.

The Wheatland Planning Commission conducted a public hearing on April 1, 2025 to provide an opportunity for the responsible person of 408 2nd Street to appeal the determination of the City’s Hearing Officer on the abatement of nuisance at the stated property. At the conclusion of the public hearing, the Planning Commission directed staff to prepare a resolution confirming the findings of the Hearing Officer and directing the responsible person to abate the nuisance

Attachments:

- 1. Resolution
- 2. Exhibit A – Order of Administrative Hearing Officer
- 3. Exhibit B – Order to Abate Nuisance

**WHEATLAND PLANNING COMMISSION
RESOLUTION NO. XX-25**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHEATLAND
ADOPTING AND CONFIRMING THE FINDINGS
OF THE ADMINISTRATIVE HEARING OFFICER AND FINDING
MUNICIPAL CODE VIOLATIONS THAT CONSTITUTE A NUISANCE
ON THE PROPERTY**

WHEREAS, on December 26, 2024, the City of Wheatland issued a Notice of Violation asserting that certain conditions on the property located at 408 2nd Street (the “Property”) constituted a nuisance in violation of the City’s Municipal Code; and

WHEREAS, on January 27, 2025, pursuant to the City of Wheatland’s Municipal Code, an administrative hearing was held to determine whether the conditions on the Property, as described in the Notice of Violation, constituted a nuisance, and Mark Allen appeared at the hearing as a Responsible Person for the subject Property and presented arguments in opposition to the Notice of Violation; and

WHEREAS, on February 10, 2025, following the completion of the hearing, the Administrative Hearing Officer issued an Order, which found that the conditions of the Property constituted a nuisance, and required Mr. Allen to abate the nuisance by having the property, building(s) or structure(s) that constitute the nuisance rehabilitated, repaired or demolished, or otherwise taking action to abate the nuisance, within twenty days of his receipt of the Order;

WHEREAS, a copy of the Order was served on Mr. Allen, and, on February 27, 2025, Mr. Allen filed an appeal of the Administrative Hearing Officer’s decision; and

WHEREAS, on April 1, 2025, consistent with the applicable provisions of the Wheatland Municipal Code, the Planning Commission heard Mr. Allen’s appeal and considered the Order, the evidence cited therein, and the arguments presented by Mr. Allen and by the City Manager and the Deputy City Attorney regarding the conditions on the Property; and

WHEREAS, following the conclusion of the hearing on April 1, 2025, the Planning Commission voted 4-0 to adopt and confirm the Order issued by the Administrative Hearing Officer, and directed staff to prepare a Resolution to that effect, consistent with Wheatland Municipal Code section 8.08.110;

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED by the Planning Commission of the City of Wheatland that:

- A. The foregoing recitals are true and correct.
- B. The Planning Commission of the City of Wheatland hereby approves and confirms the Order of the Administrative Hearing Officer, a copy of which is attached hereto as Exhibit A.
- C. The property located at 408 2nd Street is declared to be a public nuisance and Mark Allen, as the Responsible Person, is ordered to abate the nuisance within twenty days by having such property, buildings or structures rehabilitated, repaired, demolished, or the nuisance

otherwise abated, in the manner and means specifically set forth in the Order to Abate Nuisance, a copy of which is attached hereto as Exhibit B.

- D. A copy of this Resolution and the Order to Abate Nuisance shall be served on Mr. Allen consistent with Sections 8.08.120 and 8.08.030 of the Wheatland Municipal Code.

PASSED AND ADOPTED by the Planning Commission of the City of Wheatland on this 29th day of April 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Chair, Planning Commission

ATTEST:

Clerk for the Commission

ORDER TO ABATE NUISANCE

TO: MARK ALLEN, Responsible Person
for the Property located at 408 2nd Street
Wheatland, CA 95692

Following a hearing, the Planning Commission of the City of Wheatland has determined that the conditions of the Property constitute a nuisance, as set forth in the Administrative Hearing Officer’s decision dated February 10, 2025.

The nuisance must be abated within twenty (20) days of receipt of this Order.

Specifically, consistent with Wheatland Municipal Code Section 8.08.120, the following actions must be taken:

1. Repair all sections of the fence that are sagging, leaning, fallen, dilapidated or unsafe. Simply propping the fence up with a board on the sidewalk is insufficient. Trash, debris, and other objects cannot be used in lieu of proper fencing materials.
2. Remove all debris, trash, and objects visible from above the fence line.
3. Remove all trash, litter, debris, stagnant water, combustible materials, machinery, equipment, or any other conditions that provide habitat for vermin, insects or rodents of any kind or that constitute a fire, health or safety hazard or other danger to public health, safety or welfare.

Under Section 8.08.120 of the Wheatland Municipal Code, you have the right, at your own expense, to abate the nuisance, provided the abatement is commenced within twenty (20) days of the date of this Order and you thereafter diligently and continuously proceed until the abatement is completed to the satisfaction of the City Manager.

Under Section 8.08.130 of the Wheatland Municipal Code, if you do not act to abate the nuisance as set forth above, then the City may take action to abate the nuisance. If the City takes action to abate the nuisance, the City may recover its abatement costs, including its attorneys’ fees, from you as the Responsible Person. See Wheatland Municipal Code § 8.08.150.

CITY OF WHEATLAND
111 C Street, Wheatland, California 95692

IN THE ADMINISTRATIVE REVIEW OF
CITY OF WHEATLAND MUNICIPAL CODE VIOLATIONS

CITY OF WHEATLAND
v.
MARK ALLEN; and,
THE JAMES ALLEN TRUST

Subject Property:
408 Second Street
Wheatland, CA 95692
APN:015-243-0004

HEARING OFFICER'S DECISION
REGARDING MUNICIPAL CODE
VIOLATIONS:
8.08.040(A)1; 8.08.040(A)1(a);
8.08.040(A)1(b); 8.08.040(A)3; 8.08.040(A)4;
8.08.040(8)2; 8.08.040(B)2(a)

HEARING DATE: January 27, 2025

APPEARANCES

FOR THE CITY:

Gavin Ralphs, SBN: 348020
BKS Law Firm, PC
1600 K Street, Suite 4A
Sacramento, CA 95814

William Zenoni
City of Wheatland's City Manager
111 C Street
Wheatland, CA 95692

FOR THE SUBJECT PROPERTY:

MARK ALLEN
408 Second Street
Wheatland, CA 95692

I. INTRODUCTION

On January 27, 2025, and pursuant to the City of Wheatland’s Municipal Code, an administrative hearing was held to determine whether the code violations identified in a Notice of Violation issued on December 26, 2024, constituted a nuisance. This hearing was recorded on an audio device.

The following parties were in attendance: The Hearing Officer: Angela Teter, Mayor of the City of Wheatland; The City of Wheatland (“City”): Bill Zenoni, City Manager and Gavin Ralphs, attorney for the City of Wheatland. Responsible Person and landowner: Mark Allen, representing himself, and on behalf of the James Allen Trust.

II. SUMMARY OF FACTS

The City presented a request for abatement of the property located at 408 Second St in Wheatland CA, 95692 (“the Property”). In support of the request, the City provided documents prepared by the enforcement officer as evidence of the alleged nuisance and request for abatement.

Mark Allen presented oral testimony on behalf of the Property and is understood to be a responsible party within the meaning of the Code. Mr. Allen objected to the allegations and stated that he had fixed some, although he admitted not all, of the alleged violations. He did not present any other evidence to support his claims. Mr. Allen also stated that he does not believe the conditions at the Property constitute a nuisance.

III. HEARING OFFICER’S FINDINGS

The City presented evidence that a nuisance at the property exists through the introduction of oral testimony, written correspondence, and photographs.

Mr. Allen presented oral testimony that he had taken action on *some* of the items on his property prior to the January 27, 2025, hearing. However, he presented no other evidence to support this claim. Mr. Allen also argued that the conditions of *some* portions of his property were not visible from the sidewalk, but Mr. Allen did not dispute that some of the evidence presented by the City showed conditions that are visible from the street. Mr. Allen’s testimony that the conditions present on the Property do not constitute a nuisance was not persuasive or credible.

After considering and weighing all the evidence presented at the hearing, including Mr. Allen's testimony, the hearing officer finds that the City provided sufficient and credible evidence that established the existence of a nuisance including that:

- the Property conditions include the unlawful outdoor storage of objects that are unsightly and detrimental to the general public welfare, in violation of Wheatland Municipal Code Section 8.08.040 A.1(a).
- the conditions of the Property are dangerous and accessible to children or other members of the public, in violation of Wheatland Municipal Code Section 8.08.040 A.1(b).
- much of the fence surrounding the property is sagging, leaning, fallen, dilapidated or unsafe, in violation of Wheatland Municipal Code Section 8.08.040 A.4.
- the conditions of the property allow the accumulation of dirt, litter, trash, or debris, animal manure, dead organic matter, garbage, stagnant water, combustible materials, machinery, equipment, excessive dust, or similar materials or conditions (i) that provide a likely habitat for vermin, insects or rodents of any kind, or (ii) that constitute a fire, health or safety hazard or other danger to public health, safety or welfare, in violation of Municipal Code Section 8.08.040 B.2(a).

IV. HEARING OFFICER'S DECISION AND ORDER TO ABATE

On balance, the specific conditions at the Property identified in the preceding section meet the definition of a public nuisance under the City's Municipal Code. The City's request to abate is granted. Mr. Allen must abate the nuisance within twenty days of receipt of this Order by having such property, building(s) or structure(s) rehabilitated, repaired or demolished or the nuisance otherwise abated as described below. See Wheatland Municipal Code Section 8.08.120.

First, Mr. Allen must repair all sections of the fence that are sagging, leaning, fallen, dilapidated or unsafe. Simply propping the fence up with a board on the sidewalk is insufficient. Trash, debris, and other objects cannot be used in lieu of proper fencing materials.


Second, Mr. Allen must remove all debris, trash, and objects from above the fence line.

Third, Mr. Allen must remove all trash, litter, debris, stagnant water, combustible materials, machinery, equipment, or any other conditions that provide habitat for vermin, insects or rodents of any kind or that constitute a fire, health or safety hazard or other danger to public health, safety or welfare.

At the hearing, Mr. Allen requested the opportunity to meet with the Fire Chief regarding potential hazards at the Property. Nothing in this Decision prevents the responsible persons from scheduling such a meeting. However, any actions being undertaken by the Fire Chief are being taken under a separate administrative process subject to the separate authorities held by the Fire Authority. Thus, the scheduling of a meeting with the Fire Chief does not constitute an excuse or grounds for failing to comply with the Order to Abate.

Mr. Allen has the right to file an appeal to this decision within 10 days of service (not receipt) of this Order pursuant to Section 8.08.100 of the City's Municipal Code.

Dated: February 10, 2025


Angela Teter
City of Wheatland Hearing Officer

CITY OF WHEATLAND
111 C Street, Wheatland, California 95692

IN THE ADMINISTRATIVE REVIEW OF
CITY OF WHEATLAND MUNICIPAL CODE VIOLATIONS

CITY OF WHEATLAND

v.

MARK ALLEN; and,
THE JAMES ALLEN TRUST

Subject Property:
408 Second Street
Wheatland, CA 95692
APN:015-243-0004

PROOF OF SERVICE RE HEARING
OFFICER'S DECISION

APPEARANCES

FOR THE CITY:

Gavin Ralphs, SBN: 348020
BKS Law Firm, PC
1600 K Street, Suite 4A
Sacramento, CA 95814

William Zenoni
City of Wheatland's City Manager
111 C Street
Wheatland, CA 95692

FOR THE SUBJECT PROPERTY:

MARK ALLEN
408 Second Street
Wheatland, CA 95692

PROOF OF SERVICE

I am employed in the County of Sacramento, State of California. I am over the age of 18 and not a party to the within action. My business address is 1600 K Street, Suite 4A, Sacramento, CA 95814.

On February 11, 2025, I served the documents listed below on all interested parties in this action by placing a true copy thereof to the address below:

- **HEARING OFFICER'S DECISION REGARDING MUNICIPAL CODE VIOLATIONS.**

(Via Regular Mail) I enclosed the documents in a sealed envelope or package addressed to the person(s) at the address(es) set forth below. I deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.

Mark Allen
408 2nd Street
Wheatland, CA 95692

The James Allen Trust
408 2nd Street
Wheatland, CA 95692

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on February 11, 2025, at Sacramento, California.



Maggie Foley

ORDER TO ABATE NUISANCE

TO: MARK ALLEN, Responsible Person
for the Property located at 408 2nd Street
Wheatland, CA 95692

Following a hearing, the Planning Commission of the City of Wheatland has determined that the conditions of the Property constitute a nuisance, as set forth in the Administrative Hearing Officer's decision dated February 10, 2025.

The nuisance must be abated within twenty (20) days of receipt of this Order.

Specifically, consistent with Wheatland Municipal Code Section 8.08.120, the following actions must be taken:

1. Repair all sections of the fence that are sagging, leaning, fallen, dilapidated or unsafe. Simply propping the fence up with a board on the sidewalk is insufficient. Trash, debris, and other objects cannot be used in lieu of proper fencing materials.
2. Remove all debris, trash, and objects visible from above the fence line.
3. Remove all trash, litter, debris, stagnant water, combustible materials, machinery, equipment, or any other conditions that provide habitat for vermin, insects or rodents of any kind or that constitute a fire, health or safety hazard or other danger to public health, safety or welfare.

Under Section 8.08.120 of the Wheatland Municipal Code, you have the right, at your own expense, to abate the nuisance, provided the abatement is commenced within twenty (20) days of the date of this Order and you thereafter diligently and continuously proceed until the abatement is completed to the satisfaction of the City Manager.

Under Section 8.08.130 of the Wheatland Municipal Code, if you do not act to abate the nuisance as set forth above, then the City may take action to abate the nuisance. If the City takes action to abate the nuisance, the City may recover its abatement costs, including its attorneys' fees, from you as the Responsible Person. See Wheatland Municipal Code § 8.08.150.



Planning Commission Meeting Staff Report

Meeting Date:

April 29, 2025

Subject: Consideration to recommend the Wheatland City Council approve an Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters.

Prepared By: Bill Zenoni, City Manager

Recommendation

Staff recommends that the Wheatland Planning Commission conduct a public hearing on proposed amendments to the Wheatland Municipal Code Section 18.60.060 relating to animals and animal shelters, and upon closing the public hearing, adopt the attached resolution recommending the Wheatland City Council adopt the ordinance amending Section 18.60.060 of the Wheatland Municipal Code relating to animals and animal shelters (see Attachment 1). A notice of this public hearing has been published in the local newspaper and has been posted on the City website.

Background/Discussion

Section 18.60.060 of the Wheatland Municipal Code addresses the keeping of domestic animals as accessory to any residential use allowed in zones other than an agriculture-exclusive zone. Section 18.60.060(D) defines small domestic animals as rabbits, poultry, and like animals, regardless of size or age.

Section 18.60.060(E) currently provides that “one small domestic animal, (as defined in subsection D, but excluding roosters, geese and peacocks) may be kept on any parcel of not less than six thousand square feet. Staff has received several requests to increase the permitted number of small domestic animals (specifically chickens) on parcels that are a minimum of six thousand square feet in size. The proposed amendment to Section 18.60.060(E) of the Wheatland Municipal Code would increase the permitted number of small domestic animals on parcels between six and ten thousand square feet in size from one to five and would require that these animals be kept a minimum of 15 feet from the property line to avoid issues with neighbors on these smaller lots.

A redline version showing the proposed change is provided below.

18.60.060 Animals and animal shelters.

Domestic animals may be kept as accessory to any residential use allowed in zones other than an agriculture-exclusive zone (Chapter 18.15) according to the following regulations:

- A. One large domestic animal, plus the animal's non-adult offspring, may be kept on any parcel of not less than one acre. One additional animal may be kept for each one-half acre by which the parcel exceeds one acre. Domestic animals that fall under the large size category are as follows: bovine, equine, llama, or like animals, regardless of size or age.
- B. Up to four medium-sized domestic animals, plus their non-adult offspring, may be kept on any parcel of not less than one acre. One additional animal may be kept for each ten thousand square feet of

area by which the parcel exceeds one acre. Domestic animals that fall under the ~~medium-size~~ category are as follows: sheep, goats, swine, and like animals.

- C. Up to four dogs or domestic cats, or a combination of dogs and cats not exceeding four animals in total, may be kept on any parcel that is less than one acre in size. One additional animal may be kept for each ten thousand square feet of area by which the parcel exceeds one acre. Litters of puppies and kittens exceeding the four animal limit may be kept with the mother for a period not to exceed four months. This subsection (C) shall not apply to accessory uses in a residential estates district (Chapter 18.18), two-family residential district (Chapter 18.24) and multifamily residential-limited district (Chapter 18.27).
- D. Up to ten small domestic animals, plus their non-adult offspring, may be kept on any parcel of not less than ten thousand square feet. One additional animal may be kept for each five hundred square feet of area by which the parcel exceeds ten thousand square feet. Domestic animals that fall under the small-size category are as follows: rabbits, poultry, and like animals, regardless of size or age.
- E. ~~Up to five~~ ~~One~~ small domestic animals (as defined in subsection D, but excluding roosters, geese and peacocks) may be kept on any parcel of not less than six thousand square feet. All small domestic animals must be kept at a minimum of 15 feet from property lines.
- F. Domestic animals shall not be kept on a parcel in such a manner as to constitute a nuisance to neighboring properties.

CEQA Review

The Ordinance amending Section 18.60.060 – Animals and animal shelters – of the Wheatland Municipal Code is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, the Common-Sense exemption and Minor Alterations in Land Use Limitations.

Fiscal Impact:

There is no fiscal impact associated with this recommended action.

Attachment:

- 1. Resolution No. 2025-** _ Recommending the Wheatland City Council approve an Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters
Exhibit A – Proposed Ordinance

Attachment 1

PLANNING COMMISSION RESOLUTION NO. 2025-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHEATLAND RECOMMENDING THE WHEATLAND CITY COUNCIL APPROVE THE ORDINANCE AMENDING SECTION 18.60.060 OF THE WHEATLAND MUNICIPAL CODE RELATED TO ANIMALS AND ANIMAL SHELTERS

WHEREAS, City staff has received several requests to increase the permitted number of small domestic animals (specifically chickens) on parcels that are a minimum of six thousand square feet in size. The proposed amendment to Section 18.60.060(E) of the Wheatland Municipal Code would increase the permitted number of small domestic animals on parcels between six and ten thousand square feet in size from one to five and would require that these animals be kept a minimum of 15 feet from the property line to avoid issues with neighbors on these smaller lots; and

WHEREAS, the City of Wheatland, as lead agency, has determined the project is determined to be exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines, the Common-Sense exemption and Minor Alterations in Land Use Limitations; and

WHEREAS, the Wheatland Planning Commission duly gave notice of public hearing as required by law and on April 29, 2025, duly held a public hearing, received and considered evidence, both oral and documentary.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Wheatland Planning Commission hereby make the following findings for recommendation to the City Council for approval of the proposed amendment to Section 18.60.060 of the Wheatland Municipal Code related to animals and animal shelters, as set forth in Exhibit A, which is attached hereto and incorporated by reference:

- A. The Planning Commission has conducted a duly noticed public hearing in accordance with the law and now desires to approve the proposed ordinance amending Section 18.60.060 of the Wheatland Municipal Code.
- B. The Planning Commission has evaluated the proposed amendment and the City's General Plan and has determined that the proposed ordinance amending Section 18.60.060 of the Wheatland Municipal Code is consistent with the General Plan.
- C. The Planning Commission has determined that, pursuant to the California Environmental Quality Act, and after full consideration of the administrative record, the proposed Ordinance amending Section 18.60.060 – Animals and animal shelters – of the Wheatland Municipal Code is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, the Common-Sense exemption and Minor Alterations in Land Use Limitations.
- D. The Planning Commission finds it necessary to pass and implement the proposed amendments to Section 18.60.060 of the Wheatland Municipal Code which will

promote and protect the public health, safety, comfort, convenience and general welfare of the residents within the city.

NOW, THEREFORE, BE IT FURTHER RESOLVED AND DETERMINED, that the Wheatland Planning Commission does hereby recommend the Wheatland City Council APPROVE the Amendment to Section 18.60.060 of the Wheatland Municipal Code related to animals and animal shelters, as set forth in Exhibit A, which is attached hereto and incorporated by reference.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City of Wheatland Planning Commission, at a regular meeting thereof, held on the 29th day of April 2025 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Planning Commission Chairperson

ATTEST:

Lisa Thomason, City Clerk

ORDINANCE NO. XXX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHEATLAND
AMENDING WHEATLAND MUNICIPAL CODE SECTION 18.60.060 RELATING TO ANIMALS
AND ANIMAL SHELTERS**

The Wheatland City Council ordains as follows:

SECTION 1: Purpose and Authority.

The purpose of this ordinance is to amend Section 18.60.060 of the Wheatland Municipal Code to increase the permitted number of small domestic animals on parcels that are a minimum of six thousand square feet in size. This ordinance is adopted pursuant to Article XI, section 7 of the California Constitution, Chapter 18.85 of the Wheatland Municipal Code, and other applicable laws.

SECTION 2. Findings.

The Wheatland City Council finds and determines as follows:

- A. The City has received several requests to increase the permitted number of small domestic animals on parcels that are a minimum of six thousand square feet in size.
- B. The provisions relating to keeping small domestic animals as an accessory to any residential use allowed in zones other than an agriculture-exclusive zone are contained in the City of Wheatland Municipal Code, Section 18.60.060 “Animals and Animal Shelters.”
- C. The Wheatland Planning Commission has conducted a duly noticed public hearing on April 29, 2025, in accordance with the law, and recommends that the City Council amend Wheatland Municipal Code, Section 18.60.060 “Animals and Animal Shelters.”.
- D. On _____, 2025, the Wheatland City Council held a duly noticed public meeting concerning the adoption of a proposed ordinance amending Section 18.60.060 of the Wheatland Municipal Code.
- E. The City Council has evaluated the amendment of the Section 18.60.060 of the Wheatland Municipal Code and the City’s General Plan and has determined that the amendment of the is consistent with the General Plan and the desires of the Wheatland City Council.
- F. The City Council has determined that, pursuant to the California Environmental Quality Act, and after full consideration of the administrative record, the proposed Ordinance amending Section 18.60.060 – Animals and animal shelters – of the Wheatland Municipal Code is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, the Common-Sense exemption and Minor Alterations in Land Use Limitations.
- G. The Wheatland City Council finds it necessary to pass and implement the proposed amendment to Section 18.60.060 of the Wheatland Municipal Code which will promote and protect the public health, safety, comfort, convenience and general welfare of the residents within the city.

SECTION 3. Ordinance. Subsection E of Section 18.60.060 of the Wheatland Municipal Code is amended to read as follows:

- E. Up to five small domestic animals (as defined in subsection D, but excluding roosters, geese and peacocks) may be kept on any parcel of not less than six thousand square feet. All small domestic animals must be kept at a minimum of 15 feet from property lines.

Except as expressly amended by this Ordinance, all other provisions of Chapter 18.60 of the Wheatland Municipal Code remain unchanged and in full force and effect.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held by a court of competent jurisdiction to be invalid or unconstitutional, that portion shall be deemed a separate, distinct and independent provision, and the holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. Effective Date. This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption.

SECTION 6. Posting. Within fifteen (15) days from the date of passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced and adopted at a regular meeting of the Wheatland City Council, held on the _____ of _____, 2025, and passed and adopted at a regular meeting thereof, held on the _____ of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela Teter, Mayor
City of Wheatland

ATTEST:

Lisa Thomason, City Clerk
City of Wheatland



Planning Commission Meeting Staff Report

Meeting Date:

April 29, 2025

Subject: Consideration to recommend the Wheatland City Council approve a Planned Development (PD) Amendment for the Bishop’s Pumpkin Farm PD District located at 1415 Pumpkin Lane.

Prepared By: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Wheatland Planning Commission conduct a public hearing on the proposed PD Amendment, and upon close of the public hearing, adopt the attached resolution recommending the Wheatland City Council adopt the Ordinance amending the Bishop’s Pumpkin Farm PD District (see Attachment 1).

Background

On March 10, 2025, the City of Wheatland received a request to amend the Bishop’s Pumpkin Farm PD District to increase the maximum building height requirement from 35 feet to 50 feet.

On January 11, 2011, the Wheatland City Council adopted Ordinance No. 426 approving the Rezoning of the Bishops Pumpkin Farm to Agriculture Exclusive-Planned Development (AE-PD) and adopted the Bishop’s Pumpkin Farm PD District for the 40-acre property identified as Yuba County Assessor Parcel Number (APN) 015-180-109-000 (see Exhibit A of Attachment 1).

Project Location



The Bishop’s Pumpkin Farm consists of approximately 40 acres and the primary pumpkin sales and related operations occur from early-September through mid-November. Typical hours of operation are as follows:

- September 7th through September 19th: (Monday – Thursday) 10AM – 7PM, (Friday, Saturday, Sunday) 9AM – 8PM
- September 20th through October 30th: (Sunday – Thursday) 9AM – 8 PM, (Friday & Saturday) 9AM – 9PM
- October 31st through November 11th: (Sunday -Saturday) 9AM – 5PM

The main function of Bishop’s Pumpkin Farm is the selling of pumpkins; however, many ancillary activities occur. These ancillary activities are defined as agricultural tourism uses that include, but are not limited to, hayrides, pony rides, corn maze, petting zoo, and rides on the Bishop’s Pumpkin Farm railroad. The farm also provides entertainment events such as pig races, puppet show, juggling, and live music. In addition, the Bishop’s Pumpkin Farm offers a retail area which sells food, baked goods, candy, and specialty gift items. During the spring months Bishop’s Pumpkin Farm offers an educational program called Hamburger Farm, which provides a tour of the farm showing all the crops needed for making a hamburger. In addition, the Bishop’s Pumpkin Farm allows special events at the site during off peak times. Events include company picnics, birthday parties and other large gatherings. The Farm also hosts community events such as a 5K Pumpkin Run/Walk for the Red Cross, as well as music and children’s events.

An Initial Study/Mitigated Negative Declaration (IS/MND) was originally prepared in 2010 for the annexation and Rezoning of the 40-acre Bishop’s Pumpkin Farm agricultural tourism operation (State Clearinghouse No. 2010072024). On December 14, 2010, the Wheatland City Council approved the Bishop’s Pumpkin Farm IS/MND and the Mitigation Monitoring and Reporting Program (MMRP).

Analysis

The Bishop’s Pumpkin Farm is proposing the construction of a 48’-6” tall permanent slide structure for the 2025 season (see Attachment 2). However, the adopted Bishop’s Pumpkin Farm PD District allows a maximum height of 35 feet. As a result, the Bishop’s Pumpkin Farm is requesting to amend the existing PD District to increase the allowable building height from 35 feet to 50 feet.

Environmental Review

The project is determined to be exempt from additional environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) under class 5, Section number 15305 (Minor Alterations in Land Use Limitations) which includes minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density.

Conclusion

Based on the information contained in the staff report, staff recommends that the Wheatland Planning Commission consider the adoption of the attached resolution thereby recommending the Wheatland City Council adopt the Ordinance amending the Bishop’s Pumpkin Farm PD District (see Attachment 1).

Fiscal Impact:

None.

Attachments:

1. Resolution No. 2025-**
Exhibit A – Ordinance No. 426
Exhibit B – Planned Development Amendment Ordinance

2. Proposed Bishop’s Pumpkin Farm Slide Structure

Attachment 1

PLANNING COMMISSION RESOLUTION NO. 2025-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHEATLAND RECOMMENDING THAT THE WHEATLAND CITY COUNCIL APPROVE THE PLANNED DEVELOPMENT AMENDMENT FOR THE BISHOP'S PUMPKIN FARM LOCATED AT 1415 PUMPKIN LANE (APN 015-180-109-000)

WHEREAS, on March 10, 2025, the Bishop's Pumpkin Farm submitted an application for a Planned Development (PD) Amendment for the Bishop's Pumpkin Farm PD Combining District; and

WHEREAS, the Bishop's Pumpkin Farm consists of a 40-acre site located at 1415 Pumpkin Lane in the southern area of the City of Wheatland, California. The project site is identified by Yuba County Assessor's Parcel Number (APN) 015-180-109-000; and

WHEREAS, on December 14, 2010, the Wheatland City Council, as lead agency under the California Environmental Quality Act (CEQA), approved the Bishop's Pumpkin Farm Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2010072024) and the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, on January 11, 2011, the Wheatland City Council adopted Ordinance No. 426 approving the Rezoning of the Bishops Pumpkin Farm to Agriculture Exclusive-Planned Development (AE-PD) and adopted the Bishop's Pumpkin Farm PD Combining District, attached as Exhibit A; and

WHEREAS, the City of Wheatland, as lead agency, has determined that the amendment to the Bishop's Pumpkin Farm PD District is exempt from additional environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) under class 5, Section number 15305 (Minor Alterations in Land Use Limitations) which includes minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density; and

WHEREAS, the Wheatland Planning Commission duly gave notice of public hearing as required by law and on April 29, 2025, duly held a public hearing, received and considered evidence, both oral and documentary.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Wheatland Planning Commission hereby make the following findings for recommendation to the City Council for approval of the proposed PD Amendment, as set forth in Exhibit B, which is attached hereto and incorporated by reference:

- A. The Planning Commission has conducted a duly noticed public hearing in accordance with the law and now desires to approve the amendment of the Bishop's Pumpkin Farm Planned Development Combining District.

- B. The Planning Commission has evaluated the amendment of the Bishop’s Pumpkin Farm Planned Development Combining District and the City’s General Plan and has determined that the amendment of the Bishop’s Pumpkin Farm Planned Development Combining District is consistent with the General Plan.
- C. The Planning Commission has determined that, pursuant to the California Environmental Quality Act, and after full consideration of the administrative record, the Bishop’s Pumpkin Farm Planned Development Combining District amendment is exempt from additional environmental review pursuant to the provisions of the California Environmental Quality Act under class 5, Section number 15305 (Minor Alterations in Land Use Limitations) which includes minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density.
- D. The area is physically suited to the uses authorized in the proposed zone.
- E. The land uses and their density and intensity allowed in the proposed zones are not likely to create serious health problems or create nuisances on properties in the vicinity.
- F. The Planning Commission finds that the proposed Bishop's Pumpkin Farm Planned Development Combining District Amendment, is consistent with the Zoning Ordinance Chapter 18.51, Planned Development Zone.

NOW, THEREFORE, BE IT FURTHER RESOLVED AND DETERMINED, that the Wheatland Planning Commission does hereby recommend the Wheatland City Council APPROVE the PD Amendment, as set forth in Exhibit B, which is attached hereto and incorporated by reference for the Bishop’s Pumpkin Farm PD District located at 1415 Pumpkin Lane (APNs 015-180-109-000).

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City of Wheatland Planning Commission, at a regular meeting thereof, held on the 29th day of April 2025 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Planning Commission Chairperson

ATTEST:

Lisa Thomason, City Clerk

Exhibit A

Exhibit B

ORDINANCE NO. 426

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHEATLAND
APPROVING THE PREZONING TO AGRICULTURAL EXCLUSIVE
PLANNED DEVELOPMENT (AE-PD) AND ADOPTING THE PLANNED
DEVELOPMENT STANDARDS**

The City Council of the City of Wheatland does ordain as follows:

Section 1. Purpose and Authority. The purpose of this ordinance is to approve the prezoning of the Bishop’s Pumpkin Farm property as Agricultural Exclusive-Planned Development, which zoning designation shall apply to that property if the Yuba County Local Agency Formation Commission approves the annexation of the property to the City. This ordinance is adopted pursuant to Government Code sections 65853-65859, and other applicable law.

Section 2. Findings. The City Council finds and determines as follows:

- A. On November 16, 2010, the Planning Commission held a duly noticed public hearing concerning the proposed prezoning of the Bishop’s Pumpkin Farm Property, which is depicted in Exhibit A attached hereto and incorporated herein by reference, as Agricultural Exclusive-Planned Development (AE-PD). After the hearing, the Planning Commission recommended City Council approve the proposed prezoning of the property.
- B. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed project. The IS/MND addressed all the subjects required pursuant to the California Environmental Quality Act.
- C. A Mitigation Monitoring Plan (MMP) has been prepared in compliance with CEQA in order to ensure implementation of the mitigation measures outlined in the IS/MND.
- D. The proposed prezoning to AE-PD is consistent with and would implement the policies of the City of Wheatland General Plan.
- E. The area is physically suited to the uses authorized in the proposed zone.
- F. The proposed prezoning is compatible with the land uses existing and permitted on the properties in the vicinity.
- G. The land uses and their density and intensity, allowed in the proposed zones are not likely to create serious health problems or create nuisances on properties in the vicinity.
- H. Government Code Section 65859 authorizes the City to prezone unincorporated territory to determine the City zoning that will apply to that territory upon annexation to the City.

I. The City Council finds that the proposed Bishop’s Pumpkin Farm Planned Development as shown in Exhibit B, attached hereto and incorporated by reference herein, is consistent with the Zoning Ordinance Chapter 18.51, Planned Development Zone.

Section 3. Approval of Prezoning. The City Council hereby approves the prezoning of the Bishop’s Pumpkin Farm property, which is shown in Exhibit A, as Agricultural Exclusive-Planned Development (AE-PD). The City Council further approves the Bishop’s Farm Planned Development Zone, which is attached hereto as Exhibit B and incorporated by reference herein. The prezoning and the Bishop’s Farm Planned Development Zone shall become effective when the Bishop’s Pumpkin Farm Property is annexed to the City, which requires approval of the proposed annexation by the Yuba County LAFCO.

Section 4. Severability. If any part of this ordinance is held by a court of competent jurisdiction to be invalid or unenforceable, then such decision shall not affect the validity of the remaining parts, which shall remain in full force and effect.

Section 5. Effective Date. This ordinance shall take effect no sooner than 30 days after its final passage. The ordinance shall not become effective unless and until the Bishop’s Pumpkin Farm Property is annexed to the City pursuant to the approval of the Yuba County LAFCO.

Section 6. Publication. Within 15 days from the date of passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City.

INTRODUCED by the City Council on the 14th day of December 2010.

PASSED AND ADOPTED by the City Council of the City of Wheatland this 11th day of January, 2011 by the following vote:

AYES: Pendergraph, McIntosh, Coe, Elphick, West

NOES:

ABSENT:

ABSTAIN:


Enita Elphick, Mayor

Attest:



Lisa J. Thomason, City Clerk

EXHIBIT A
PROPOSED PREZONING MAP

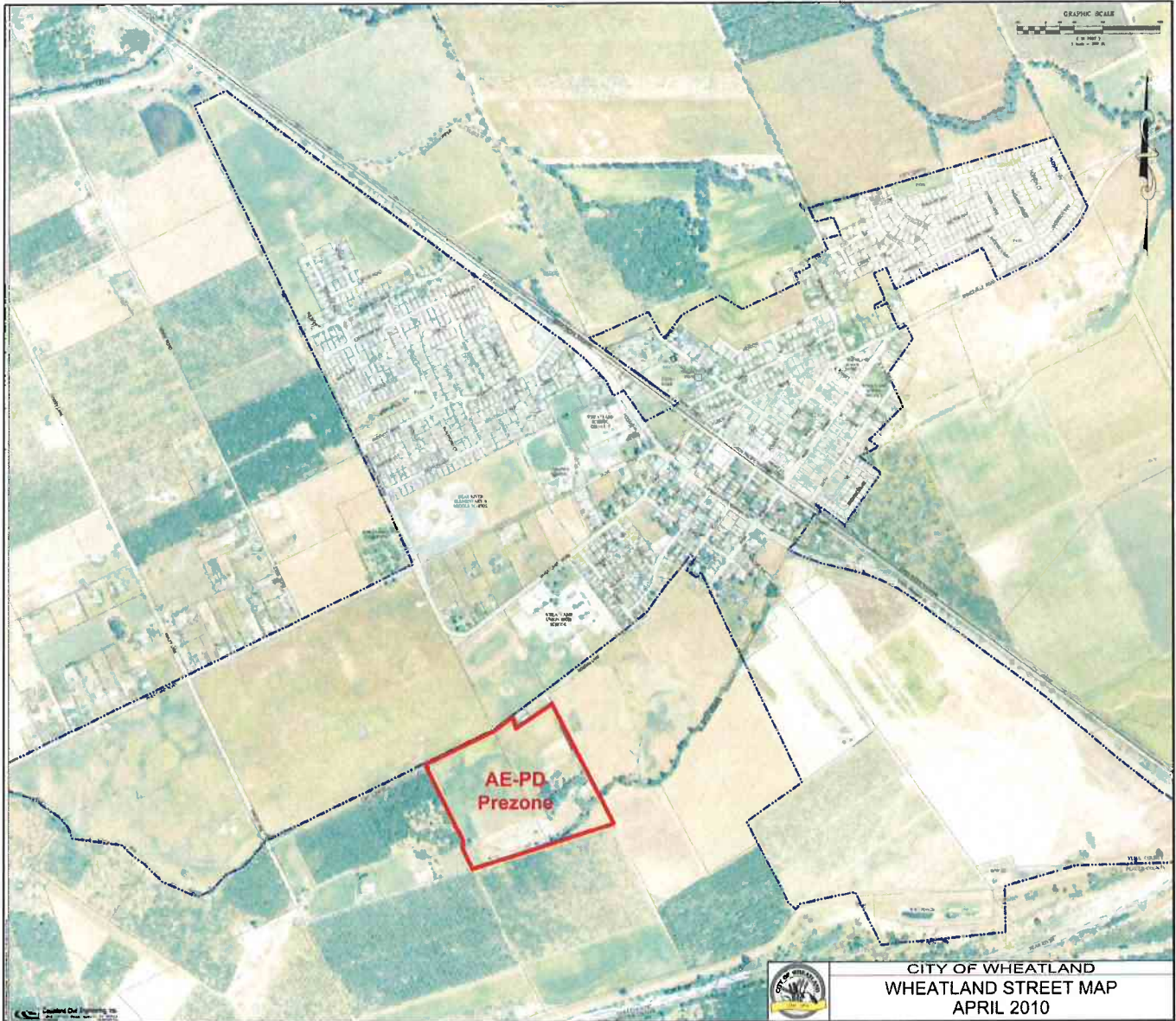


EXHIBIT B

**BISHOP’S PUMPKIN FARM
PLANNED DEVELOPMENT ZONE**

I. PURPOSE

The purpose of the Bishop’s Pumpkin Farm Planned Development Zone (Planned Development) is to create a zone which reflects the goal of maintaining an Agricultural Entertainment/Tourism area that reflects the agricultural heritage of the City of Wheatland. The Planned Development applies to the site as shown on the attached Exhibit A. The Planned Development is consistent with the City of Wheatland General Plan designation of Park for the site. The Economic Development Chapter of the Wheatland General Plan notes that tourism needs to be expanded to strengthen Wheatland’s economy. The General Plan also notes Wheatland’s historical character and attractions such as Bishop’s Pumpkin Farm are an important part of this effort. General Plan Policy 3.C.5 states “[...] the City shall cooperate with efforts to expand activities and facilities of the Bishop Pumpkin Farm.” The proposed annexation and maintaining of the existing uses at the Bishop’s Pumpkin Farm are consistent with the existing Park General Plan designation.

II. LAND USE

A. Zoning

The zoning for the Planned Development site is Agriculture-Exclusive (A-E). The A-E zone is intended to be applied in areas where agriculture is and should be the desirable predominant use. This Planned Development defines the specific development standards for the site.

B. Permitted and Accessory Uses

The principal permitted and accessory uses in the Bishop’s Pumpkin Farm Planned Development shall be:

1. One single family dwelling;
2. Pumpkin sales;
3. Sales of ancillary items related to the agricultural entertainment/tourism such as food and minor specialized retail; and
4. Limited events promoting agricultural entertainment/tourism.

The determination of the types of retail and events that are permitted shall be at the discretion of the Community Development Director. The Community Development Director has the discretion to ask the Planning Commission to make a determination.

C. Conditional Uses

The uses below are permitted only with the approval of a Conditional Use Permit by the Planning Commission:

- 1. Large scale special events promoting agricultural entertainment/tourism;
- 2. Building or group of buildings exceeding 4,000 square feet for the purpose of retail sales related to agricultural tourism;

D. Land Use Intensity

The intent of the Planned Development zone for Bishop’s Pumpkin Farm is to promote agricultural entertainment/tourism. The primary use of the land, shall therefore be, the growing of agricultural products. Ancillary buildings consistent with the uses above are allowed provided the primary use of the site is the production of crops.

III. ARCHITECTURAL STANDARDS

A. Structures

All buildings and structures constructed on the site shall have an agricultural theme consistent with the existing theme of Bishop’s Pumpkin Farm. All structures requiring a building permit shall be reviewed and approved by the Community Development Director. Small storage/maintenance buildings that are not part of the main activities are exempt from the agricultural theme.

B. Landscaping

Because the primary site use is agricultural production, landscaping is limited. However, in the more retail-oriented portions of the site, landscaping shall be provided as required in Wheatland Municipal Code Section 18.60.130.

C. Signage

All proposed signs shall comply with the City’s Sign Ordinance.

D. Other Development Features

Within the Planned Development, Bishop’s Pumpkin Farm shall also have the ability to construct buildings/features related to agricultural tourism (i.e., small unusual buildings, train stations, petting zoo, and coyote mountain). These unique features shall be reviewed and approved by the Community Development Director.

IV. DEVELOPMENT REGULATIONS

A. Lot Area

The minimum lot area in this Planned Development is 40 acres.

B. Setbacks

Structures shall be set back a minimum of 20 feet from property lines. Distance between structures shall be consistent with Building Code requirements.

C. Height Limits

Buildings shall not exceed 35 feet in height.

D. Parking

Parking shall be as it is for existing operations at the time of annexation. Parking required for any new structures or uses proposed shall be determined by the Community Development Director in conjunction with the approval of each building permit or by the Planning Commission in conjunction with a Conditional Use Permit, if required.

V. IMPLEMENTATION AND ADMINISTRATION

The existing uses at Bishop’s Pumpkin Farm are permitted. Any additional uses will be reviewed and approved by the Community Development Director. The Director will determine whether the use is a permitted use or one that requires a Conditional Use Permit as defined above. The intent is to facilitate on-going operations of Bishop’s Pumpkin Farm while ensuring that future uses are consistent with the City’s vision for the site as an agricultural entertainment/tourism facility.

Exhibit B

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHEATLAND AMENDING ORDINANCE NO. 426 RELATING TO THE BISHOP'S PUMPKIN FARM PLANNED DEVELOPMENT COMBINING DISTRICT

The City Council of the City of Wheatland does ordain as follows:

SECTION 1: Purpose and Authority. The purpose of this ordinance is to amend the height limitation set forth in in the Bishop's Pumpkin Farm Planned Development Combining District. This ordinance is adopted pursuant to Government Code sections 65853-65857, Wheatland Municipal Code chapter 18.85, and other applicable law.

SECTION 2: Findings. The City Council hereby finds and determines as follows:

- A. On January 11, 2011, the Wheatland City Council adopted Ordinance No. 426 approving the Prezoning of the Bishops Pumpkin Farm to Agriculture Exclusive-Planned Development and adopting the Bishop's Pumpkin Farm Planned Development Combining District.
- B. On March 10, 2025, Bishop's Pumpkin Farm requested an amendment to the Bishop's Pumpkin Farm Planned Development Combining District to amend the height limitation in the Planned Development from 35 feet to 50 feet.
- C. The Wheatland Planning Commission has conducted a duly noticed public hearing on April 29, 2025, in accordance with the law, and recommends that the City Council amend the Bishop's Pumpkin Farm Planned Development Combining District.
- D. The City Council has conducted a duly noticed public hearing in accordance with the law and now desires to approve the amendment of the Bishop's Pumpkin Farm Planned Development Combining District.
- E. The City Council has evaluated the amendment of the Bishop's Pumpkin Farm Planned Development Combining District and the City's General Plan and has determined that the amendment of the Bishop's Pumpkin Farm Planned Development Combining District is consistent with the General Plan.
- F. The City Council has determined that, pursuant to the California Environmental Quality Act, and after full consideration of the administrative record, the Bishop's Pumpkin Farm Planned Development Combining District amendment is exempt from additional environmental review pursuant to the provisions of the California Environmental Quality Act under class 5, Section number 15305 (Minor Alterations in Land Use Limitations) which includes minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density.
- G. The area is physically suited to the uses authorized in the proposed zone.
- H. The land uses and their density and intensity allowed in the proposed zones are not likely to create serious health problems or create nuisances on properties in the vicinity.

I. The City Council finds that the proposed Bishop's Pumpkin Farm Planned Development Combining District Amendment, is consistent with the Zoning Ordinance Chapter 18.51, Planned Development Zone.

SECTION 3: Amendment of Ordinance No. 426.

Section IV, subsection C (Height Limits) of the Bishop's Pumpkin Planned Development Zone, Exhibit B of Ordinance No. 426, is amended to read:

C. Height Limits

Buildings shall not exceed 50 feet in height.

Except as expressly amended by this Ordinance, all other provisions of Ordinance No. 426 remain unchanged and in full force and effect.

SECTION 4: Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held by a court of competent jurisdiction to be invalid or unconstitutional, that portion shall be deemed a separate, distinct and independent provision, and the holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 5: Effective Date. This ordinance shall take effect 30 days after its final passage.

SECTION 6: Posting. Within 15 days from the date of passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City.

* * * * *

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Wheatland, held on the ____ of _____, 2025, and passed and adopted at a regular meeting thereof, held on the ____ of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor of the City of Wheatland

ATTEST:

City Clerk of the City of Wheatland

Section 5, Item # 5.2

GRADING NOTES:

SCARIFY THE EXISTING GRADE TO PREPARE FOR FILL. SCARIFICATION SHOULD INCLUDE RIPPING AND MOISTURE CONDITIONING OF THE UPPER 12 INCHES OF THE SITE PRIOR TO COMPACTING. THE NATIVE GRADE SHOULD BE MOISTURE CONDITIONED TO WITHIN 0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT. AFTER MOISTURE CONDITIONING, COMPACTION SHOULD BE DONE WITH DEDICATED COMPACTING EQUIPMENT. ONCE COMPACTION TESTING HAS BEEN PERFORMED ON THE ORIGINAL GRADE, FILL PLACEMENT MAY COMMENCE.

FILL SHOULD BE MOISTURE CONDITIONED TO WITHIN 0 TO +4 PERCENT OF OPTIMUM WATER CONTENT. COMPACT FILLS FOR STRUCTURAL AREAS SUCH AS PAVEMENTS AND BUILDING PADS TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION PER ASTM D1557. COMPACTION SHOULD BE DONE WITH DEDICATED COMPACTING EQUIPMENT.

COMPACTION TESTING OF FILL PLACEMENT SHALL OCCUR EVERY 18 INCHES TO CHECK THAT THE SOIL HAS BEEN COMPACTED ADEQUATELY DURING THE GRADING OPERATION.

ALL WORK SHALL CONFORM TO THE STANDARDS & REQUIREMENTS OF THE CITY OF HEALAND/COUNTY OF YUBA AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.

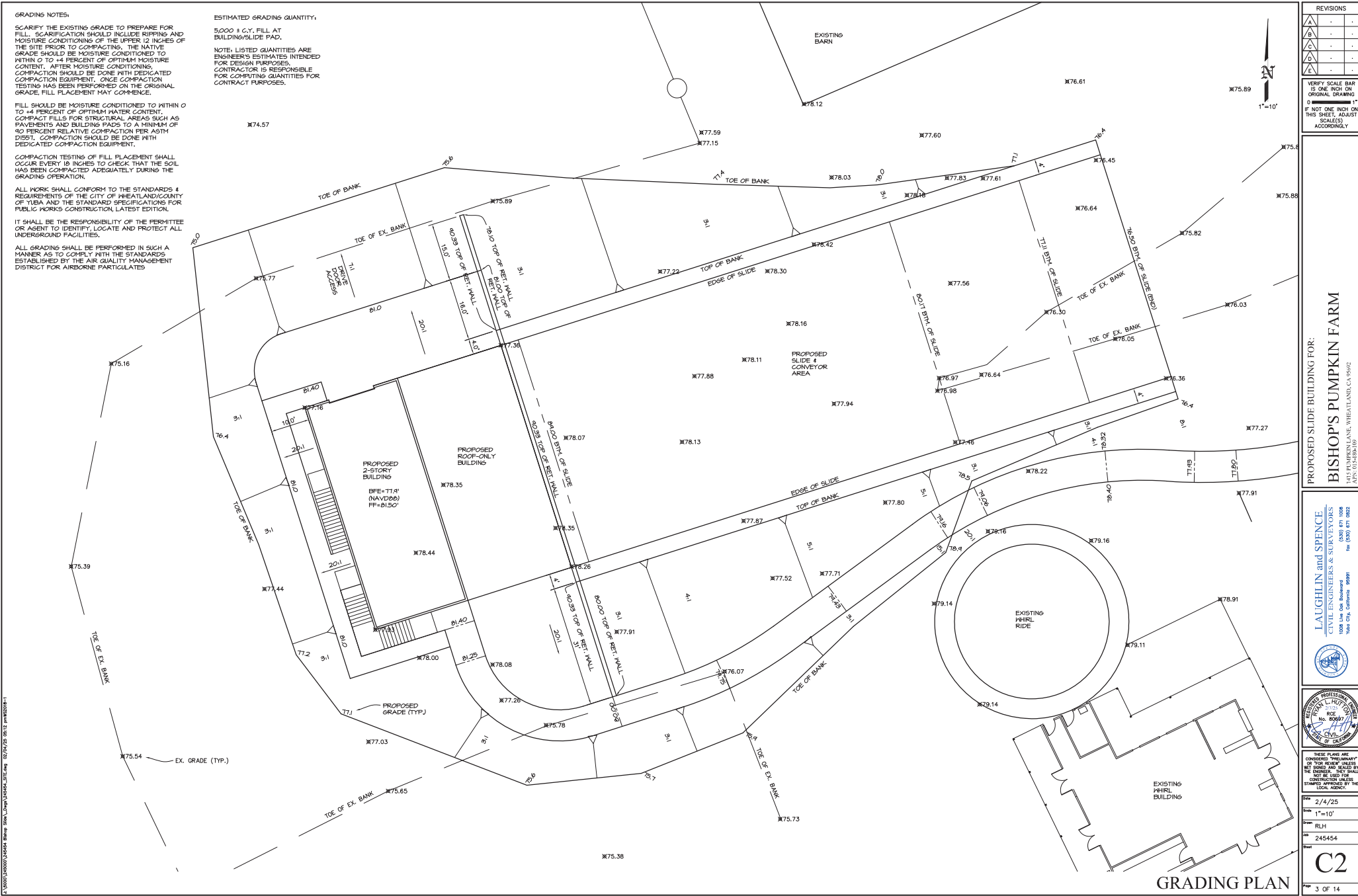
IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.

ALL GRADINGS SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES

ESTIMATED GRADING QUANTITY:

5,000 ± C.Y. FILL AT BUILDING/SIDE PAD.

NOTE: LISTED QUANTITIES ARE ENGINEER'S ESTIMATES INTENDED FOR DESIGN PURPOSES. CONTRACTOR IS RESPONSIBLE FOR COMPUTING QUANTITIES FOR CONTRACT PURPOSES.



REVISIONS

A	.	.	.
B	.	.	.
C	.	.	.
D	.	.	.
E	.	.	.

VERIFY SCALE BAR IS ONE INCH OR ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROPOSED SLIDE BUILDING FOR:
BISHOP'S PUMPKIN FARM
 1000 LANE ONE, HEALAND, CA 95922
 (916) 284-1010

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1000 LANE ONE, HEALAND, CA 95922
 (916) 284-1010
 Lic. No. 50887
 Lic. No. 50887

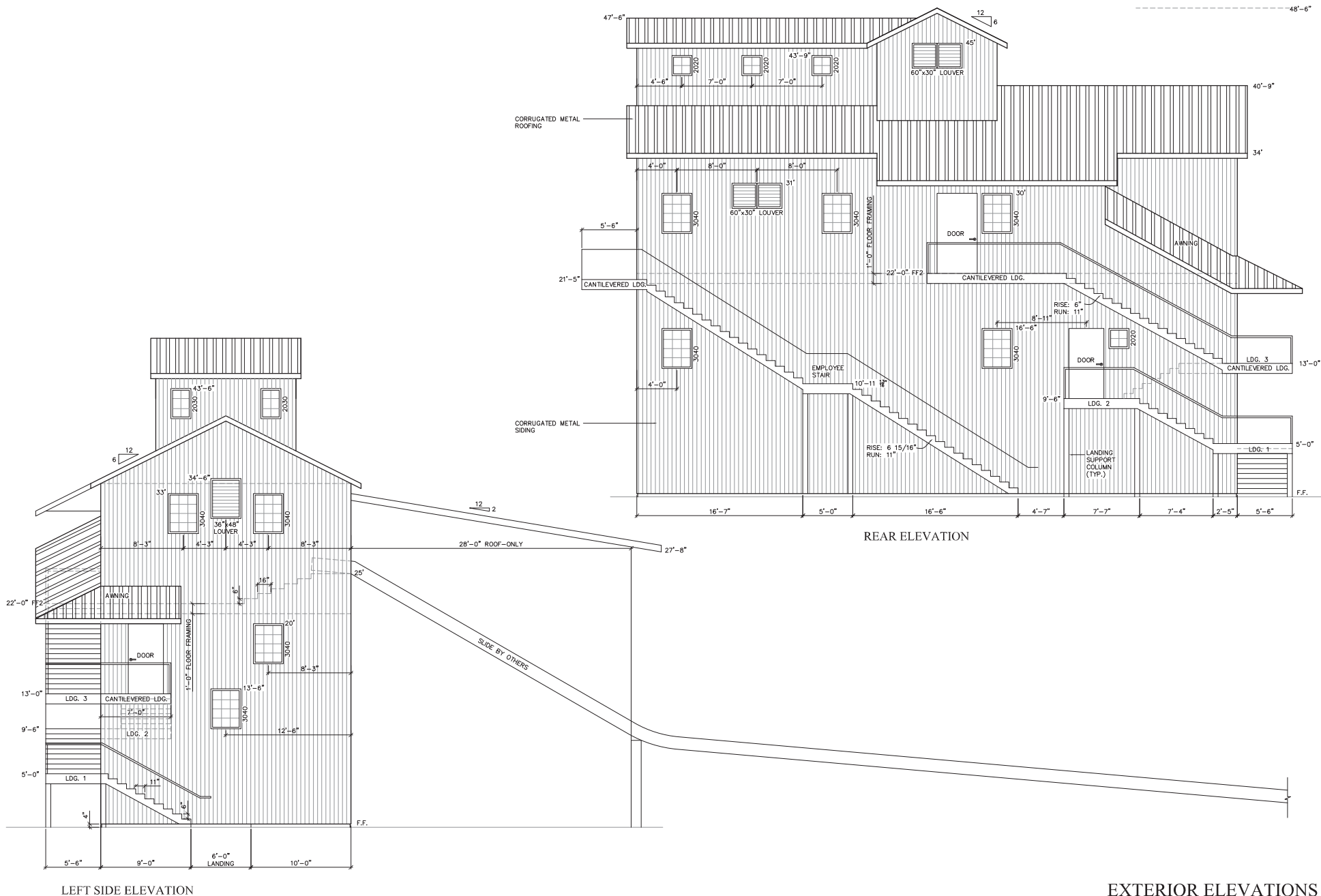


THESE PLANS ARE CONSIDERED THE PROPERTY OF THE ENGINEER. IF THEY ARE USED FOR CONSTRUCTION UNLESS SPECIFICALLY APPROVED BY THE LOCAL AGENCY.

DATE	2/4/25
SCALE	1"=10'
DESIGNER	RLH
PROJECT NO.	245454
SHEET NO.	C2
TOTAL SHEETS	3 OF 14

GRADING PLAN

Section 5, Item # 5.2



REVISIONS	
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△	
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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROPOSED SLIDE BUILDING FOR:
BISHOP'S PUMPKIN FARM
 10000 S. JENSEN WHEELAND, CA
 94588

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1008 Line One Boulevard
 Suite 210, Colton, CA 95911
 (530) 971-1008
 Fax (530) 971-1022

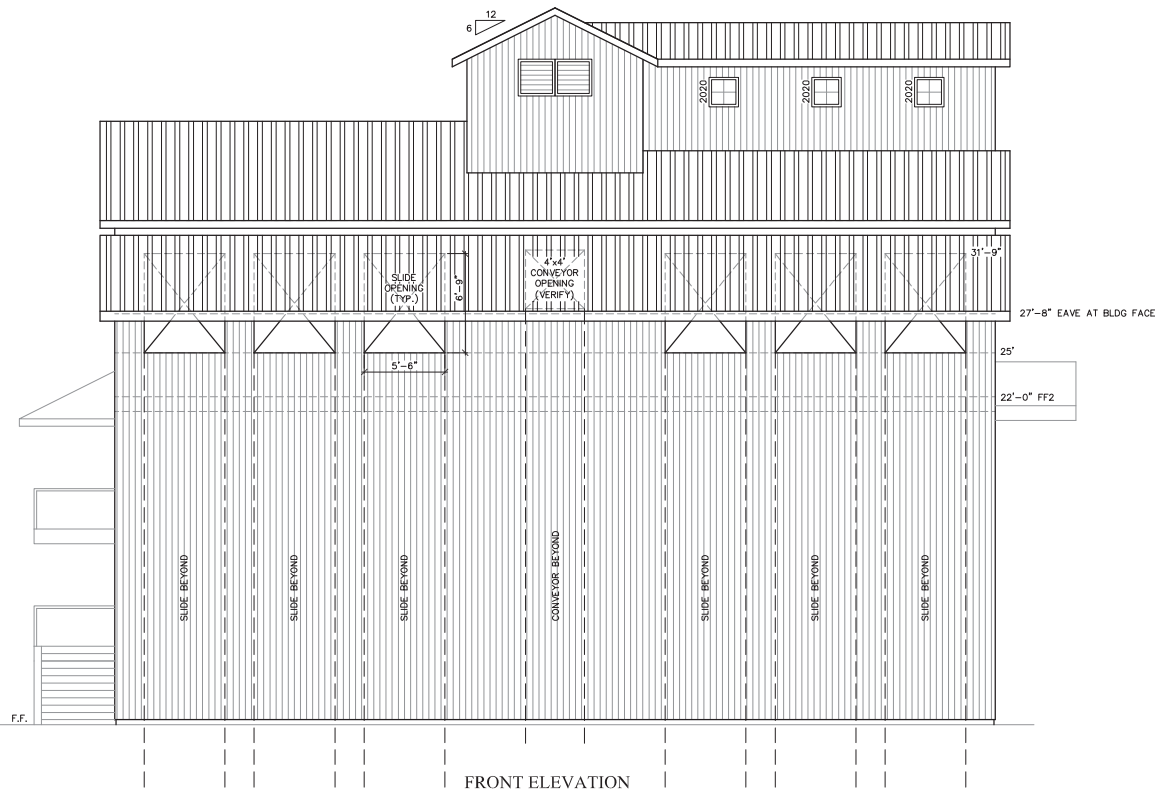


THESE PLANS ARE CONSIDERED "PRELIMINARY" OR "FOR REVIEW" UNLESS THE OWNER AND ENGINEER AGREE IN WRITING. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS SPECIFIC APPROVED BY THE LOCAL AGENCY.

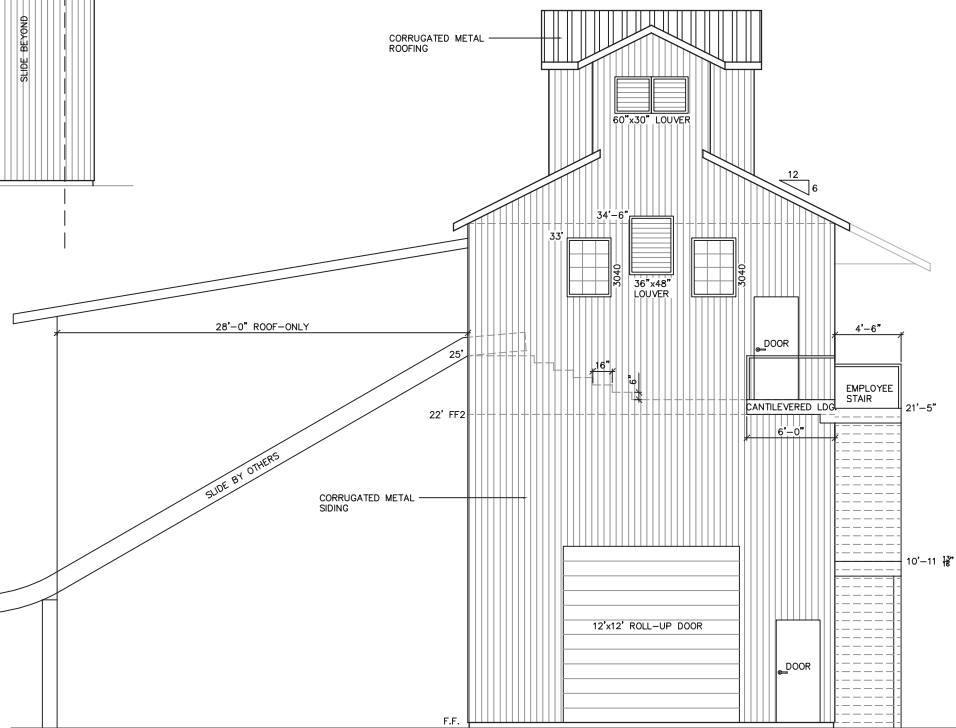
Date: 2/4/25
 Scale: 1/4"=1'-0"
 Drawn: RLH
 Sheet: 245454

A1.1
 4 OF 14

Section 5, Item # 5.2



FRONT ELEVATION



RIGHT SIDE ELEVATION

EXTERIOR ELEVATIONS

REVISIONS	
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△	2
△	3
△	4
△	5

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROPOSED SLIDE BUILDING FOR:
BISHOP'S PUMPKIN FARM
 10000 S. BISHOP AVENUE, WHEATLAND, CA
 95690

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 10000 Live Oak Boulevard
 Suite 100, Colton, CA 95916
 (530) 871-1000
 Fax: (530) 871-1022

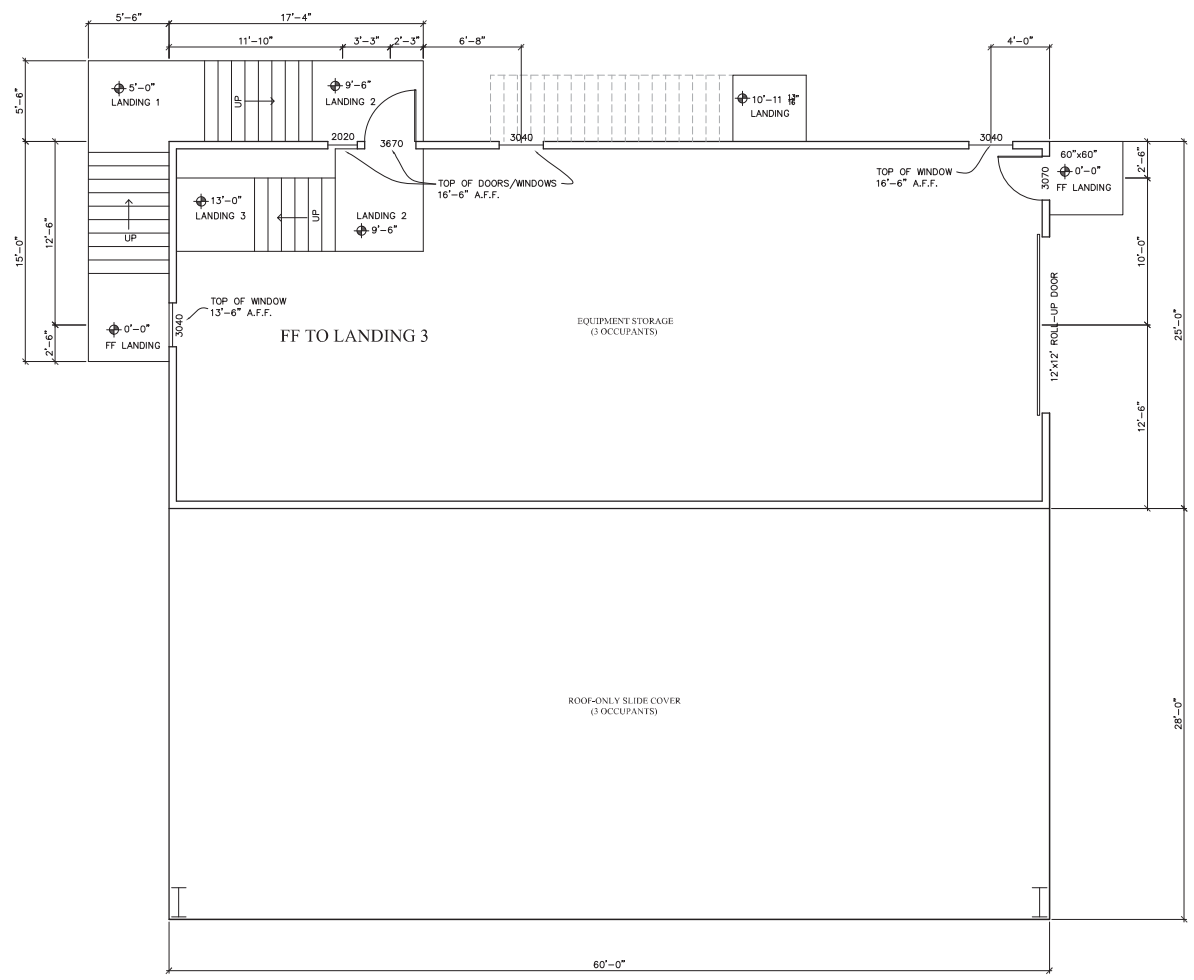


THESE PLANS ARE CONSIDERED THE PROPERTY OF THE ENGINEER UNLESS THEY ARE RETURNED TO THE ENGINEER. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY APPROVED BY THE LOCAL AGENCY.

Date: 2/4/25
 Scale: 1/4"=1'-0"
 Drawn: RLH
 Sheet: 245454

A1.2
 5 OF 14

Section 5, Item # 5.2



REVISIONS	
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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROPOSED SLIDE BUILDING FOR:
BISHOP'S PUMPKIN FARM
 10000 CALIFORNIA, WHEATLAND, CA
 APN: 015280200

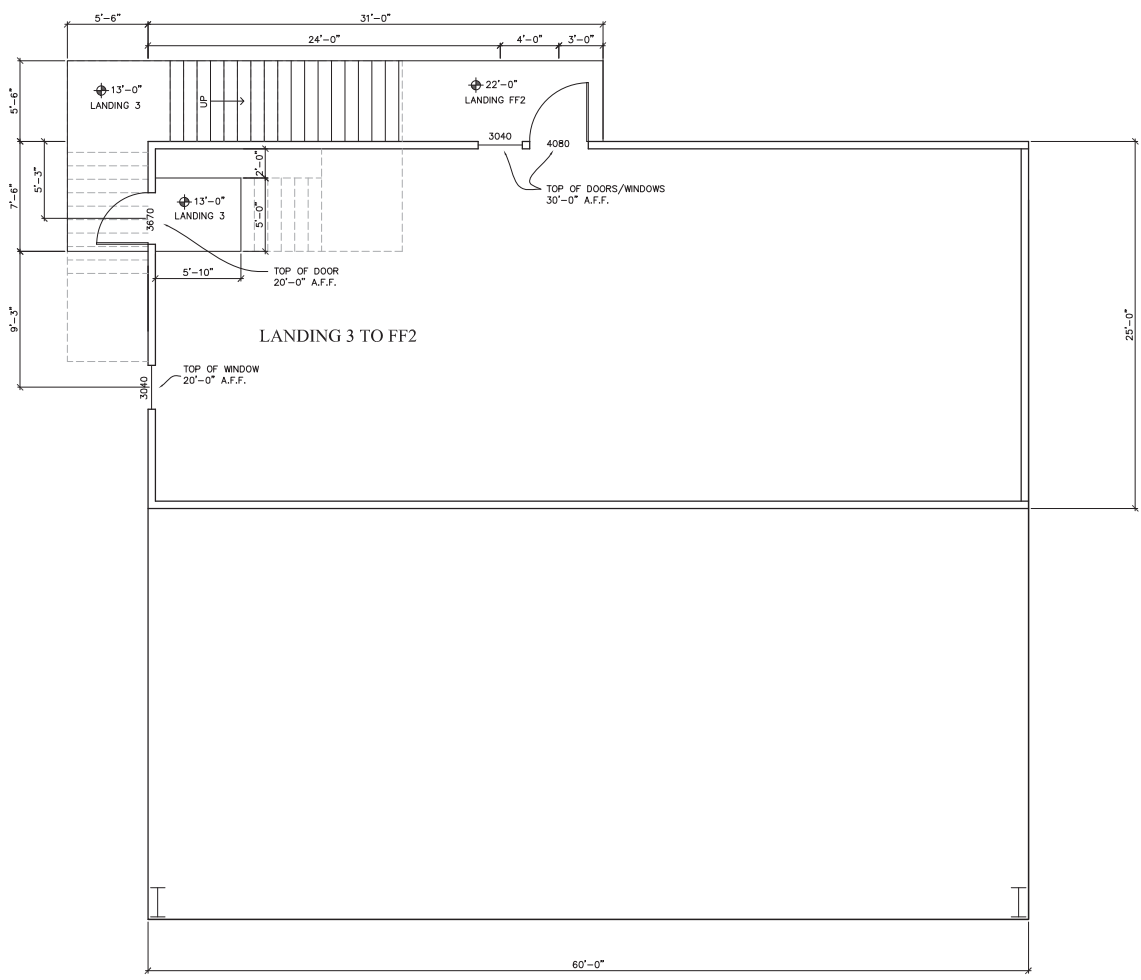
LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 10000 Live Oak Boulevard
 Suite 100, California 95991
 (916) 871-1000
 Fax: (916) 871-1022



THESE PLANS ARE CONSIDERED THE PROPERTY OF THE ENGINEER UNLESS THE ENGINEER SHALL BE ADVISED IN WRITING TO THE CONTRARY. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY APPROVED BY THE LOCAL AGENCY.

Date: 2/4/25
 Scale: 1/4"=1'-0"
 Drawn: RLH
 Sheet: 245454
A2
 6 OF 14

FLOOR PLAN FF LEVEL TO LANDING 3 LEVEL (13')



REVISIONS		
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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

PROPOSED SLIDE BUILDING FOR:
BISHOP'S PUMPKIN FARM
 12000 CALIFORNIA, WHEATLAND, CA
 95691-0209

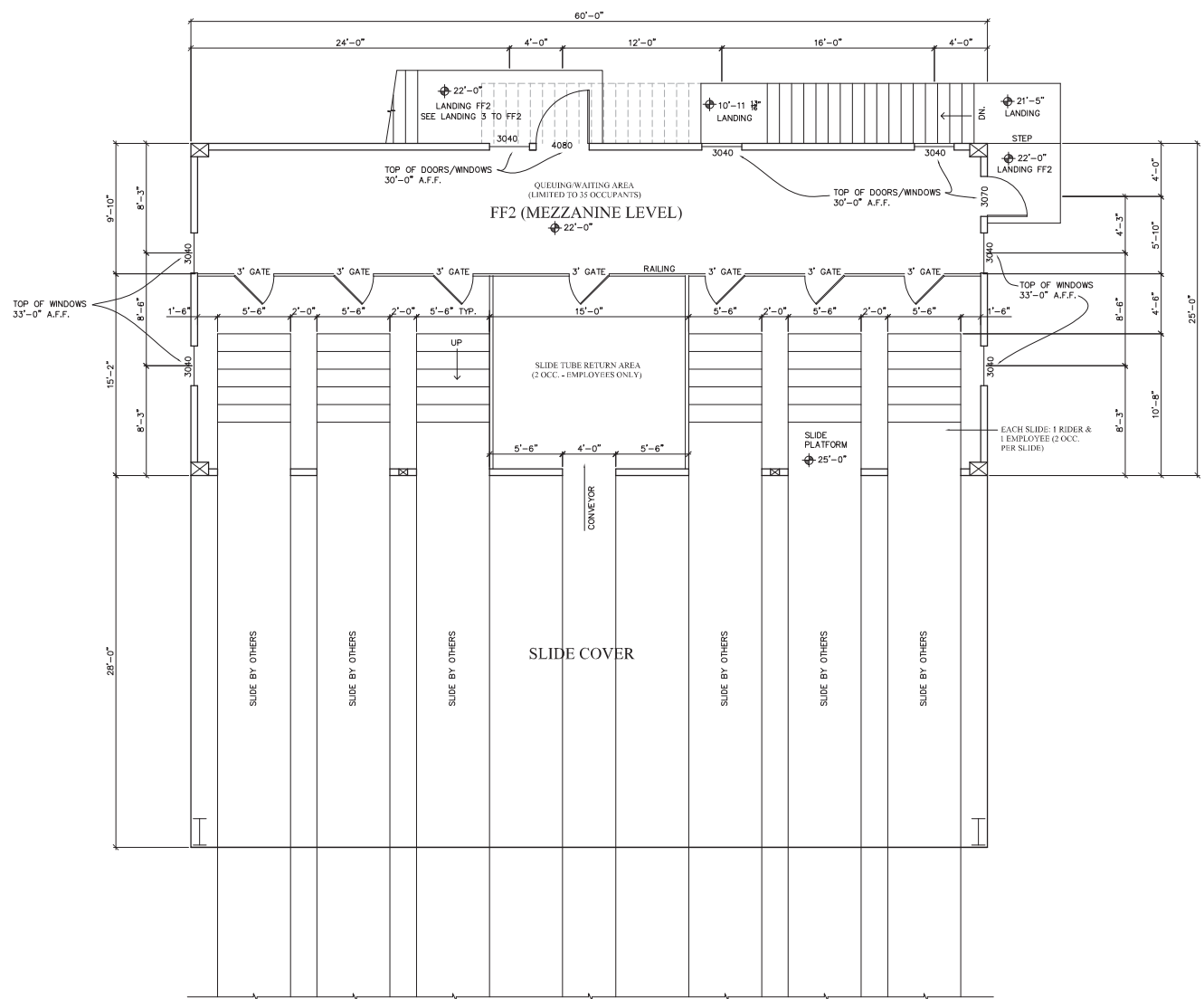
LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1008 Live Oak Boulevard
 Yuba City, California 95991
 (209) 871-1008
 Fax: (209) 871-1022



THESE PLANS ARE CONSIDERED THE PROPERTY OF THE ENGINEER, AND SHALL BE RETURNED TO HIM OR HER IF NOT SOON FOR CONSTRUCTION UNLESS OTHERWISE PROVIDED BY THE LOCAL AGENCY.

Date: 2/4/25
 Scale: 1/4"=1'-0"
 Drawn: RLH
 Sheet: 245454
A3
 7 OF 14

FLOOR PLAN LANDING 3 LEVEL (13') TO FF2 LEVEL (22')



FLOOR PLAN FF2/MEZZANINE LEVEL (22')

REVISIONS	
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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

PROPOSED SLIDE BUILDING FOR:
BISHOP'S PUMPKIN FARM
 10000 WHEELAND, WHEELAND, CA
 APN: 015-015-0200

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 10000 Live Oak Boulevard
 Suite 100, Colton, CA 95911
 (530) 871-1000
 Fax: (530) 871-1022













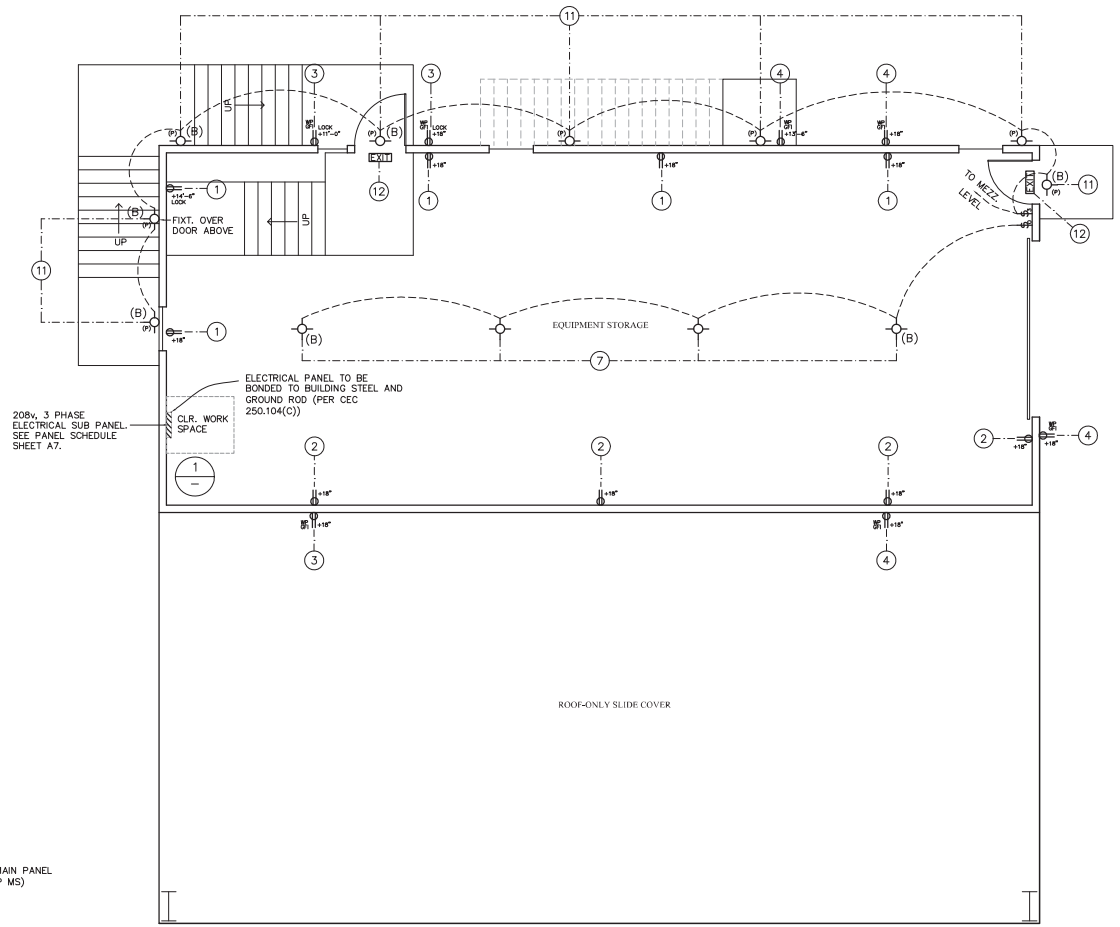
THESE PLANS ARE CONSIDERED THE PROPERTY OF THE ENGINEER UNLESS THE ENGINEER IN WRITING SHALL STATE OTHERWISE. NO CONSTRUCTION UNLESS SPECIFICALLY APPROVED BY THE LOCAL AGENCY.

Date: 2/4/25
 Scale: 1/4" = 1'-0"
 Plan: RLH
 No: 245454

Sheet: **A4**
 8 OF 14

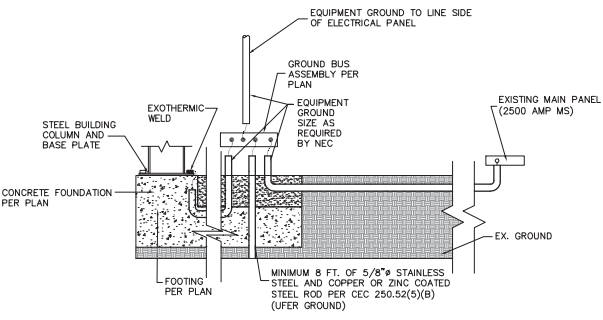
ELECTRICAL SYMBOL LEGEND

-  HIGH BAY LED LIGHT FIXTURE 125 WATTS EA.
-  WALL MOUNTED LED LIGHT ON PHOTOCELL/MOTION SENSOR COMBO 41 WATTS
-  120V DUPLEX WALL OUTLET
-  120V DUPLEX WALL OUTLET w/ LOCKING COVER
-  120V WEATHER PROOF GFI DUPLEX WALL OUTLET, TAMPER RESISTANT
-  3-WAY SWITCH
-  OCCUPANT SENSOR SWITCH w/ MANUAL ON
-  EXIT LIGHT (CBC 1006.1 - MEANS OF EGRESS, INCL. EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES BLDG IS OCCUPIED) LIGHTING PROVIDED WHEN 2 OR MORE EXITS REQ'D
-  (B) INDICATES FIXTURE IS ON A BATTERY BACKUP
-  (13) CIRCUIT NUMBER



GENERAL NOTES:

1. PROVIDE A CLEAR WORKING SPACE OF 30" WIDE X 36" LONG X 78" HIGH AT ELECTRICAL PANEL PER CEC 110.26 A (1)-(5).



① BUILDING SERVICE EQUIPMENT GROUNDING AND BONDING
N.T.S.

REVISIONS	
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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

PROPOSED SLIDE BUILDING FOR:
BISHOP'S PUMPKIN FARM
10000 CALIFORNIA AVE., WHEATLAND, CA
95691
APN: 015-028-020

LAUGHLIN and SPENCE
CIVIL ENGINEERS & SURVEYORS
10000 Line One Boulevard
Folsom, CA, California 95691
CENR 071 1008
Lic. CENR 071 0022



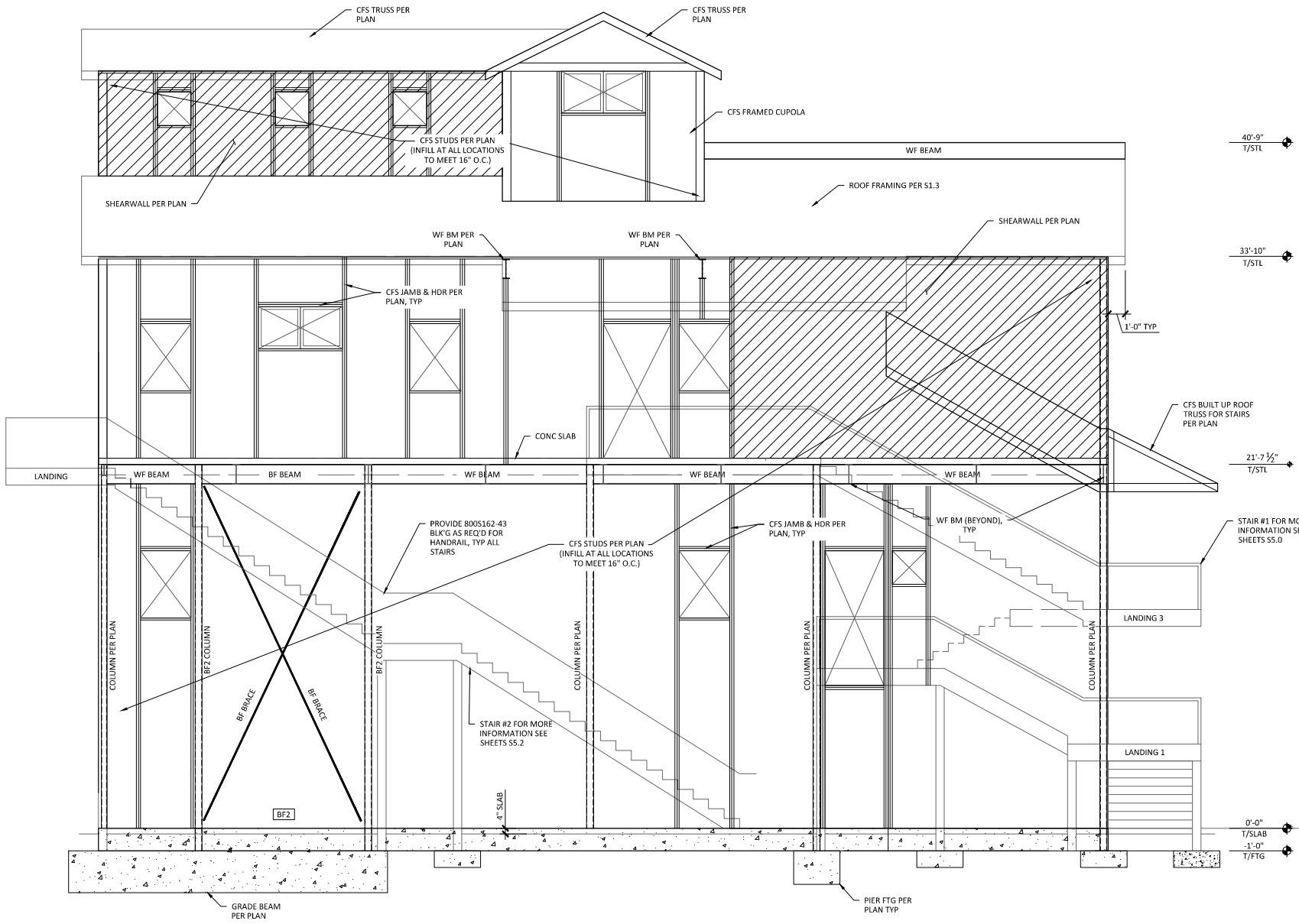
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Date: 2/4/25
Scale: 1/4"=1'-0"
Drawn: RLH
Sheet: 245454
Title: **A6**
Page: 10 OF 14

LOWER ELECTRICAL PLAN

ELEVATION NOTES

1. ELEVATIONS SHOW GENERAL ASSEMBLY OF THE OVERALL STRUCTURE. REFER TO PLAN SHEETS FOR STRUCTURAL ELEMENT SIZES AND CONNECTION INFORMATION.



STRUCTURAL ELEVATION 1

SCALE: 3/8" = 1'-0"



DATES

RELEASE: _____
 P.M. UPDATES: _____
 SUBMITTAL DATE: _____
 1: _____
 2: _____
 3: _____
 BID: _____
 CONSTRUCTION: _____

REVISIONS

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SITE INFORMATION

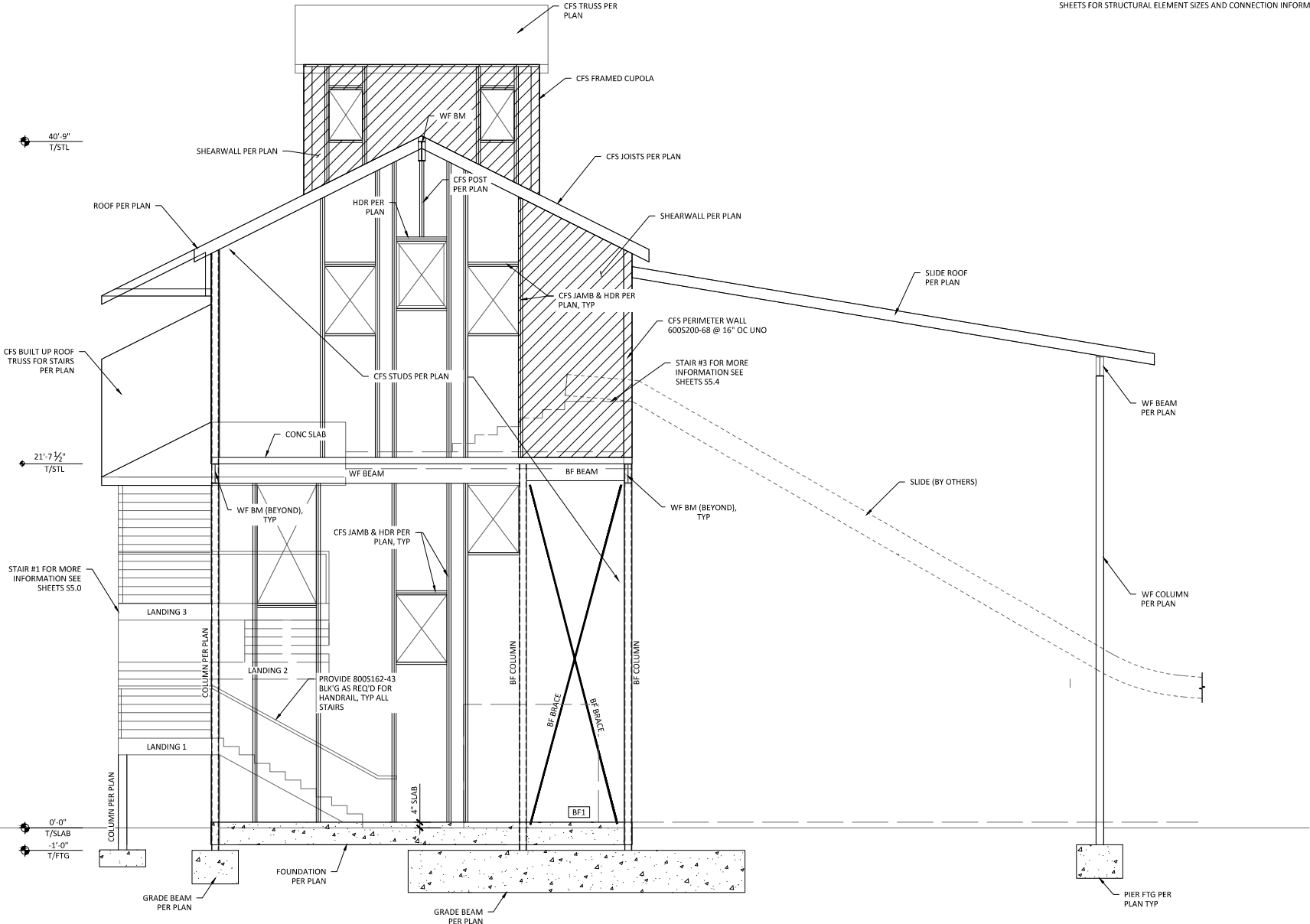
MK TYPE: _____
 JOB #: _____
 ADDRESS: 1415 PUMPKIN LANE
 WHEATLAND, CA 95692
 DRAWN BY: M.LAMONT
 PROJECT #: CM080524
 SCALE: _____

STRUCTURAL ELEVATION #1

S2.0

ELEVATION NOTES

1. ELEVATIONS SHOW GENERAL ASSEMBLY OF THE OVERALL STRUCTURE. REFER TO PLAN SHEETS FOR STRUCTURAL ELEMENT SIZES AND CONNECTION INFORMATION.



STRUCTURAL ELEVATION 2

SCALE: 3/8" = 1'-0"



DATES

RELEASE:	
P.M. UPDATES:	
SUBMITTAL DATE:	
1:	
2:	
3:	
BID:	
CONSTRUCTION:	

REVISIONS

△	
△	
△	
△	
△	

SITE INFORMATION

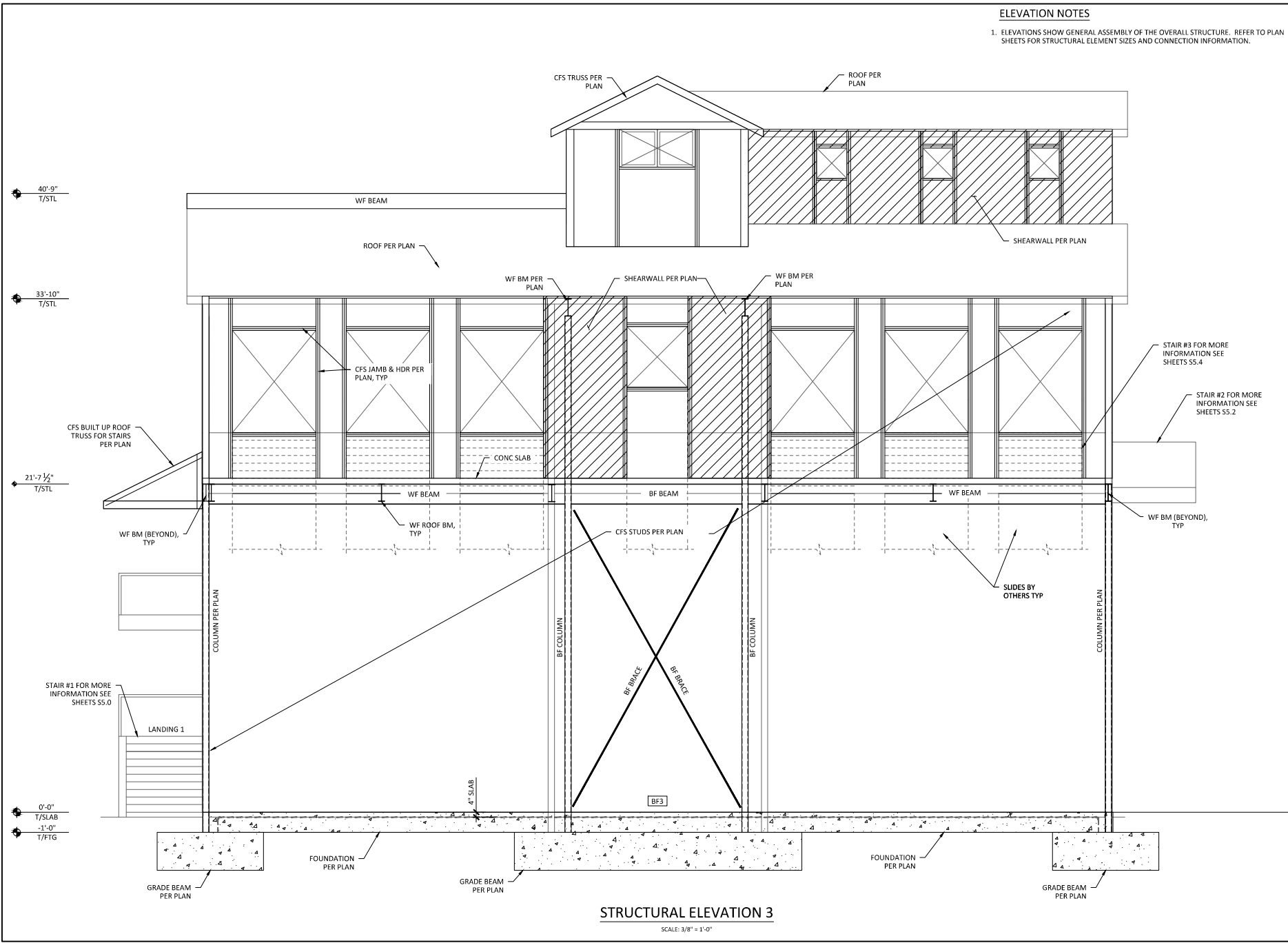
MK TYPE: _____
 JB #: _____
 ADDRESS: 1415 PUMPKIN LANE
 WHEATLAND, CA 95692
 DRAWN BY: M.LAMONT
 PROJECT #: CM080524
 SCALE: _____

STRUCTURAL ELEVATION #2

S2.1

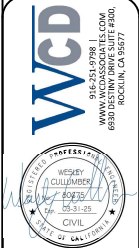
ELEVATION NOTES

- ELEVATIONS SHOW GENERAL ASSEMBLY OF THE OVERALL STRUCTURE. REFER TO PLAN SHEETS FOR STRUCTURAL ELEMENT SIZES AND CONNECTION INFORMATION.



STRUCTURAL ELEVATION 3

SCALE: 3/8" = 1'-0"



DATES

RELEASE: _____

P.M. UPDATES: _____

SUBMITTAL DATE: _____

1: _____

2: _____

3: _____

BID: _____

CONSTRUCTION: _____

REVISIONS

△	
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△	

SITE INFORMATION

MK TYPE: _____

JB #: _____

ADDRESS: 1415 PUMPKIN LANE

WHEATLAND, CA 95692

DRAWN BY: M.LAMONT

PROJECT #: CM080524

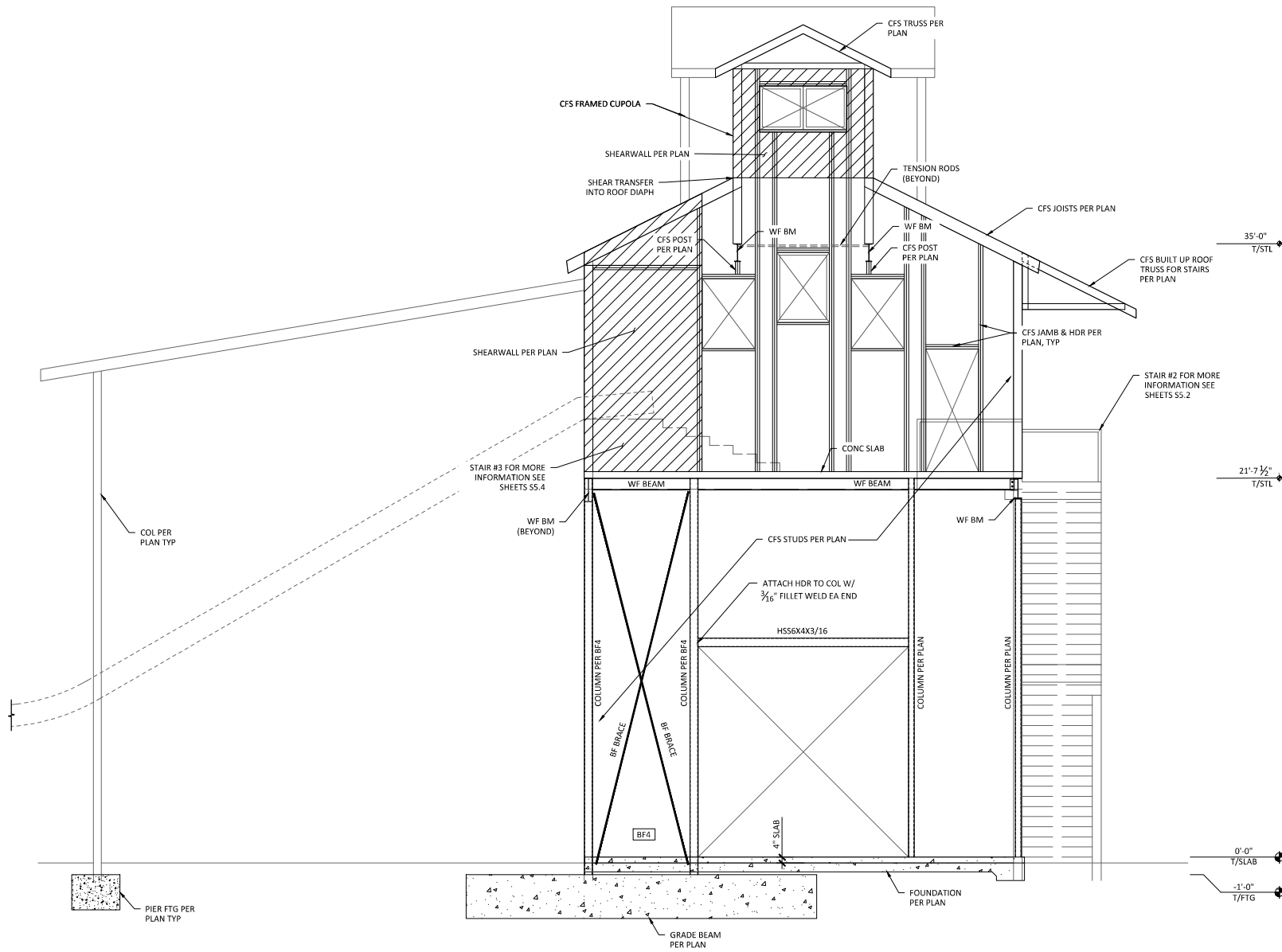
SCALE: _____

STRUCTURAL ELEVATION #3

S2.2

ELEVATION NOTES

1. ELEVATIONS SHOW GENERAL ASSEMBLY OF THE OVERALL STRUCTURE. REFER TO PLAN SHEETS FOR STRUCTURAL ELEMENT SIZES AND CONNECTION INFORMATION.



STRUCTURAL ELEVATION 4

SCALE: 3/8" = 1'-0"



DATES

RELEASE: _____
 P.M. UPDATES: _____
 SUBMITTAL DATE: _____
 1: _____
 2: _____
 3: _____
 BID: _____
 CONSTRUCTION: _____

REVISIONS

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△	
△	
△	
△	

SITE INFORMATION

MK TYPE: _____
 JB #: _____
 ADDRESS: _____
 1415 PUMPKIN LANE
 WHEATLAND, CA 95692
 DRAWN BY: M.LAMONT
 PROJECT #: CM080524
 SCALE: _____

STRUCTURAL ELEVATION #4

S2.3