



Planning Commission Meeting Staff Report

Meeting Date:

April 29, 2025

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

Prepared By: Tim Raney, Community Development Director

Recommendation

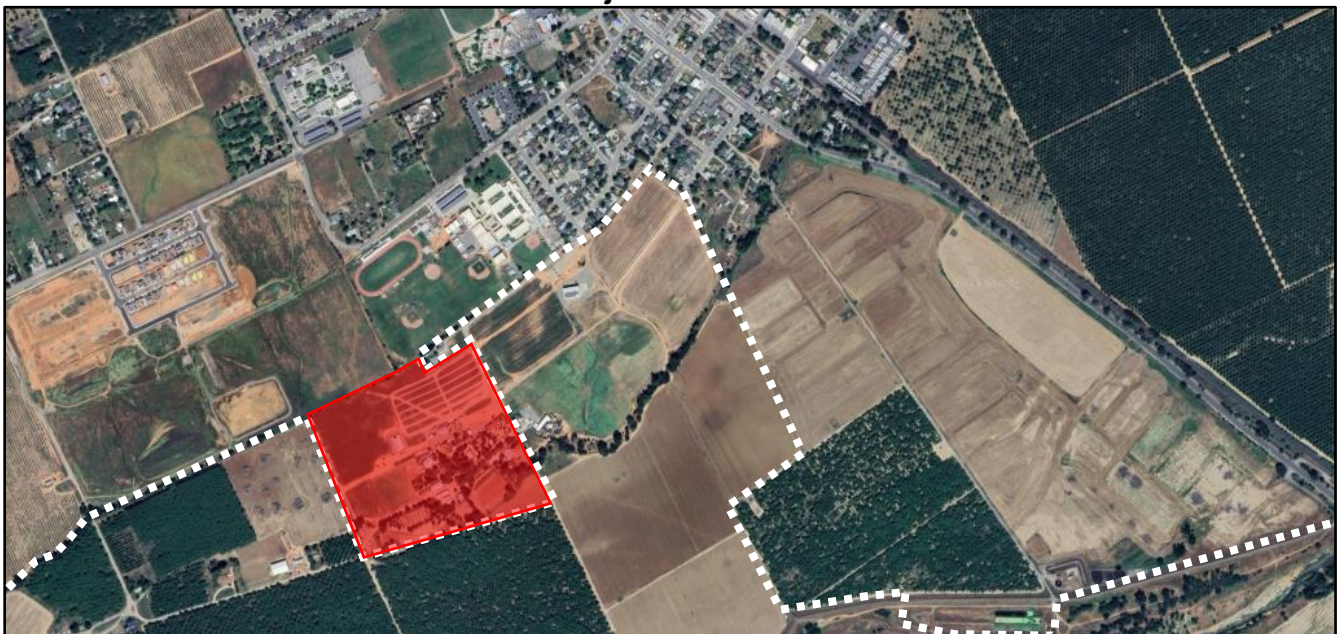
Staff recommends that the Wheatland Planning Commission conduct a public hearing on the proposed PD Amendment, and upon close of the public hearing, adopt the attached resolution recommending the Wheatland City Council adopt the Ordinance amending the Bishop's Pumpkin Farm PD District (see Attachment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

Background

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

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

Project Location



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

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

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

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

Analysis

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

Environmental Review

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

Conclusion

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

Fiscal Impact:

None.

Attachments:

1. Resolution No. 2025-**
Exhibit A – Ordinance No. 426
Exhibit B – Planned Development Amendment Ordinance
2. Proposed Bishop's Pumpkin Farm Slide Structure