



REGULAR CITY COUNCIL MEETING Agenda

May 27, 2025 at 6:00 PM

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

City Council 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 City Council 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 Council 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 City Council agenda. The exceptions under which the Council **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 May 13, 2025, City Council Meeting

4. PUBLIC HEARING

[4.1](#) Introduce and Waive the First Reading of the Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters.

[4.2](#) Introduce and Waive the First Reading of the Ordinance Approving a Planned Development (PD) Amendment for the Bishop's Pumpkin Farm PD District and to Adopt Resolution No. 2025-**, Thereby Approving Design Review for the 48'-6" Tall Permanent Slide Structure Located at 1415 Pumpkin Lane.

5. REGULAR CALENDAR

[5.1](#) Compliance with Assembly Bill 1332 (AB) related to Pre-Approved Plans for Accessory Dwelling Units (ADUs).

5.2 Update on Wheatland Farmers' Market

5.3 Presentation of Proposed Budget for Fiscal Year 2025-26

6. REPORTS

7. ADJOURN

Any writings or documents provided to a majority of the Wheatland City Council 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 CITY COUNCIL MEETING Minutes

May 13, 2025, at 6:00 PM

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1. OPENING MATTERS

1.1 Call to Order and Roll Call

Call to Order and Roll Call

Mayor Angela Teter called the meeting to order at 6:00 p.m.

PRESENT

- Mayor Angela Teter
- Vice Mayor Lisa McIntosh
- Council Member Bob Coe
- Council Member Brian Abe
- Council Member John Abe

OTHERS PRESENT

- City Manager Bill Zenoni
- Finance Director, Susan Mahoney
- Natalia Ebersole, Senior Associate
- Community Development Director, Tim Raney
- Senior Planner, Kevin Valente
- Fire Chief, Art Paquette
- Police Chief, Brian Wittmer

1.2 Pledge of Allegiance to the Flag

Mayor Angela Teter led the Pledge of Allegiance

2. PRESENTATIONS

2.1 CEREMONIAL OATH OF OFFICE FOR RESERVE POLICE OFFICER NINO HATFIELD

Chief Brian Wittmer introduced Reserve Police Officer Nino Hatfield.

3. PUBLIC COMMENT

At this time, the public is permitted to address the City Council 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 Council 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 City Council agenda. The exceptions under which the Council MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

A resident commented on dogs and the City's noise ordinance.

4. CONSENT CALENDAR

4.1 Minutes from April 8, 2025, City Council Meeting

Motion made by Council Member Coe, Seconded by Council Member B. Abe to approve minutes from the regular meeting on March 25, 2025, and the Investment Report for the Quarter Ended March 31, 2025.

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member B. Abe, Council Member J. Abe

4.2 Investment Report for the Quarter Ended March 31, 2025

5. PUBLIC HEARING

5.1 Consider Approval of the Caliterra Ranch Tentative Subdivision Map Amendment.

***Council Member John Abe recused himself from this agenda item, stating a conflict on interest.**

Community Development Director Tim Raney presented the staff report for consideration to approve the Caliterra Ranch Tentative Subdivision Map Amendment. The requested tentative subdivision map amendment would redesign the eastern area of the project site including the roadway alignments of First Street and Wheatland Park Drive providing the addition of 68 single-family lots. Although the number of units proposed has increased, the proposed project would not change the residential nature of development within the project site, and the proposed development would be consistent with the site’s land use and zoning designations. Impacts related to the remaining resource areas would be similar as analyzed in the 2002 EIR and 2005 IS/MND. On March 18, 2025, the Wheatland Planning Commission held a public hearing for the proposed project. Staff provided a presentation, and the Planning Commission received public comments. After discussion, the Wheatland Planning Commission unanimously voted to approve the proposed project.

Public Comment

Developer Rick Langdon addressed council and audience members commenting on the proposed Tentative Map Amendment request.
Chris Walsh commented on the map amendment.
Pam Walsh commented on the effects on Main Street.

City Council Comments

Mayor Teter commented on the amendment and avoiding impacts to Main Street, master plan for storm drainage, commercial and any plans to extend west of Caliterra.

Vice Mayor McIntosh commented on circulation, addendum to the EIR from 2005, bypass, commercial property, fewer homes, easement to Bishop's Pumpkin Farm, and requirement for financial contribution to traffic signal.

Council Member B. Abe commented on the commercial lot size and amendment to the Development Agreement, water run off, Grasshopper Sough and Dry Creek, minimum lot sizes and the City's General Plan.

Motion made by Council Member Coe to approve Resolution No. 17-25 Authorizing the City Manager to Sign and File an Out of Agency Service Agreement with the Yuba Local Agency Formation Committee. With no second, motion failed.

Motion made by Vice Mayor McIntosh to amend the staff recommendation on Resolution 17-25. With no second, motion failed.

Motion made by R. Coe, Seconded by A. Teter to approve Resolution No. 17-25 as presented by staff.

Voting Yea: Mayor Teter, Council Member Coe, Council Member B. Abe
Voting Nay: Vice Mayor McIntosh

6. REGULAR CALENDAR

*Council Member John Abe returned to the meeting at 7:13 p.m.

6.1 Resolution of Intent to Levy Assessments for Fiscal Year 2025-26 for the Wheatland-Premier Grove Landscaping and Lighting Assessment District, Preliminarily Approving the Engineer's Report, and Providing for a Notice of Public Hearing

Finance Director Susan Mahoney presented the staff report for discussion on Wheatland-Premier Grove Landscaping and Lighting Assessment District, preliminarily approving the Engineer's Report and providing for a Notice of Public Hearing. Each year a budget is established to determine the cost of providing services and to determine the proportional amount to assess benefiting parcels within the District. This a three-step process. The consulting firm of SCI Consulting Group has prepared the fiscal year 2026 Engineer's Report for the District. The process allows for an annual CPI adjustment of up to 4.0%. For this year, a 2.37% increase is being proposed. A public hearing has been set for Tuesday June 10, 2025, at 6:00 p.m. at 101 C Street, Wheatland CA.

Council member J. Abe commented on the difference between a district and mello roos.

Council member B. Abe commented on the end of the assessment.

Motion made by Council Member B. Abe, Seconded by Council Member J. Abe to approve Resolution No. 16-25 of Intent to Levy Assessments for Fiscal Year 2025-26 for the Wheatland-Premier Grove Landscaping and Lighting Assessment District, Preliminarily Approving the Engineer's Report, and Providing for a Notice of Public Hearing.

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member B. Abe, Council Member J. Abe

6.2 Resolution Authorizing the City Manager to Sign and File and Amended Out of Agency Service Agreement (OASA) for the Bishop’s Pumpkin Farm with Yuba Local Agency Formation Commission (LAFCo).

Community Development Director Tim Raney presented the staff report for discussion to amend the Bishop Pumpkin Farm Out of Agency Service Agreement (OASA) City Council resolution for the Yuba Local Agency Formation Commission (LAFCo). On June 27, 2023, the Wheatland City Council directed the City Manager to execute a Memorandum of Understanding (MOU) between the City of Wheatland and Bishop’s Pumpkin Farm for the City to provide water and wastewater services to a new food service building and a new restroom building planned adjacent to, but outside, the current City boundary. On April 23, 2024, the Wheatland City Council approved a resolution identifying the Wheatland City Manager as the Authorized Representative for the Bishop’s Pumpkin Farm OASA, as requested by LAFCo. On April 24, 2025, LAFCo requested the City approve a Notice of Exemption (NOE) for the OASA process. As a result, Staff has amended the April 23, 2024, City Council Resolution to include the NOE.

Council member J. Abe commented on council urging LAFCo to move on an item.

Council Member B. Abe commented on the delay.

Motion made by Council Member B. Abe, Seconded by Council Member J. Abe to approve Resolution No. 17-25 Authorizing the City Manager to Sign and File an Amended Out of Agency Service (OASA) for the Bishop’s Pumpkin Farm with Yuba Local Agency Formation Commission (LAFCo).

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member J. Abe, Council Member B. Abe

6.3 Consideration and Adoption of Resolution Approving an Electronic Signature Policy

City Manager Bill Zenoni presented the staff report for consideration and adoption of a resolution approving and electronic signature policy. An Electronic Signature Policy which is in compliance with State legislation, and which will improve the efficiency of current City processes, including the ability to sign up for a City business license or utility services online. The policy provides that the City will accept electronic signatures as legally binding and equivalent to hand-written signatures on those transactions for which the parties have agreed to conduct the transaction by electronic means. If the Electronic Signature Policy is approved by the City Council, the City Manager will coordinate the selection of an appropriate electronic signature method with the City Attorney and City Clerk.

Motion made by Council B. Member Abe, Seconded by Council Member Coe to approve Resolution No. 18-25 Approving an Electronic Signature Policy.

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member B. Abe, Council Member J. Abe

7. REPORTS

Police Chief Wittmer reported on Flock cameras.
City Engineer Schilling reported on the Regional Safety Action Plan event.

Community Development Director Raney reported on the upcoming General Plan Update meeting.
Finance Director Mahoney reported on the budget and preliminary audit.
City Manager Zenoni reported on park restroom and the WFA draft amendment to the JPA.
Council Member Coe reported on the EDC meeting.
Council Members John and Brian Abe reported on the governance workshop and a strategic plan.
Vice Mayor McIntosh reported on the WFA meeting and the pet parade.

8. CLOSED SESSION

Conference with Labor Negotiator (California Government Code Section 54957.6.) City Designated Representatives: Bill Zenoni, City Manager, Susan Mahoney, Finance Director., Brian Wittmer, Police Chief. Employee Organizations: Wheatland General Employees Association, Wheatland Police Officers Association, and Wheatland Sergeants Associations.

No reportable action.

9. ADJOURN

There being no further business, Mayor Angela Teter adjourned the meeting at 9:07 p.m.

ATTEST:

Angela Teter, Mayor

Lisa J. Thomason, City Clerk

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City Council Meeting Staff Report

Meeting Date:

May 27, 2025

Subject: Introduce and Waive the First Reading of the 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 City Council conduct a public hearing on the proposed project, and upon closing the public hearing, introduce and waive the first reading of an ordinance amending Section 18.60.060 of the Wheatland Municipal Code relating to animals and animal shelters. A notice of this public hearing has been published in the local newspaper and has been posted on the City website.

Background

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.

Discussion

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.

Planning Commission Hearing

On April 29, 2025, the Wheatland Planning Commission held a public hearing and voted unanimously to recommend City Council adoption of the proposed ordinance.

Fiscal Impact

There is no fiscal impact associated with this recommended action.

Attachment

- 1) Proposed Ordinance

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



City Council Meeting Staff Report

Meeting Date:

May 27, 2025

Subject: Introduce and waive the first reading of the ordinance approving a Planned Development (PD) Amendment for the Bishop’s Pumpkin Farm PD District and to adopt Resolution No. 2025-**, thereby approving Design Review for the 48’-6” tall permanent slide structure located at 1415 Pumpkin Lane.

Prepared By: Tim Raney, Community Development Director

Recommendation

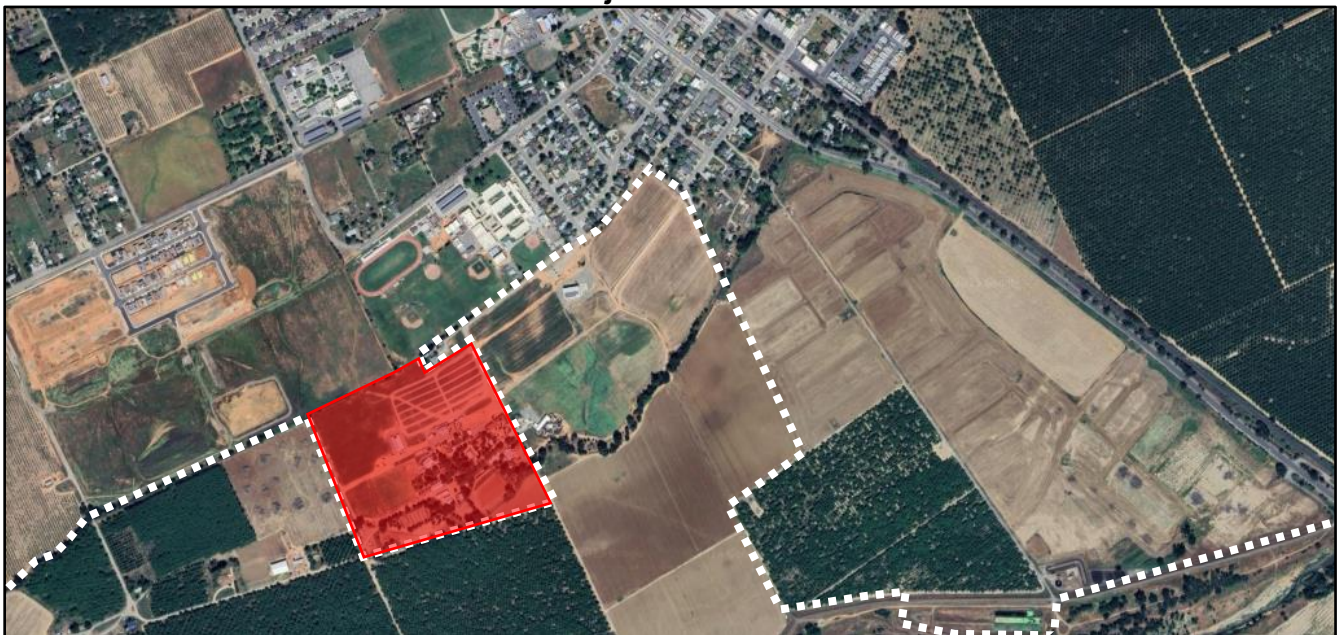
Staff recommends that the Wheatland City Council conduct a public hearing on the proposed PD Amendment, and upon close of the public hearing, adopt the Ordinance amending the Bishop’s Pumpkin Farm PD District (see Attachment 1) and to adopt Resolution No. 2025-**, thereby approving Design Review for the 48’-6” tall permanent slide structure (see Attachment 2).

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 Prezoning 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 Attachment 3).

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).

Discussion

The Bishop’s Pumpkin Farm is proposing the construction of a 48’-6” tall permanent slide structure for the 2025 season (see Exhibit A of 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.

On April 29, 2025, the Wheatland Planning Commission held a public hearing for the PD Amendment request. The Planning Commission discussed potential impacts of allowing the height increase and considered alternatives to require an increased building setback for buildings that exceed the 35-foot height requirement or additional review for future buildings. After discussion, the Planning Commission unanimously recommended that City Council approve the ordinance amending the maximum height requirement from 35 feet to 50 feet, with the modification that any future structure that exceeds 35 feet in height shall require Planning Commission approval of Site Plan and Design Review consistent with Chapter 18.67 of the Wheatland Municipal Code.

The Planning Commission does support the proposed permanent slide structure and recommends that City Council adopt the attached resolution approving Site Plan and Design Review for the proposed 48’-6” tall permanent slide structure consistent with the proposed ordinance, as detailed in the attached resolution (see Attachment 2).

Environmental Review

The proposed 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.

Attachments:

1. Bishop’s Pumpkin Farm Planned Development Amendment Ordinance
2. Resolution No. 2025-**, Design Review for the 48’-6” tall permanent slide structure
Exhibit A - Proposed Bishop’s Pumpkin Farm Slide Structure
3. Ordinance No. 426

Attachment 1

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. For buildings between 35'-1" and 50'-0", Planning Commission approval of Site Plan and Design Review, pursuant to Chapter 18.67, shall be required.

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

Attachment 2

PLANNING COMMISSION RESOLUTION NO. 2025-**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND APPROVING THE SITE PLAN AND DESIGN REVIEW FOR THE BISHOP’S PUMPKIN FARM PERMANENT SLIDE STRUCTURE 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 48’-6” tall permanent slide structure 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, on April 29, 2025, the Wheatland Planning Commission recommended City Council approval of Site Plan and Design Review for the 48’-6” tall permanent slide structure located at 1415 Pumpkin Lane; and

WHEREAS, the Wheatland City Council duly gave notice of public hearing as required by law and on May 27, 2025, duly held a public hearing, received and considered evidence, both oral and documentary; and

WHEREAS, On May 27, 2025, the Wheatland City Council approved the Bishop’s Pumpkin Farm PD District amendment allowing structures up to 50 feet in height with Planning Commission approval of Site Plan and Design Review consistent with Chapter 18.67 of the Wheatland Municipal Code.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Wheatland City Council does hereby APPROVE the Site Plan and Design Review for the permanent slide structure, as set forth in Exhibit A, which is attached hereto and incorporated by reference, 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 City Council, at a regular meeting thereof, held on the 27th day of May 2025 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Mayor

ATTEST:

Lisa Thomason, City Clerk

Exhibit A

Section 4, Item # 4.2

| ABBREVIATIONS | |
|----------------------|----------------------------|
| A.B. | ANCHOR BOLT |
| A.C. | AIR CONDITIONER |
| ACC. | ACCESS |
| ACQUS. | ACOUSTIC |
| ADH. | ADHESIVE |
| ADJ. | ADJACENT |
| A.F.F. | ABOVE FINISH FLOOR |
| AGG. | AGGREGATE |
| AL. | ALUMINUM |
| AL.T. | ALTERNATE |
| APPL. | APPLICABLE |
| APPROX. | APPROXIMATE |
| ARCH. | ARCHITECTURAL |
| ASB. | ASBESTOS |
| ASPH. | ASPHALT |
| AUT. | AUTOMATIC |
| B. | BOARD |
| B. | BELOW |
| BTUM. | BIRMINGHAM |
| BLDG. | BUILDING |
| BLK. | BLOCK |
| BLKG. | BLOCKING |
| BOT. | BOTTOM |
| BP - BWP | BRACED WALL PANEL |
| BRG. | BEARING |
| BRK. | BRICK |
| BSC. | BOTH SIDES |
| BSMT. | BASEMENT |
| BTWN. | BETWEEN |
| BVL. | BEVELED |
| CALL. | CALL-UP CODE |
| C.C. | CENTER TO CENTER |
| CAB. | CABINET |
| CEM. | CEMENT |
| CER. | CERAMIC |
| CL. | CAST IRON |
| C.L.G. | CENTER LINE |
| CLG. | CEILING |
| CLKG. | CAULKING |
| CLG. | CLIP |
| CLR. | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| COMP. | COMPACTED - COMPOSITION |
| CLC. | CLIP OUT |
| COLUM. | COLUMN |
| CONC. | CONCRETE |
| CONSTR. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| CORR. | CORRIDOR |
| C.O.G. | CLEAN OUT TO GRADE |
| CONTR. | COUNTER |
| C.P. | COPY |
| D. | DOUBLE |
| DEPT. | DEPARTMENT |
| D.F. | DOUBLE FIRE DRINKING FNTN. |
| D.H. | DOUBLE HUNG |
| D.I. | DRAIN INLET |
| DIA. | DIAMETER |
| DIAG. | DIAGONAL |
| DNM. | DIMENSION |
| DIV. | DIVISION |
| DL. | DEAD LOAD |
| DN. | DOWN |
| DR. | DRIVE |
| DTL. | DETAIL |
| DRMR. | DRAWER |
| DS. | DOWN SPOUT |
| DRMG. | DRUM |
| E. (E) EXIST. | EAST, EXISTING |
| E. | EACH |
| E.F. | EXHAUST FAN, EACH FACE |
| E.L. | EXPANSION JOINT |
| ELEV. | ELEVATION |
| ELEC. | ELECTRICAL |
| EMER. | EMERGENCY |
| ENCL. | ENCLOSURE |
| ENG. | ENGINEER |
| E.O.R. | ENGINEER OF RECORD |
| E.P. | EDGE OF PAVEMENT |
| EQ. | EQUAL |
| EQUIP. | EQUIPMENT |
| EQUIV. | EQUIVALENT |
| EST. | ESTIMATE, ESTABLISH |
| E.W. | EACH WAY |
| EXIST. | EXISTING |
| EXP. | EXPANDED |
| EXT. | EXPANSION |
| F. | FACE |
| F.C. | CONCRETE COMP. STRENGTH |
| F.D. | MASONRY COMP. STRENGTH |
| F.F. | FASTEN OR FASTENER |
| F.D. | FLOOR DRAIN |
| F.E. | FIRE EXTINGUISHER |
| F.C. | FIRE EXTINGUISHER CABINET |
| F.F. | FINISH FLOOR |
| F.F.L. | FIBERGLASS |
| F.H. | FIRE HYDRANT |
| FIN. | FINISH |
| FLR. | FLOOR |
| FLASH. | FLASHING |
| FLOR. | FLOOR |
| FLUOR. | FLUORESCENT |
| FLX. | FLEXIBLE |
| FEN. | FENCE |
| FND. | FOUNDATION |
| F.O.C. | FACE OF CONCRETE |
| F.O.F. | FACE OF FINISH |
| F.M.L. | FACE OF MASONRY |
| F.O.S. | FACE OF STUD |
| FRM. | FRAMING |
| FT. (') | FOOT OR FEET |
| F.T. | FOOTING |
| FURR. | FURRING |
| FUT. | FUTURE |
| G. | GAGE |
| GALV. | GALVANIZED |
| G.B. | GRAB BAR, GYPSUM BOARD |
| G.C. | GENERAL CONTRACTOR |
| GL. | GALVANIZED IRON |
| GL. | GLASS |
| GLF. | GLUE LAM. BEAM |
| GRD. | GROUND |
| GRV. | GRAVEL |
| CSV. | CYPRESS |
| CP. | CHOP |
| BD. | BOSS |
| H.B. | HOSE BIBB |
| H.D. | HEAD DOWN |
| HDR. | HEAD |
| H.W.D. | HARDWOOD |
| HORZ. | HORIZONTAL |
| HRT. | HOUR |
| HRT. | HEIGHT |
| H.T.C. | HEATING |
| H.V.C. | HEATING/VENTING/AIR COND. |
| I.D. | INSIDE DIAMETER (DIM.) |
| I.N. | INCHES |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| J. | JOINT |
| JT. | JOBS |
| K. | KITCHEN |
| KSF. | KIPS/SQUARE FOOT |
| KSI | KIPS/SQUARE INCH |
| LEGR. | LEADER |
| L.L. | LIVE LOAD |
| L.AB. | LAMINATE |
| LAD. | LADDER |
| L.AM. | LAMINATE |
| L.AV. | LAVATORY |
| L.B. | LAG BOLT |
| LH. | LEFT HAND |
| LOCKR. | LOCKER |
| L.T. | LIGHT, LEFT |
| L.W. | LOUVER |
| L.W. | LIGHTWEIGHT |
| LWC. | LIGHTWEIGHT CONCRETE |
| L.W. | MAXIMUM |
| MB | MACHINE BOLT |
| MBR. | MEMBER |
| MC. | MEDICINE CABINET |
| MCH. | MERCHANDISE |
| MEMB. | MEMBER |
| MFR. | MANUFACTURER |
| M.H. | MANHOLE |
| MIR. | MIRROR |
| MISC. | MISCELLANEOUS |
| M.O. | MOUNTED |
| M.T.L. | METAL |
| N. | NORTH |
| N) | NOT APPLICABLE |
| N/A | NOT IN CONTRACT |
| N) | NUMBER |
| NOR. | NORTH |
| NO. DR # | NOT TO SCALE |
| NIS | NATIONAL FIRE THREAD |
| N.T. | NOT TO SCALE |
| O. | OVER |
| OBS. | OVERSICHT |
| OBSC. | OBSCURE |
| O.C. | ON CENTER |
| O.S.D. | OUTSIDE DIAMETER |
| OFF. | OFFICE |
| OH | OVERHEAD |
| OPNG. | OPENING |
| OPR. | OPPOSITE |
| ORIG. | ORIGINAL |
| PC | PROPERTY CORNER |
| PERF. | PERPENDICULAR |
| PRFAB. | PREFABRICATED |
| PRCST. | PRECAST |
| P.L.F. | PLATE PROPERTY LINE |
| P.L.F. | POUNDS / LINEAL FOOT |
| P.L.M. | PLASTIC LAMINATE |
| PLAS. | PLASTER |
| P.W.D. | PLASTER |
| PROP. | PROPERTY PROPOSED |
| P.P. | PRESSURE TREATED |
| PTN. | PARTITION PORTION |
| P.S.F. | POUNDS / SQUARE FOOT |
| P.S.I. | POUNDS / SQUARE INCH |
| P.V.C. | POLYVINYL CHLORIDE |
| QTY. | QUANTITY |
| R. | RISER, RADIUS |
| RAD. | RADIUS |
| R.D. | ROOF DRAIN |
| REFR. | REFLECT |
| REFR. | REFRIGERATOR |
| RENF. | REINFORCED |
| REIN. | REINFORCED |
| RESUL. | RESULT |
| REV. | REVISION |
| R.O. | ROUGH OPENING |
| R.O.F. | RIGHT OF WAY |
| R.W. | REDWOOD |
| RND. | RADIUS |
| S. | SOLID CORE |
| S.C.D. | SCREW DRAIN |
| S.D. | STORM DRAIN |
| S.F. | SQUARE FOOT/FEET |
| SHT. | SHEET |
| SM. | SMALL |
| SPEC. | SPECIFICATIONS |
| SQ. | SQUARE |
| S.S.T. | STAINLESS STEEL |
| STA. | STATION |
| STG. | STANDARD |
| STL. | STEEL |
| STR. | STRUCTURAL |
| SUSP. | SUSPENDED |
| SYM. | SYMMETRICAL |
| T&B | TOP & BOTTOM |
| TRD. | TREAD |
| T.B. | TOWEL BAR |
| T.B.C. | TOP BACK OF CURB |
| T.C. | TOP OF CURB |
| T.L. | TELEPHONE |
| T&G. | TONGUE AND GROOVE |
| THK. | THICK |
| T.P. | TOP OF PAVEMENT |
| T.V. | TELEVISION |
| T.W. | TOP OF WALL |
| TYP. | TYPICAL |
| UNIF. | UNIFORM |
| UNF. | UNFINISHED |
| U.N.O. | UNLESS NOTED OTHERWISE |
| UR. | URNAL |
| V.C. | VALLEY GUTTER |
| V.T.R. | VENT THROUGH ROOF |
| VERT. | VERTICAL |
| W. | WATER CLOSET |
| W.C. | WOOD |
| W.H. | WATER HEATER |
| W/O | WITHOUT |
| W.P. | WATERPROOF |
| W.F. | WELDED |
| W.F.F. | WELDED WIRE FABRIC |
| Y.D. | YARD DRAIN |
| Y. | YARD |
| ANGLE | ANGLE |
| AT | AT |
| BY | BY |
| CENTER LINE | CENTER LINE |
| DEGREE | DEGREE |
| DELTA | DELTA |
| DIAMETER | DIAMETER |
| FLOW LINE | FLOW LINE |
| LESS (GREATER) THAN | LESS (GREATER) THAN |
| OR EQUAL TO | OR EQUAL TO |
| POUND OR NUMBER | POUND OR NUMBER |
| PLUS OR MINUS | PLUS OR MINUS |
| PLATE, PROPERTY LINE | PLATE, PROPERTY LINE |

| GENERAL NOTES | |
|---|--|
| CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND ORDINANCES: | 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA ENERGY CODE AND CALIFORNIA ENERGY COMMISSION STANDARDS 2022 CALIFORNIA REFERENCED STANDARDS CODE APPLICABLE LOCAL CODES AND ORDINANCES |
| ALL WORK SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. | |
| 1. DRAWINGS MAY NOT ALWAYS BE TO SCALE. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. | |
| 2. DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND OF ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION. | |
| 3. NOTES THROUGHOUT THIS SET OF PLANS SHALL APPLY TO ALL SHEETS, WHERE NOTE IS APPLICABLE. | |
| 4. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS FOR CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL APPLY. | |
| 5. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE BACKFLOW PREVENTION DEVICES. | |
| 6. ON SITE VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS. | |
| 7. ALL EXTERIOR DOORS AND WINDOWS SHALL BE WEATHER STRIPPED. ALL JOINTS AND PENETRATIONS SHALL BE CAULKED AND SEALED. | |
| 8. AFTER INSTALLING THE INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION AN INSULATION CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CBC. | |
| 9. FASTENERS SHALL CONFORM TO THE REQUIREMENTS OF THE CBC UNLESS SPECIFICALLY NOTED ON THE PLANS. | |
| 10. MANUFACTURED FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE OR EQUAL HARDWARE. SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. | |
| 11. SPECIAL INSPECTIONS (IF ANY) SHALL BE PER CHAPTER 17 OF THE 2022 CBC. SPECIAL INSPECTIONS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO WORK COMMENCING. VERIFY WITH THE BUILDING DEPARTMENT THE SCOPE OF TESTING TO BE REQUIRED AND REPORTING TO BE SUBMITTED. | |
| 12. PROVIDE AND LOCATE WALL MOUNT FIRE EXTINGUISHERS PER LOCAL FIRE DEPARTMENT REQUIREMENTS. | |
| 13. NO HAZARDOUS MATERIALS SHALL BE USED, STORED OR TRANSPORTED WITHIN THE BUILDING. | |

| BUILDING DESIGN CRITERIA | |
|--|---|
| *SEE STEEL BUILDING DESIGN BY OTHERS FOR STRUCTURAL CRITERIA | |
| FLOOR DESIGN/ZONE: | ZONE A, ELEVATED ABOVE THE BASE FLOOD ELEVATION |
| WILLDAN URBAN INTERFACE | NONE |

| SPECIAL INSPECTIONS | |
|---|--|
| SPECIAL INSPECTIONS SHALL BE PER SECTION 1704 2022 CBC. SPECIAL INSPECTIONS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO WORK COMMENCING. VERIFY WITH THE BUILDING DEPARTMENT THE SCOPE OF TESTING TO BE REQUIRED AND REPORTING TO BE SUBMITTED. | |
| SEE STRUCTURAL PLANS BY OTHERS FOR SPECIAL INSPECTION REQUIREMENTS | |

| SCOPE OF WORK | |
|--|--|
| 1. TO CONSTRUCT A 2-STORY 4,680 SQ. FT. STEEL FRAMED BUILDING AS A PASSENGER QUEUING/LOADING AND EQUIPMENT STORAGE BUILDING FOR AN AMUSEMENT RIDE (SLIDE). | |
| 2. BUILDING WILL CONTAIN THE FOLLOWING AREAS: 1,500 SQ. FT. ENCLOSED EQUIPMENT STORAGE AREA (1ST STORY) 1,680 SQ. FT. ROOF-ONLY AMUSEMENT RIDE COVER (1ST STORY) 1,500 SQ. FT. PASSENGER QUEUING/LOADING AREA (2ND STORY) | |
| THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SET OF PLANS SHOWING ALL REVISIONS BY ALL CONTRACTORS AND PROVIDE TO THE DESIGNER UPON COMPLETION OF THE PROJECT. | |

| ZONING CRITERIA | |
|------------------|----------------------------|
| ZONING: | AE-PD |
| TOTAL SITE AREA: | 1,897,909 S.F. 43.60 ACRES |

| UTILITY PROVIDERS | |
|-------------------|-------------------|
| WATER: | CITY OF WHEATLAND |
| SANITARY SEWER: | CITY OF WHEATLAND |
| ELECTRICAL: | PG&E |
| GAZ: | LFG BY OWNER |

| PROJECT DIRECTORY | |
|---------------------|---|
| OWNER: | WAYNE BISHOP 1415 PUMPKIN LANE WHEATLAND, CA 95692 530-633-2568 |
| GENERAL CONTRACTOR: | FRANK WEBB CONSTRUCTION 1758 OAKLEY LANE WHEATLAND, CA 95692 (530) 633-4072 |
| SPECIAL INSPECTION: | TBD |
| ENGINEER: | LAUGHLIN and SPENCE CIVIL ENGINEERS & SURVEYORS RYAN HUTTON 1008 LIME OAK BLVD. YUBA CITY, CA 95991 (530) 671-1008 |

| NOTICE TO CONTRACTORS | |
|--|--|
| THESE PLANS INCORPORATE ADDITIONAL CONSTRUCTION FEATURES ASSOCIATED WITH: | |
| FLOOD RESISTANT CONSTRUCTION AND AN ELEVATION CERTIFICATE, ENERGY EFFICIENT CONSTRUCTION/TESTING REQUIREMENTS, SPECIAL (THIRD PARTY) CONSTRUCTION INSPECTIONS. | |
| THE GENERAL CONTRACTOR SHALL ENTIRELY REVIEW ALL PORTIONS OF THESE PLANS AND NOTES ALONG WITH ASSOCIATED DOCUMENTS (TITLE 24 ENERGY CALCULATIONS, ELEVATION CERTIFICATE, SPECIAL INSPECTION PROGRAM) PRIOR TO CONSTRUCTION AND INFORM ALL SUBCONTRACTORS OF REQUIREMENTS IN ORDER TO MEET THE ADDITIONAL REQUIREMENTS. | |

| SHEET INDEX | |
|------------------|---|
| 1 | CS COVER SHEET |
| 2 | C1 SITE PLAN |
| 3 | C2 GRADING PLAN |
| 4 | A1.1 EXTERIOR ELEVATIONS |
| 5 | A1.2 EXTERIOR ELEVATIONS |
| 6 | A2 FLOOR PLAN FF LEVEL TO LANDING 3 LEVEL (13') |
| 7 | A3 FLOOR PLAN LANDING 3 LEVEL (13') TO FF2 LEVEL (22') |
| 8 | A4 FLOOR PLAN FF2/MEZZANINE LEVEL (22') |
| 9 | A5 ROOF PLAN |
| 10 | A6 LOWER ELECTRICAL PLAN |
| 11 | A7 UPPER ELECTRICAL PLAN |
| 12 | AC1 ACCESSIBILITY DETAILS |
| 13 | G1 CALIFORNIA NON-RESIDENTIAL GREEN BUILDING CODE |
| 14 | G2 CALIFORNIA NON-RESIDENTIAL GREEN BUILDING CODE |
| PLANS BY OTHERS: | STRUCTURAL BUILDING PLANS: 26 SHEETS BY WCD ASSOCIATES |

PROPOSED SLIDE BUILDING FOR:
BISHOP'S PUMPKIN FARM
1415 PUMPKIN LANE, WHEATLAND, CA 95692

| CONSTRUCTION CRITERIA | |
|--|--|
| OCCUPANCY CLASS/USE: | S-1 MODERATE HAZARD STORAGE |
| FIRST STORY: | A-3 ---> EXCEPT LESS THAN 50 OCCUPANTS ---> USE B (303.1.1) |
| SECOND STORY: | |
| AREA SEPARATION REQUIRED: | NONE BETWEEN B & S-1 (TABLE 508.4) |
| CONSTRUCTION TYPE: | II-B (NON SPRINKLED) |
| BUILDING HEIGHT: | |
| ALLOWABLE: | 95' (TABLE 504.3) |
| ACTUAL: | 48'-0" |
| NUMBER OF STORIES: | |
| ALLOWABLE: | 2 (TABLE 504.4) |
| ACTUAL: | 2 |
| BUILDING AREA: | |
| FIRST STORY: | 3,180 S.F. |
| SECOND STORY: | 1,500 S.F. |
| BUILDING AREA TOTAL: | 4,680 S.F. |
| BASE ALLOWABLE AREA: | 17,500 S.F. |
| OCCUPANT LOAD: | |
| FIRST STORY: | WAREHOUSE 1/500 = 6 OCCUPANTS |
| SECOND STORY: | LIMITED TO 49 OCCUPANTS |
| TOTAL OCC. LOAD: | 55 OCCUPANTS |
| EXITS REQUIRED: | |
| FIRST STORY: | 1 EXIT (PER CBC SECTIONS 1006 AND 1016) |
| SECOND STORY: | 2 EXITS (PER CBC SECTIONS 1006 AND 1016) |
| EXITS PROVIDED: | |
| FIRST STORY: | 1 EXIT |
| SECOND STORY: | 2 EXITS |
| ALLOWED COMMON PATH OF EGRESS TRAVEL: | 75 FEET (PER TABLE 1006.2.1) (DOES NOT APPLY TO FIRST STORY) |
| ACTUAL MAXIMUM COMMON PATH OF TRAVEL DISTANCE: | 30 FEET (SECOND STORY) |
| ALLOWED MAXIMUM EXIT ACCESS TRAVEL DISTANCE: | 200 FEET (PER TABLE 1017.2) |
| ACTUAL MAXIMUM EXIT ACCESS TRAVEL DISTANCE: | |
| FIRST STORY: | 63 FEET |
| SECOND STORY: | 72 FEET |
| FIRE SPRINKLERS REQUIRED/PROVIDED: | NO (PER CBC 903) |
| FIREWALLS REQD: | 1 HR LESS THAN 10'/1 HR. (PER TABLE 705.5) |
| FIREWALLS PROVIDED: | ALL WALLS HAVE A DISTANCE GREATER THAN THOSE LISTED ABOVE. |

| PROPOSED SLIDE BUILDING FOR: | |
|--|--|
| BISHOP'S PUMPKIN FARM | |
| 1415 PUMPKIN LANE, WHEATLAND, CA 95692 APN: 015-048-009 | |

| LAUGHLIN and SPENCE | |
|--|--|
| CIVIL ENGINEERS & SURVEYORS | |
| 1008 LIME OAK BLVD. YUBA CITY, CALIFORNIA 95991 TEL: (530) 671-1008 FAX: (530) 671-1022 | |
| | |
| | |

| SHEET INDEX | |
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| PLANS BY OTHERS: | STRUCTURAL BUILDING PLANS: 26 SHEETS BY WCD ASSOCIATES |

NOTE: THIS IS A GENERAL LEGEND SHEET. ALL ABBREVIATIONS AND SYMBOLS MAY NOT BE USED ON THIS PROJECT.

REVISIONS

| | | | |
|---|--|--|--|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

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

PROPOSED SLIDE BUILDING FOR:
BISHOP'S PUMPKIN FARM
1415 PUMPKIN LANE, WHEATLAND, CA 95692
APN: 015-048-009

LAUGHLIN and SPENCE
CIVIL ENGINEERS & SURVEYORS
1008 LIME OAK BLVD.
YUBA CITY, CALIFORNIA 95991
TEL: (530) 671-1008
FAX: (530) 671-1022

THESE PLANS ARE CONSIDERED THE PROPERTY OF THE ENGINEER. THEY ARE TO BE USED ONLY FOR THE PROJECT AND FOR THE CONSTRUCTION UNLESS OTHERWISE AGREED BY THE LOCAL AGENCY.

DATE: 2/4/25
BY: NONE
CHK: RLH
APP: 245454

CS

1 OF 14

Section 4, Item # 4.2

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.

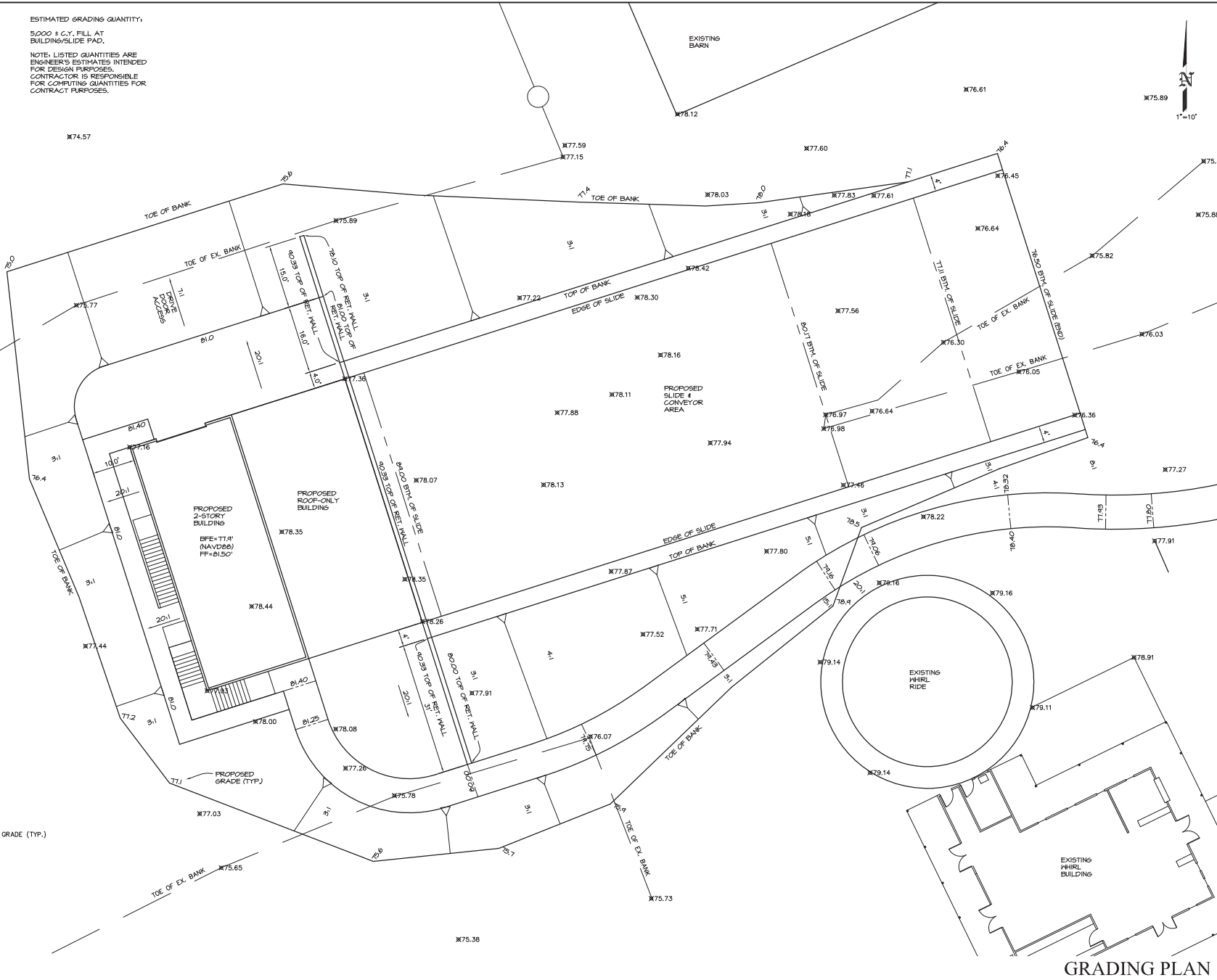
ALL GRADINGS SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES

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 CORRECTING QUANTITIES FOR CONTRACT PURPOSES.

P:\2020\240001\240001_Bldg_Site\Comp\240001_Site.dwg 02/01/25 09:12 pml02511



| 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
 1008 LANE ONE, HEALAND, CA 95922
 (916) 284-1010

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 License No. 008897
 State of California 02/01/25



THESE PLANS ARE CONSIDERED THE "SUMMARY" OF THE WORK ORDER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION UNLESS OTHERWISE STATED BY THE LOCAL AGENCY.

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

GRADING PLAN

Section 4, Item # 4.2

| REVISIONS | |
|-----------|--|
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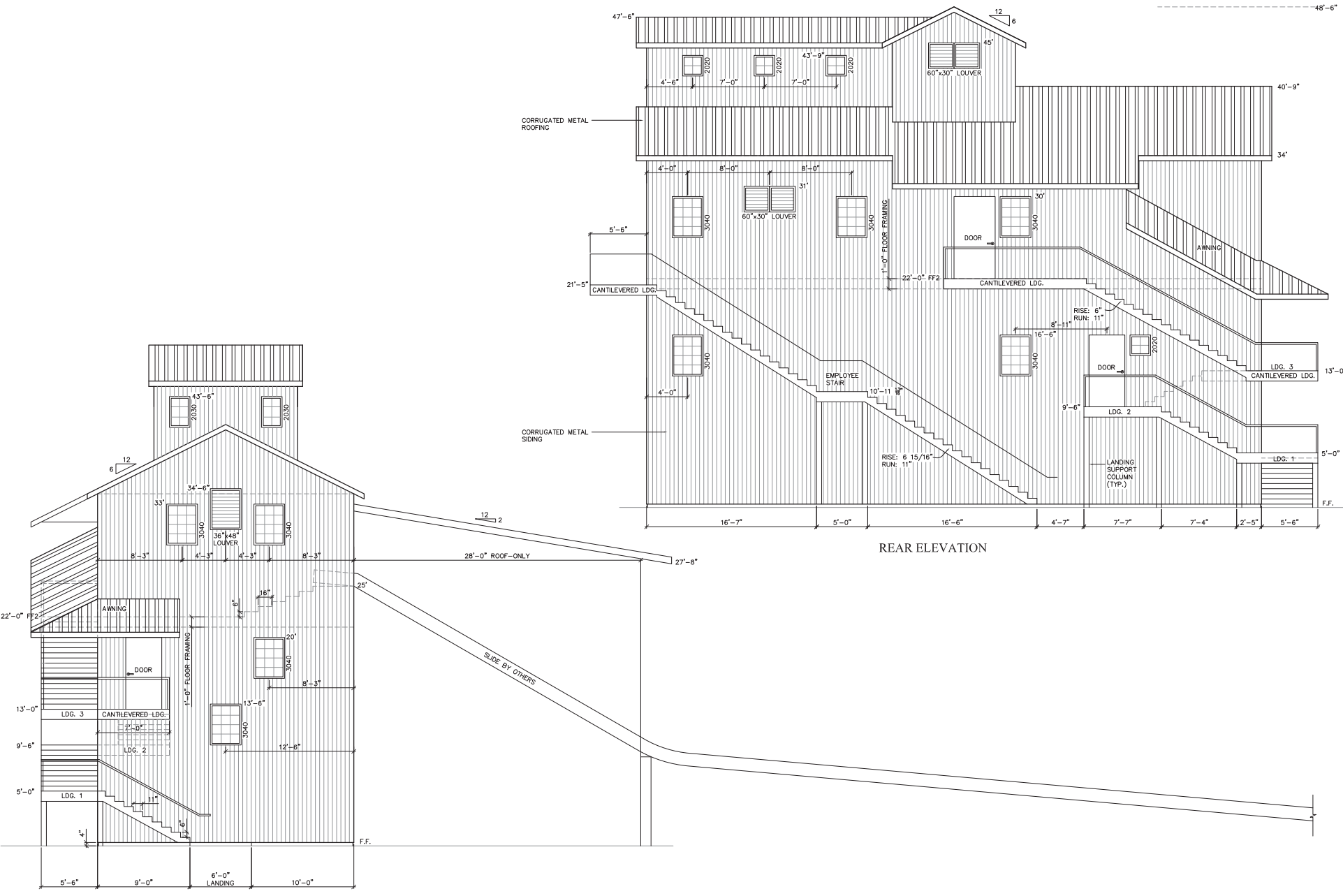
PROPOSED SLIDE BUILDING FOR:
BISHOP'S PUMPKIN FARM
 10000 S. KALAMANSIE, WHEATLAND, CA
 APR. 01/2020

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 10000 Line One Boulevard
 Suite 270, Colton, CA 95916
 (530) 971-1000
 Fax: (530) 971-1022



THESE PLANS ARE CONSIDERED "FINAL" BY THE ENGINEER UNLESS OTHERWISE NOTED BY THE ENGINEER. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE LOCAL AGENCY.

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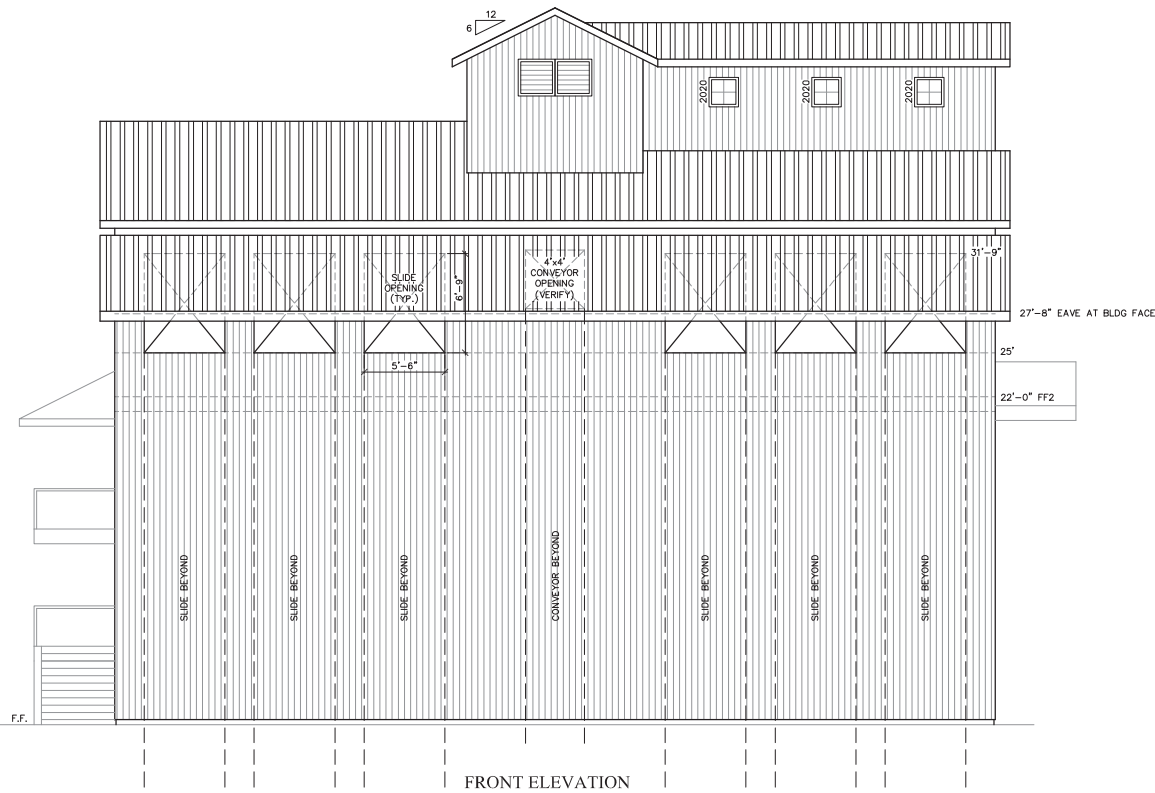


REAR ELEVATION

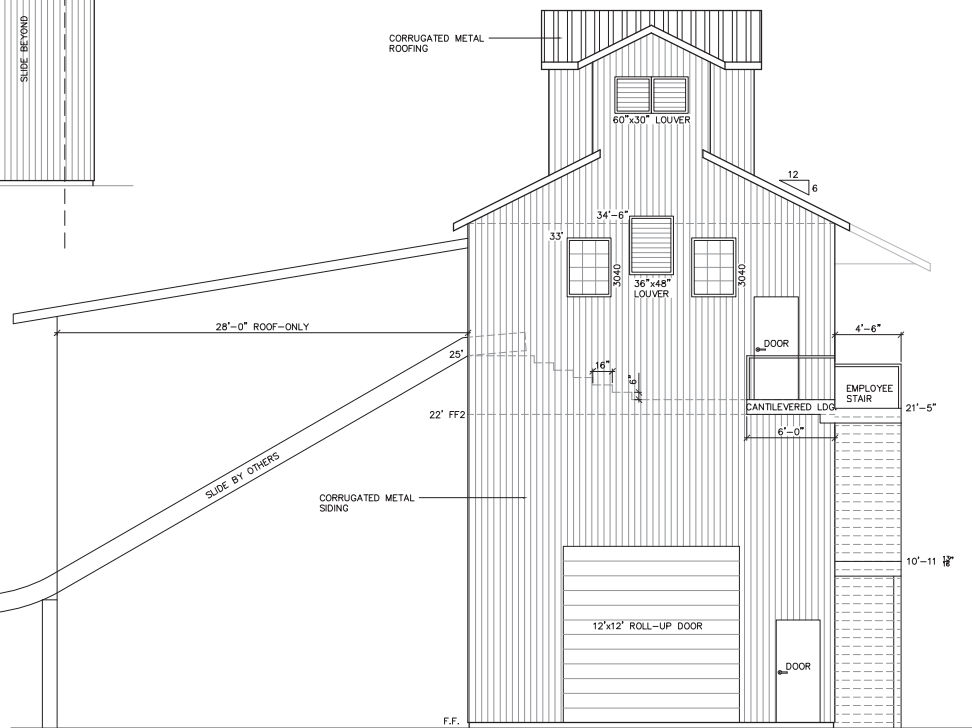
LEFT SIDE ELEVATION

EXTERIOR ELEVATIONS

Section 4, Item # 4.2



FRONT ELEVATION



RIGHT SIDE ELEVATION

EXTERIOR ELEVATIONS

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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 N. WHEELAND, WHEATLAND, CA
 95691

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 10000 Lee One Building
 Suite 100, California 95691
 (916) 871-1000
 Fax: (916) 871-1022

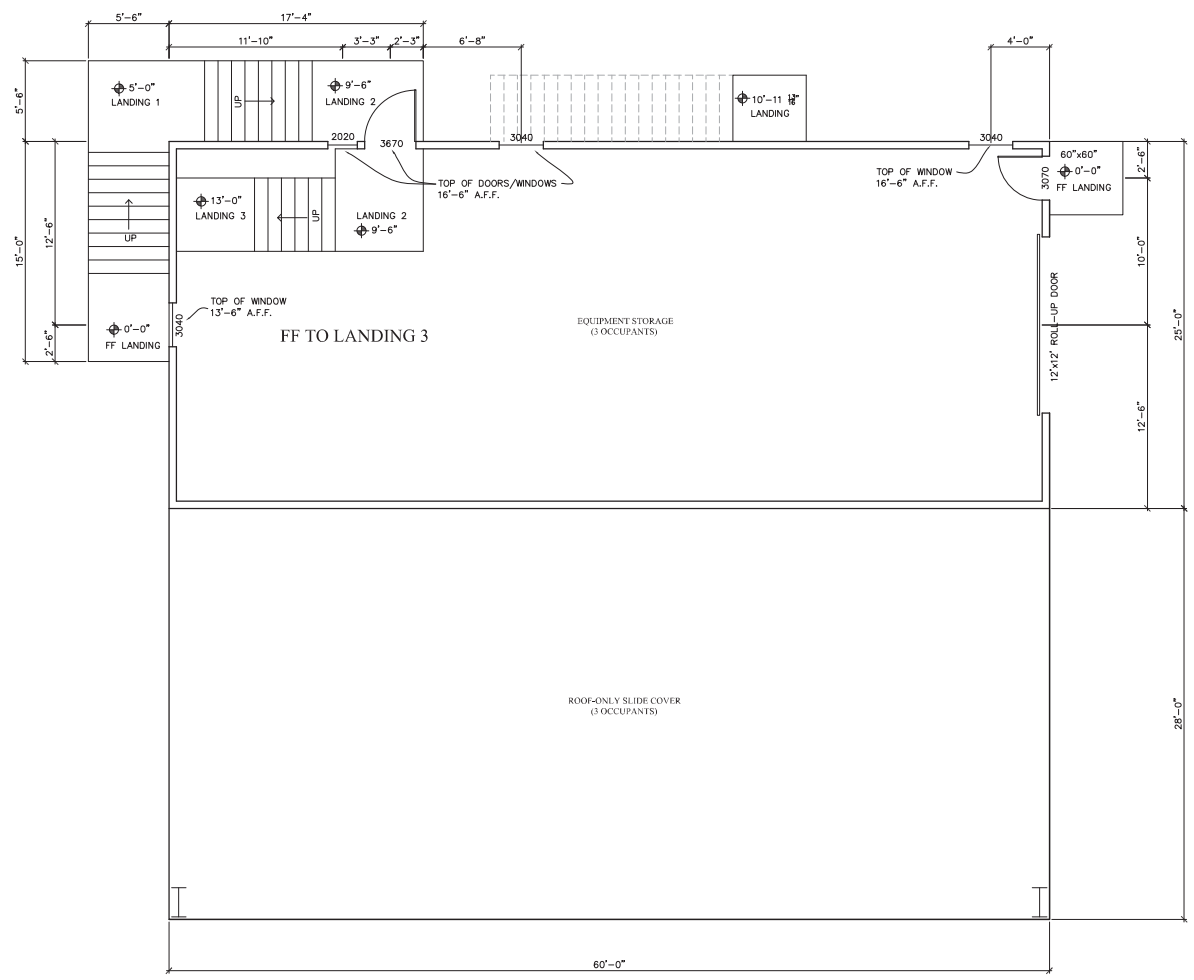


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 5 OF 14

Section 4, Item # 4.2



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 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

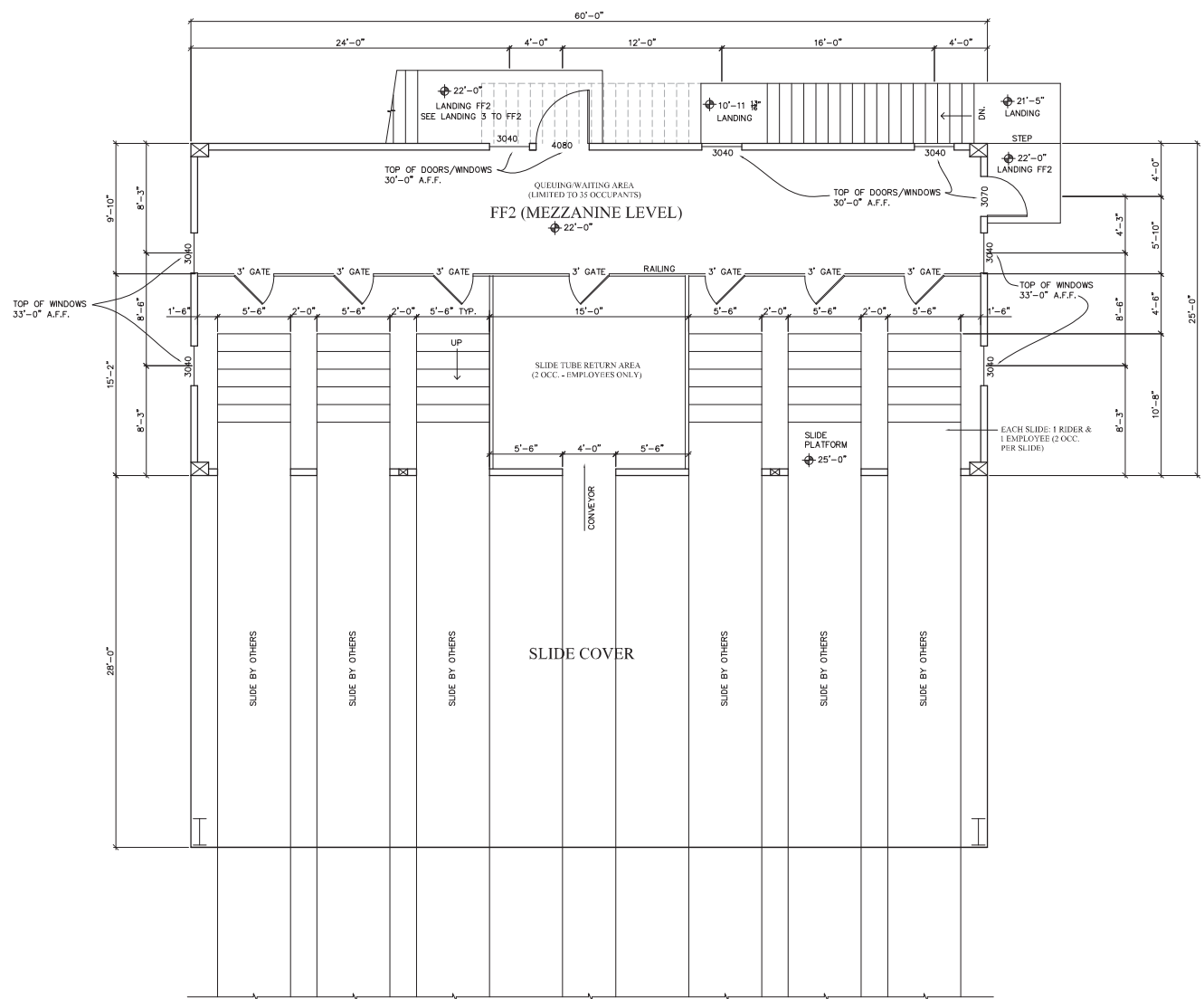


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 6 OF 14

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

Section 4, Item # 4.2



FLOOR PLAN FF2/MEZZANINE LEVEL (22')

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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 95916
 (530) 871-1000
 Fax: (530) 871-1022













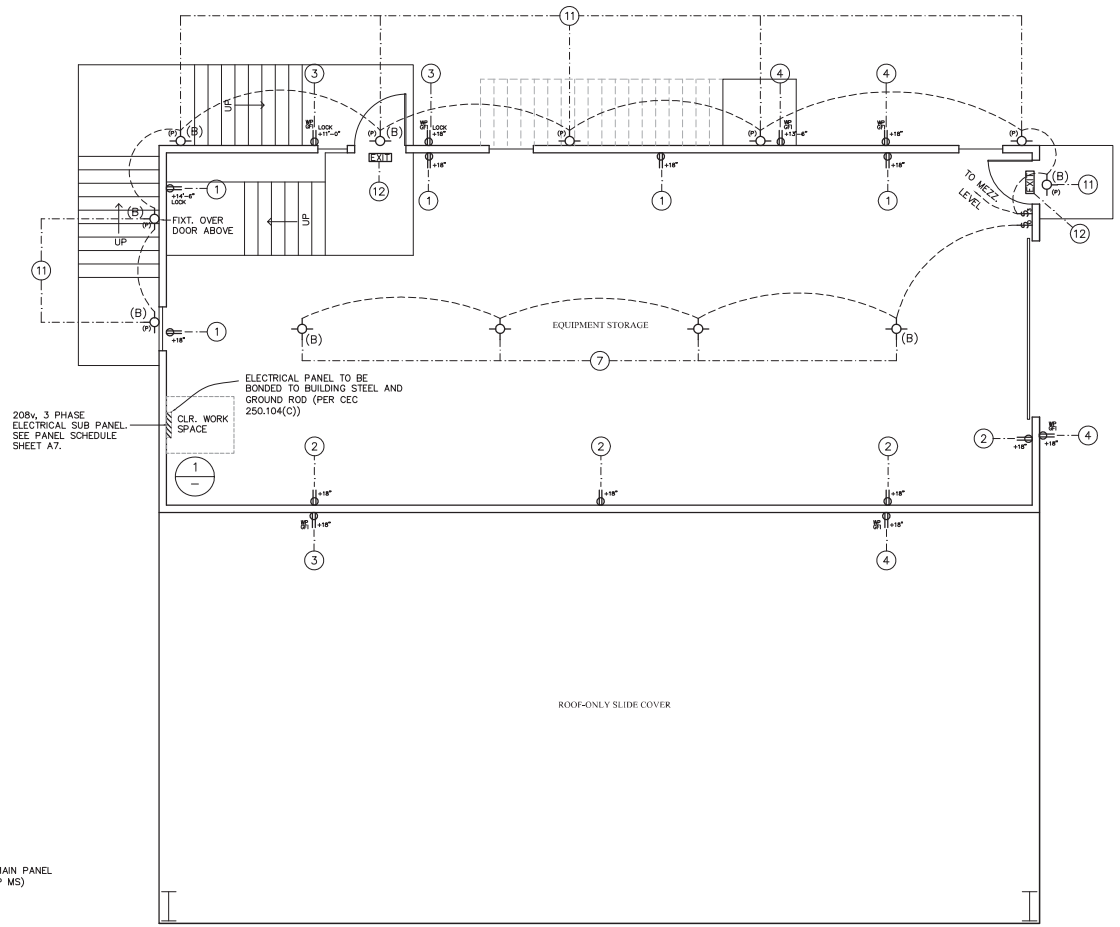
THESE PLANS ARE CONSIDERED THE PROPERTY OF THE ENGINEER UNLESS THE ENGINEER IN WRITING SHALL STATE OTHERWISE. NO CONSTRUCTION UNLESS STRONGLY APPROVED BY THE LOCAL AGENCY.

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 8 OF 14

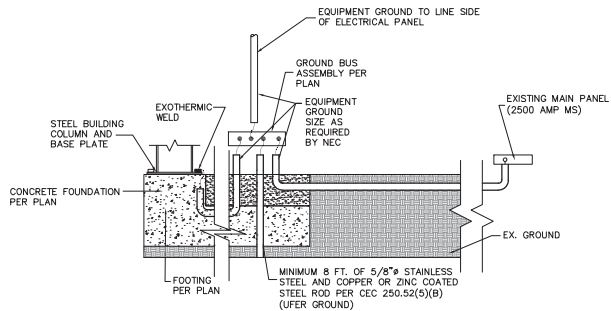
ELECTRICAL SYMBOL LEGEND

-  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
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.

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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



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.

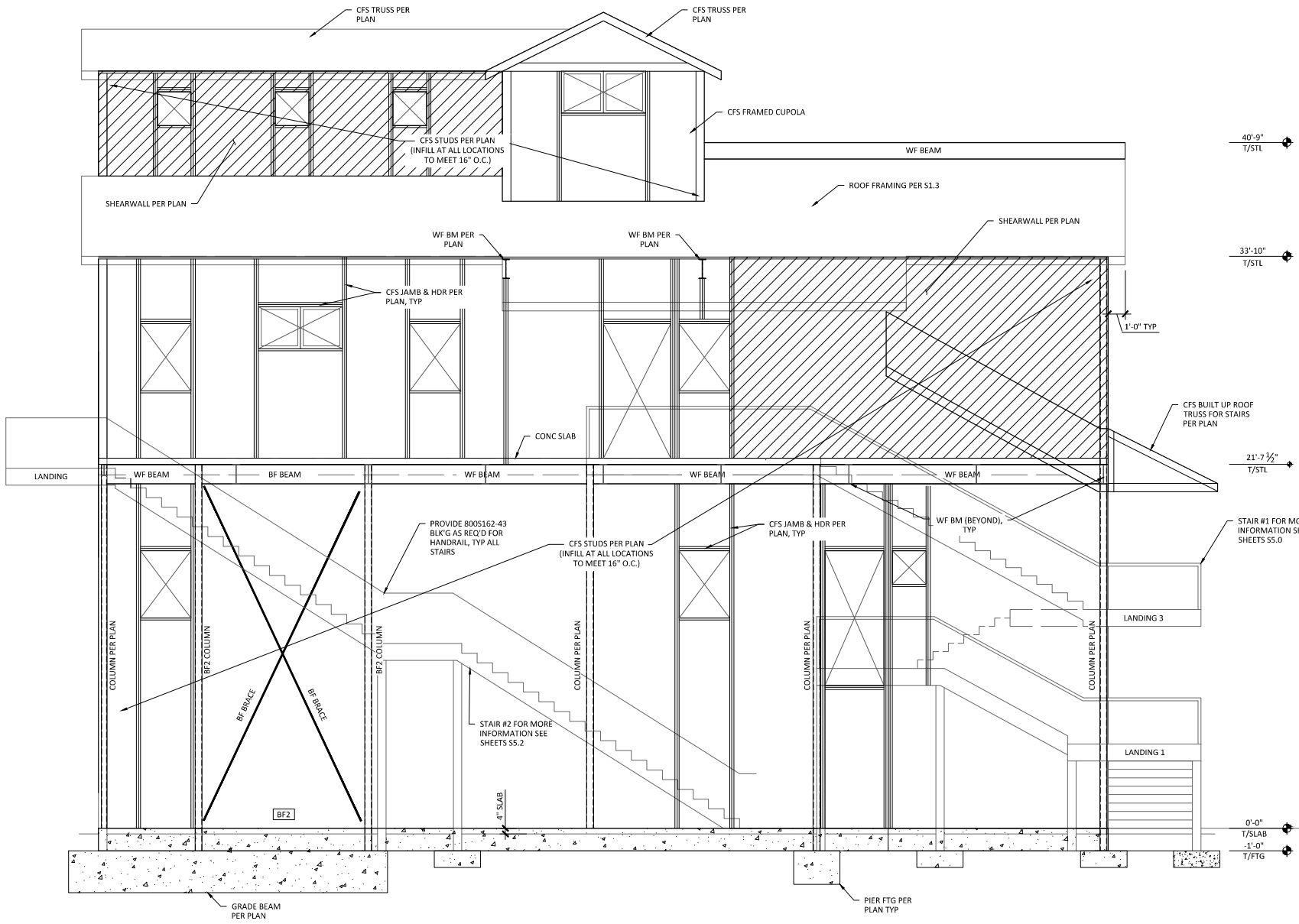
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Page: 10 OF 14

LOWER ELECTRICAL PLAN

Section 4, Item # 4.2

ELEVATION NOTES

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



STRUCTURAL ELEVATION 1

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



DATES

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

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SITE INFORMATION

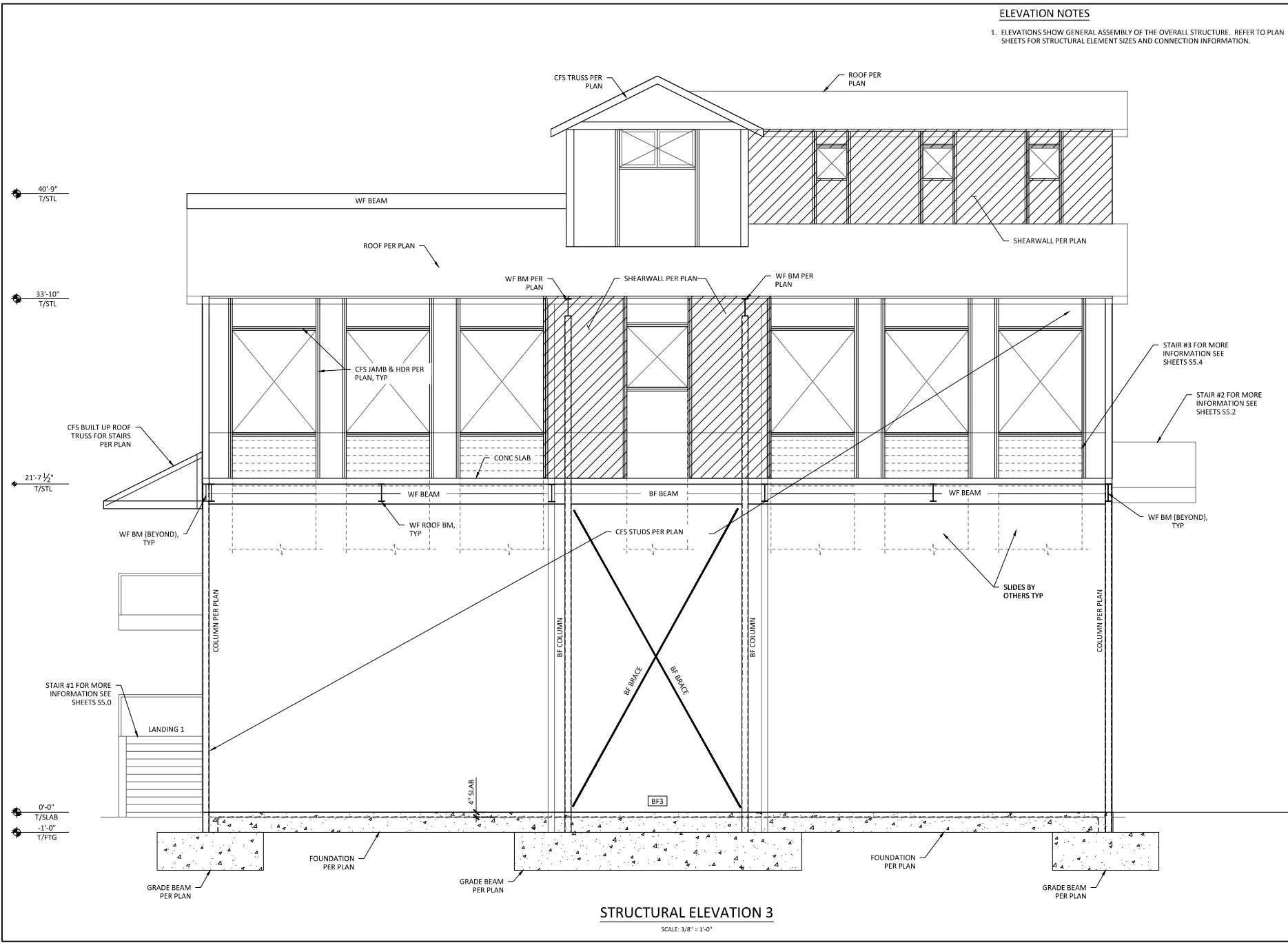
MK TYPE: _____
 JOB #: _____
 ADDRESS: 1415 PUMPKIN LANE
 WHEATLAND, CA 95692
 DRAWN BY: M.LAMONT
 PROJECT #: CM080524
 SCALE: _____

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



DATES

RELEASE: _____

P.M. UPDATES: _____

SUBMITTAL DATE: _____

1: _____

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CONSTRUCTION: _____

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SITE INFORMATION

MK TYPE: _____

JB #: _____

ADDRESS: _____

1415 PUMPKIN LANE

WHEATLAND, CA 95692

DRAWN BY: M.LAMONT

PROJECT #: CM080524

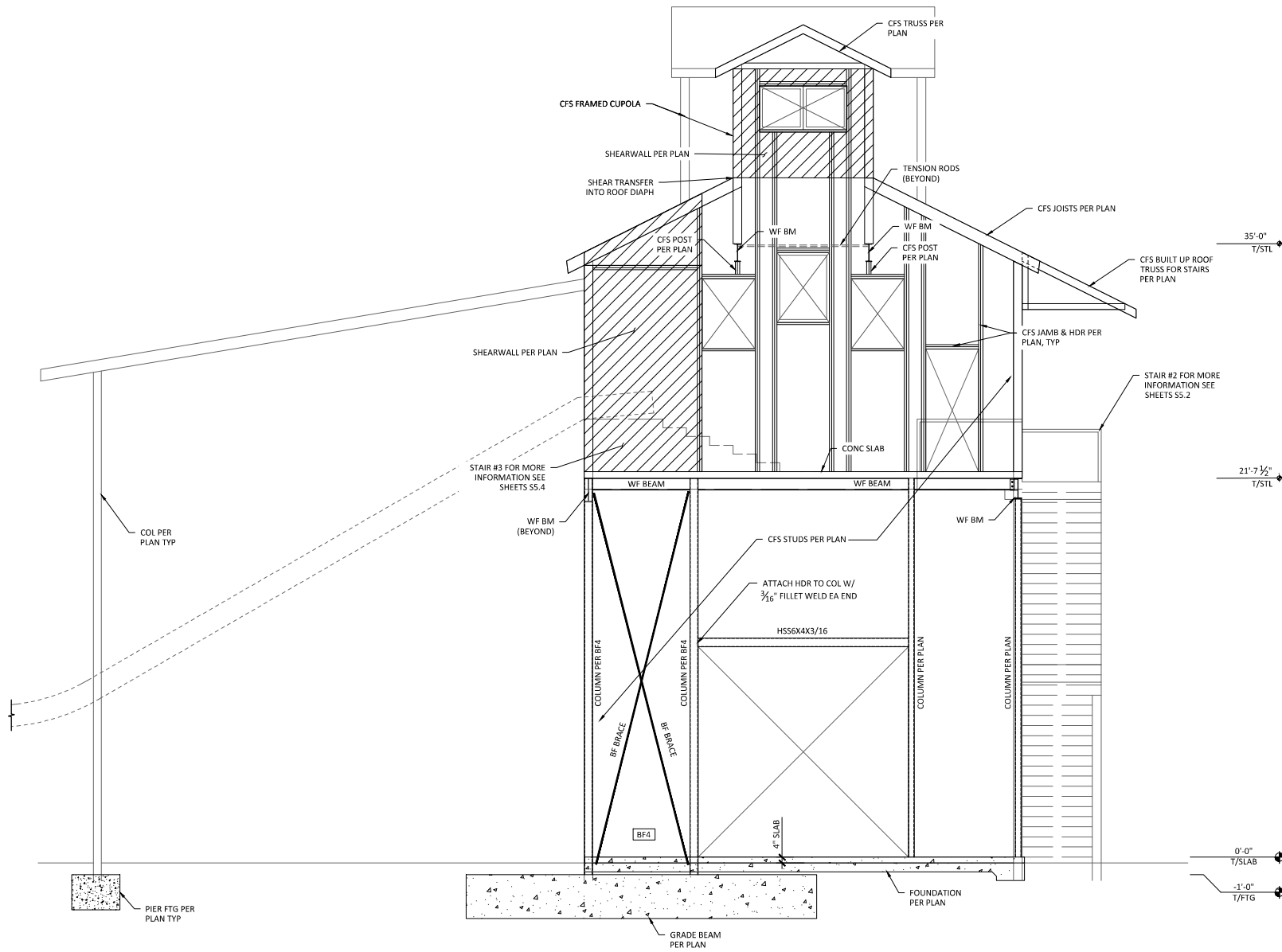
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STRUCTURAL ELEVATION #3

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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: _____
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 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

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

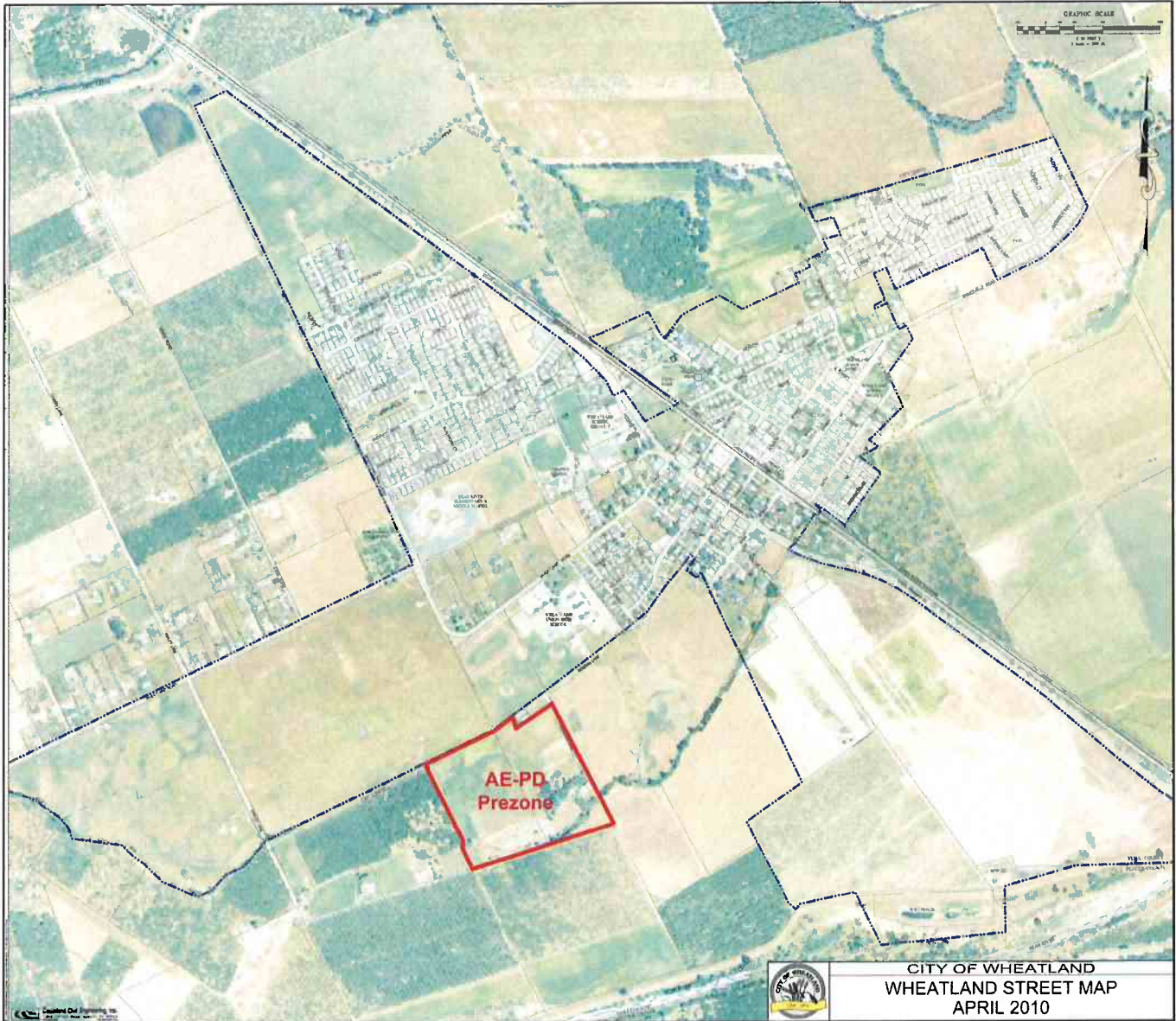


EXHIBIT B

**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.



City Council Meeting Staff Report

Meeting Date:
May 27, 2025

Subject: Compliance with Assembly Bill 1332 (AB) related to Pre-Approved Plans for Accessory Dwelling Units (ADUs).

Prepared By: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Wheatland City Council provide staff direction to include a link on the City’s website to the Yuba County Building Department’s website to ensure compliance with AB 1332.

Background

On October 11, 2023, the State of California passed AB 1332 which became effective on January 01, 2025. AB 1332, codified in Government code (GC) Section 65852.27, requires local agencies in California to develop programs for pre-approving ADU plans. AB 1332 allows for applicants to submit ADU plans for preapproval and require local agencies to approve or deny submissions based on existing ADU standards. In addition, pre-approved plans must be published on the agency’s website. AB 1332 allows for plans to be developed in-house or by preapproved by other jurisdictions. If an applicant uses a preapproved or previously approved ADU plan within the current California Building Standards Code cycle, the agency must approve or deny the application ministerially within 30 days.

On March 25, 2025, the Wheatland City Council directed staff to ensure that the City is compliant with AB 1332.

Discussion

On July 27, 2021, the Wheatland City Council adopted Ordinance No. 481 establishing reasonable standards for the development of ADUs and junior ADUs in the City. In addition, Ordinance No. 481 establishes the ministerial approval for ADUs and JADUs within the City of Wheatland. Therefore, a discretionary Planning approval is not required for the construction of ADUs (i.e., Planning Commission approval). As a result, if a proposed ADU is consistent with Ordinance No. 481 (Chapter 18.78 of the Wheatland Municipal Code), the proposed ADU is subject to building permit review only.

The Yuba County Building Department provides contract building permit review services for the City of Wheatland. In addition, the Yuba County Community Development Department has created and published pre-approved plans on their website. Therefore, Wheatland staff believe the City of Wheatland is currently in compliance with AB 1332.

Wheatland staff does recommend including a link on the City's website to direct residents interested in ADU construction to the Yuba County website.

https://www.yuba.gov/departments/community_development/planning_department/accessory_dwelling_unit_programs.php

City staff has coordinated with the Yuba County Building Department staff, who have agreed to this approach for the City.

Yuba County currently includes eight pre-approved ADU plans, consisting of two 496-square-foot (sf) options, three 599-sf options, and three 750-sf options. The 750-sf options include two bedrooms and one bathroom and the 599-sf and 496-sf options include one bedroom and one bathroom. All eight plans could include a smooth stucco or board and batten exterior (see Attachment 1).

Therefore, City staff recommends that the Wheatland City Council provide staff direction to include a link on the City's website to the Yuba County Building Department's website to ensure compliance with AB 1332.

Attachment

- 1) Sample Yuba County pre-approved ADUs



Deadwood Design (750-square-foot)



Maple Grove & Reeds Design (750-square-foot)



Ellis Design (599-square-feet)



Empire & Feather Design (599-square-feet)



Grasshopper Design (496-square-foot)



Englebright & Francis Design (496-square-foot)



Hutchinson Design (496-square-feet)



Prairie Bear & Willow Design (496-square-feet)



City Council Meeting Staff Report

Meeting Date: May 27, 2025

Subject: Update on Wheatland Farmers' Market

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland City Council receive information and provide comment on the status of the establishment of a Farmers' Market within the City of Wheatland.

Discussion: The Council received information regarding the establishment of a Farmers' Market in the City of Wheatland at the July 23, 2024 and February 25, 2025 City Council meetings. Information was discussed regarding possible locations for the Farmers Market including Front Street, City Hall parking lot and Settler's Village parking lot. One of our local growers, Gilbert Orchards, is registered by the State of California as a Certified Farmers' Market. Henry Gilbert presented information to the City Council on February 25th about the logistics of establishing a local Farmers' market in Wheatland. It was agreed that staff would work with Mr. Gilbert to further refine a plan for a local Farmers' market and return to the City Council with a recommendation for establishing a Farmers' Market in Wheatland this summer.

At the May 27th City Council meeting, City staff and Mr. Gilbert will provide an overview of a proposed plan for a local Farmers' Market, including location, dates of operation and organizational structure.

Fiscal Impact: None. This is an information item only.

Attachment: None



City Council Meeting Staff Report

Meeting Date: May 27, 2025

Subject: Presentation of Proposed Budget for Fiscal Year 2025-26

Prepared By: Susan Mahoney, Finance Director

Recommendation: Staff recommends that the Wheatland City Council review and provide input on the Proposed Fiscal Year (FY) 2025-26 Budget and direct staff to bring back a final budget for adoption at the June 10, 2025, City Council meeting.

Discussion: The City Council adopts an annual budget for City government operations no later than June 30th for the upcoming fiscal year that begins on July 1st. The attached FY 2025-26 Proposed Budget has been prepared with input from all City Departments. At the May 27, 2025, City Council meeting, staff will provide an overview of the FY 2025-2026 Proposed Budget and solicit input from Council. Based upon that discussion, staff will prepare a Final Budget document for Council consideration on June 10, 2025. At the June 10th meeting, staff will also review the draft Five-Year Capital Improvement Program.

GENERAL FUND

The Proposed FY 2025-26 General Fund budget is balanced. Key points include:

Revenues

- \$3,092,282 General Fund revenues. This amount is \$70,000 less than projected FY 2024-25 revenue due to an anticipated reduction in building activity.
- \$220,000 transfer from the SLES (Supplemental Law Enforcement Service) to the General Fund to offset police costs.

Expenses

- \$3,126,052 General Fund expenses.
- \$80,000 transfer to the Gas Tax Fund for ongoing road maintenance.
- \$50,000 transfer to the Lighting and Landscape Funds for the City’s required “general benefit” contribution.
- No transfers to the City’s Facilities Maintenance or Vehicle Replacement Funds.

Other

- Service levels and the number of employees remains the same as the previous year. Hiring for one of the vacant police positions is contingent upon receipt of a COPS grant.
- \$56,230 net increase to Fund Balance.
- \$2,904,660 ending Fund Balance. All Council approved reserves are fully funded.

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| Reserve for Uncertainties/Working Capital | \$1,250,421 |
| Reserve for Contingent Sales Tax | 401,858 |
| Reserve for Insurance Self Insured Retention | 30,000 |
| Unreserved | 1,222,381 |
| TOTAL FUND BALANCE | \$2,904,660 |

General Fund Revenue

General Fund revenue primarily comes from two sources, property tax and sales tax. Property tax is projected to increase 5% in FY 2025-26 over FY 2024-25 projections. Sales tax is projected to increase 3% over last fiscal year. Excise tax, a 1% tax on new construction, is estimated to be only \$20,000 as new building activity is not expected. The General Fund portion of the Bishop’s Pumpkin Farm admissions fee is projected to increase 5%. Interest earnings are projected to be slightly lower than the previous year due to current market conditions. All other revenues are projected to remain flat.

General Fund Expenses

The majority of General Fund operating expenses are projected to increase 4% with the following exceptions:

- A 12% increase in liability and property insurance costs.
- A 10% increase in telephone costs.
- A 2.5% increase (based on the consumer price index) for fire services per the current contract with the Wheatland Fire Authority.

Additional General Fund expenses for FY 2025-26 include:

- \$5,000 for a Strategic Plan Facilitator
- \$1,200 for electronic signature software

General Fund Summary

Summary tables for General Fund revenues, expenditures and fund balance information are attached.

FACILITIES MAINTENANCE FUND

Staff is proposing two facility improvements to be paid for from the Facilities Maintenance Fund. The first item is a new air conditioning unit for the police building to replace a 15-year-old unit that is no longer serviceable. The projected cost is \$10,000. The second item is a citywide phone system to replace the existing system that is antiquated and no longer supported by vendors. The projected cost is \$10,452. This is a one-time initial cost. Monthly phone costs are included in the General Fund operating expenses. The current balance in this fund is \$302,000.

VEHICLE REPLACEMENT FUND

Staff is proposing a new police vehicle totaling \$82,000 be paid for from the Vehicle Replacement Fund. This vehicle will replace the 2016 Ford Explorer that was put into service in August 2016. The current balance in this fund is \$172,585.

ENTERPRISE FUNDS

The City has two enterprise funds – Water and Wastewater (Sewer). Water and Sewer revenues are based on the rates adopted by the Council at its January 9, 2024, meeting. A 2.75% increase for water and a 3.00% increase for sewer, both effective March 1, 2026, are included in the budget projections.

Operating expenses for both funds are projected to increase 4% except for insurance (12%) and telephone (10%).

Water Fund

Additional expenses for the proposed Water Fund budget include:

- *Replace chlorine analyzers at six groundwater well stations.* The current analyzers use outdated technology. The new analyzers will require less maintenance, will lower operational costs, and will be more reliable. The projected cost is \$60,000.
- *Perform a fire flow pressure test for the hydrant located at Wheatland High School.* The test will evaluate the Well #3 fire pump’s ability to provide a high flow rate and pressure for fire suppression. The projected cost is \$5,000.
- *Test six well stations to evaluate well and pump performance.* Testing on a regular basis allows for tracking declines in performance and establishing schedules for maintenance, rehabilitation, and upgrades. The projected cost is \$20,000.
- *The Comprehensive Drinking Water project is almost complete.* Previous upgrades included replacing all residential meters and installing automated billing systems. Remaining work includes replacing two commercial meters, modifying the pressure system, and upgrades to telemetry and SCADA systems. The \$430,000 projected FY 2025-26 expenses will be funded with grants from the Yuba Water Agency and the Department of Water Resources Integrated Regional Water Management Implementation grant program.

The net position of the Water Fund is projected to increase \$51,838, resulting in an unrestricted net position of \$1,919,823. The net position amount is the value of the fund’s assets (cash, receivables, and infrastructure net of depreciation) less the fund’s liabilities (payables and bond debt). The ending net position amount is adjusted for the non-cash depreciation amount.

Sewer Fund

Additional expenses for the proposed Sewer Fund budget include:

- *Replace the Bar Screen at the Malone Lift Pump Station.* The existing bar screen is past its service life and is no longer able to remove large, unwanted items that flow into the treatment plant and cause increased maintenance and clogging on other treatment components. The projected cost is \$50,000.
- *Replace the treatment plant corkscrew grinder, conveyance, and press.* This critical machine grinds various types of debris and removes it from the flow stream. Staff will make every effort to repair the existing machine. If repair is not possible, the projected cost to replace the existing grinder is \$150,000.
- *Install two aerators for the oxidation ditch.* Aerators are used to induce oxygen and maintain biological activity to break down and consume sewage. The existing aerators are past their expected service life and one aerator has failed. The projected cost is \$100,000.
- *The Regional Sewer Pipeline project is on-going.* A loan from the Yuba Water Agency will pay for the projected FY 2025-26 expenses. Project activities include preliminary design, environmental review, permitting, utility relocations, right-of-way purchases, and final design activities. The construction phase of the project will be brought forth as a separate project at a later date.

The net position of the Sewer Fund is projected to decrease \$231,904, resulting in an unrestricted net position of \$543,447. The ending net position amount is adjusted for the non-cash depreciation amount.

| WATER FUND | Actual FY 2023-24 | Projected FY 2024-25 | Proposed FY 2025-26 |
|-------------------------------|----------------------|-------------------------|------------------------|
| Revenue | \$1,425,586 | \$1,445,000 | \$1,460,000 |
| Operating Expenses | (954,120) | (1,096,931) | (1,170,512) |
| Capital Expenses | (0) | (0) | (85,000) |
| Debt Service | (76,800) | (150,650) | (152,650) |
| Change to Net Position | 394,666 | 197,419 | 51,838 |
| Ending Net Position | \$2,000,566 | \$1,787,473 | \$1,919,823 |

| SEWER FUND | Actual FY 2023-24 | Projected FY 2024-25 | Proposed FY 2025-26 |
|-------------------------------|----------------------|-------------------------|------------------------|
| Revenue | \$1,199,494 | \$1,330,000 | \$1,361,250 |
| Operating Expenses | (915,051) | (1,018,083) | (1,104,491) |
| Capital Expenses | (0) | (55,200) | (300,000) |
| Debt Service | (108,113) | (186,863) | (188,663) |
| Change to Net Position | 176,331 | 69,854 | (231,904) |
| Ending Net Position | \$1,275,497 | \$1,060,351 | \$543,447 |

SPECIAL REVENUE FUNDS

Special Revenue Funds account for revenues that are legally or contractually restricted as to how they can be spent. All Special Revenue Funds are balanced. Proposed projects include:

- Pavement Maintenance Project.*
 Slurry seal and new pavement markings will be applied to select City streets and the Community Center Parking lot. Parallel pavement markings on C Street adjacent to the Community Center will be removed and repainted to provide wider center parking spaces. The estimated cost is \$495,000.

| Funding Source | Amount |
|--|------------------|
| Road Maintenance (SB1) Funds | \$350,000 |
| Transportation Development Act (TDA) Funds | 60,000 |
| CIRA Insurance Flexible Funds | 25,000 |
| Existing Fund Balance | 60,000 |
| TOTAL | \$495,000 |

- Wheatland Complete Streets Project.*
 This project includes a new sidewalk, pavement rehabilitation, striping, safety lighting, and utility relocation to enhance the safety and accessibility of Wheatland Road for pedestrians and cyclists. The project focuses on two key sections of Wheatland Road: from Olive Street to D Street, and from Oakley Lane to Wheatland Park Drive. The estimated cost is \$262,500.

| Funding Source | Amount |
|------------------------------|------------------|
| CalTrans Grant | \$232,500 |
| Road Maintenance (SB1) Funds | 30,000 |
| TOTAL | \$262,500 |

ALL FUNDS SUMMARY

A summary of revenues, expenditures, and projected fund balances as of the end of the 2025-26 fiscal year for all City funds is attached.

CAPITAL IMPROVEMENT PROGRAM

Staff has developed a Capital Improvement Program which identifies anticipated capital funding needs for the next five-year period. The proposed five-year Capital Improvement Program list will be discussed at the June 10, 2025, City Council meeting. Capital items proposed for FY 2025-26 are included in the proposed budget.

Fiscal Impact

The proposed budget establishes appropriations for all operating funds of the City as shown in the budget document.

Attachments

1. General Fund Revenues
2. General Fund Summary
3. All Funds Summary

CITY OF WHEATLAND
FISCAL YEAR 2025-2026

General Fund Revenues

| | Actual 2023/2024 | Adopted Budget 2024/2025 | Projected 2024/2025 | Proposed Budget 2025/2026 |
|---|---------------------|--------------------------------|------------------------|---------------------------------|
| <u>TAX REVENUE</u> | | | | |
| Property Taxes | 582,408 | 614,943 | 614,943 | 645,690 |
| Property Taxes in Lieu of MVL | 351,945 | 362,503 | 378,000 | 389,340 |
| Sales Tax | 351,205 | 381,100 | 381,100 | 392,533 |
| Transactions Tax | 627,272 | 730,168 | 570,000 | 600,000 |
| Franchise Fees | 153,190 | 154,500 | 153,190 | 157,786 |
| Business License Tax | 18,148 | 13,200 | 14,800 | 14,800 |
| Real Property Transfer Tax | 28,259 | 13,000 | 25,000 | 13,000 |
| Excise Tax | 258,307 | 100,000 | 141,000 | 20,000 |
| Total Tax Revenue | 2,370,734 | 2,369,414 | 2,278,033 | 2,233,149 |
| <u>FEES, CHARGES, AND REIMBURSEMENTS</u> | | | | |
| Building Permits | 26,025 | 12,300 | 12,300 | 12,300 |
| Encroachment Permits | 41,000 | 32,000 | 32,000 | 32,000 |
| FOG Permits | 4,402 | 3,600 | 3,600 | 3,600 |
| Planning Fees | 990 | 500 | 3,900 | 500 |
| Admissions Fee - General Use | 90,419 | 94,940 | 109,375 | 114,844 |
| Fines | 6,821 | 5,000 | 10,000 | 8,000 |
| Police Miscellaneous Fees | 1,041 | 2,000 | 3,000 | 2,000 |
| POST Training Reimbursement | 106 | 2,700 | - | - |
| Proposition 172 | 21,245 | 20,000 | 20,000 | 20,000 |
| Vehicle Abatement | 3,234 | 1,800 | 3,234 | 3,000 |
| Motor Vehicle in Lieu | - | 7,000 | 6,100 | 7,000 |
| Grant Revenue | 39,927 | 39,000 | 15,000 | 41,700 |
| Police Reimbursement | 5,150 | - | - | - |
| Rents from City Property | 49,661 | 53,100 | 55,000 | 55,000 |
| Community Center & Parks Rent | 22,170 | 19,000 | 21,000 | 21,000 |
| Tow / Impound | 6,725 | 4,500 | 4,500 | 4,500 |
| Miscellaneous Income | 65,631 | 5,000 | 74,700 | 17,000 |
| Total Fees, Charges, Reimbursements | 384,547 | 302,440 | 373,709 | 342,444 |
| <u>INTEREST</u> | 81,507 | 95,000 | 95,000 | 90,000 |
| <u>OTHER REVENUE</u> | | | | |
| General Fund - Cost allocation | 326,589 | 357,926 | 357,926 | 376,689 |
| Recovery of Labor & Benefits | 108,928 | 103,000 | 55,000 | 50,000 |
| Total Other Revenue | 435,517 | 460,926 | 412,926 | 426,689 |
| TOTAL GENERAL FUND REVENUES | 3,272,305 | 3,227,780 | 3,159,668 | 3,092,282 |

CITY OF WHEATLAND
FISCAL YEAR 2025-2026

General Fund Summary

| | Actual 2023/2024 | Adopted Budget 2024/2025 | Projected 2024/2025 | Proposed Budget 2025/2026 |
|--|---------------------|--------------------------------|------------------------|---------------------------------|
| REVENUES | | | | |
| Taxes | 2,370,734 | 2,369,414 | 2,278,033 | 2,233,149 |
| Fees, Charges, and Reimbursements | 384,547 | 302,440 | 373,709 | 342,444 |
| Interest Earnings | 81,507 | 95,000 | 95,000 | 90,000 |
| Other Revenue | 435,517 | 460,926 | 412,926 | 426,689 |
| Total Revenue | 3,272,305 | 3,227,780 | 3,159,668 | 3,092,282 |
| EXPENSES | | | | |
| BY DEPARTMENT | | | | |
| City Council | 11,214 | 39,642 | 29,470 | 35,862 |
| Administration | 454,174 | 467,188 | 533,721 | 484,978 |
| Finance | 120,662 | 164,492 | 141,500 | 141,717 |
| Community Development | 230,181 | 279,912 | 233,700 | 258,867 |
| Building Inspection | - | - | - | - |
| Police | 1,644,596 | 1,669,856 | 1,579,568 | 1,699,378 |
| Fire | 290,804 | 307,804 | 307,804 | 315,499 |
| Public Works | 60,699 | 94,012 | 106,225 | 82,421 |
| Parks | 107,791 | 152,261 | 160,079 | 107,329 |
| Total Expenses by Department | 2,920,120 | 3,175,167 | 3,092,067 | 3,126,052 |
| Net Income before Capital Items | 352,185 | 52,613 | 67,601 | (33,770) |
| Capital Items | - | - | - | - |
| TRANSFERS IN/(OUT) | | | | |
| Transfer In - SLES | 170,000 | 205,392 | 205,392 | 220,000 |
| Transfer Out - Street Maintenance | (65,431) | (75,290) | (75,290) | (80,000) |
| Transfer Out - Other | (578) | - | - | - |
| Transfer Out - Wheatland LLD | (17,844) | (10,233) | (10,233) | (20,000) |
| Transfer Out - Park Place LLD | (13,385) | (28,203) | (28,203) | (30,000) |
| Transfer Out - Facilities Maintenance | - | (50,000) | (50,000) | - |
| Transfer Out - Vehicle Replacement | - | (50,000) | (50,000) | - |
| Net Transfers | 72,762 | (8,334) | (8,334) | 90,000 |
| Total Increase (Decrease) to Fund | 424,947 | 44,279 | 59,267 | 56,230 |
| FUND BALANCE | | | | |
| Beginning Fund Balance | 2,364,217 | 2,389,168 | 2,789,164 | 2,848,431 |
| Ending Fund Balance | 2,789,164 | 2,433,447 | 2,848,431 | 2,904,660 |
| Reserved for CIRA SIR | 30,000 | 30,000 | 30,000 | 30,000 |
| Reserved for Contingent Sales Tax | 401,858 | 401,858 | 401,858 | 401,858 |
| Reserve (40% of expenses) | 1,168,048 | 1,270,067 | 1,236,827 | 1,250,421 |
| Unreserved | 1,189,258 | 731,522 | 1,179,746 | 1,222,382 |
| Ending Fund Balance | 2,789,164 | 2,433,447 | 2,848,431 | 2,904,660 |

**CITY OF WHEATLAND
FISCAL YEAR 2025-2026**

All Funds Summary

| | Estimated July 1, 2025 Fund Balance | 2025-2026 Proposed Budget | | | Estimated June 30, 2026 Fund Balance |
|---------------------------------------|---|---------------------------|-------------------|---------------------|--|
| | | Revenues | Expenses | Transfers In/Out | |
| General Fund | 2,848,431 | 3,092,282 | 3,126,052 | 90,000 | 2,904,660 |
| Enterprise Funds | | | | | |
| Water (Net Position) | 2,032,985 | 1,460,000 | 1,408,162 | - | 2,084,823 |
| Wastewater (Net Position) | 1,060,351 | 1,361,250 | 1,593,154 | - | 828,447 |
| Water Distribution Impact | 282,090 | 10,500 | - | - | 292,590 |
| Sewer Collection Impact | 4,679,127 | 250,000 | 70,000 | - | 4,859,127 |
| Wastewater Treatment Impact | 416,748 | 17,000 | - | - | 433,748 |
| Internal Service Funds | | | | | |
| Facilities Maintenance | 302,000 | 10,000 | 20,452 | - | 291,548 |
| Vehicle & Equipment Replacement | 172,585 | 5,700 | 82,000 | - | 96,285 |
| Special Revenue Funds | | | | | |
| Street Maintenance (Gas Tax) | 128,245 | 131,623 | 258,720 | 80,000 | 81,148 |
| SB1 Road Maintenance | 346,084 | 113,140 | 1,100 | (380,000) | 78,124 |
| Transportation Development Act | 76,438 | 182,500 | 51,000 | (120,000) | 87,938 |
| Community Development Block Grant | 139,413 | 90 | - | - | 139,503 |
| Economic Development | 21,322 | 28,700 | 24,000 | - | 26,022 |
| General Plan Update | 37,485 | 1,500 | - | - | 38,985 |
| Supplemental Law Enforcement | 62,930 | 232,000 | - | (220,000) | 74,930 |
| Pumpkin Farm Joint Admission | 93,024 | 79,363 | 34,497 | - | 137,890 |
| Wheatland Community Garden | 20,794 | 1,600 | 500 | - | 21,894 |
| Pool Operations | 1,140,979 | 46,000 | - | - | 1,186,979 |
| Heritage Oaks West | 3,710 | 150 | - | - | 3,860 |
| Wheatland Landscape District | 41,350 | 75,867 | 83,990 | 20,000 | 53,226 |
| Park Place Landscape District | 17,952 | 49,355 | 74,234 | 30,000 | 23,073 |
| Wheatland CFD 2015-1, Caliterra Ranch | 205,752 | 206,000 | 205,961 | - | 205,791 |
| Wheatland CFD 2015-2, Heritage Oaks E | (36,325) | - | 1,400 | - | (37,725) |
| Special Revenue Impact Funds | | | | | |
| Bear River Impact | 22,190 | - | 400 | - | 21,790 |
| Regional Bypass Impact | 20,627 | 700 | - | - | 21,327 |
| Storm Drainage Impact | 161,039 | 9,000 | - | - | 170,039 |
| Road Circulation Impact | 567,557 | 24,000 | - | - | 591,557 |
| City Hall Facilities Impact | 248,777 | 9,000 | - | - | 257,777 |
| Vehicles and Equipment Impact | 9,370 | 350 | - | - | 9,720 |
| Public Works Facilities Impact | 43,438 | 1,500 | - | - | 44,938 |
| Law Enforcement Facilities Impact | 66,192 | 2,700 | - | - | 68,892 |
| Fire Department Facilities Impact | 20,682 | 800 | - | - | 21,482 |
| Parkland Facilities Impact | 438,060 | 17,000 | - | - | 455,060 |
| Public Meeting Facilities Impact | (41,370) | 0 | 1,500 | - | (42,870) |
| Caliterra Subdivision Impact | 2,764,365 | 100,000 | - | - | 2,864,365 |
| Project Funds | | | | | |
| Comprehensive Drinking Water | 110,000 | 430,000 | 430,000 | - | 110,000 |
| Regional Sewer Design/Environmental | - | 2,500,000 | 2,500,000 | - | - |
| Little League Lights | - | 5,500 | 5,500 | - | - |
| SYTIA | - | 17,100 | 17,100 | - | - |
| Wheatland Road Complete Streets | 26,515 | 232,500 | 262,500 | 30,000 | 26,515 |
| Pavement Maintenance | 79,746 | 25,000 | 495,000 | 410,000 | 19,746 |
| General Plan Update, 2024 | 287,907 | - | 100,000 | - | 187,907 |
| Stormwater Retention Basin and Pumps | 100,000 | - | 100,000 | - | - |
| Sidewalk ADA Accessibility Program | 60,000 | - | 120,000 | 60,000 | - |
| STEP Grant | - | 39,806 | 39,806 | - | - |
| Cannabis Grant | 1,091 | 50 | 1,141 | - | - |
| TOTALS | 19,079,655 | 10,769,625 | 11,108,168 | - | 18,741,112 |