

# Attachment 1

## PLANNING COMMISSION RESOLUTION NO. 2025-\*\*

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

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

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

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

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

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

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

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

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

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

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

\* \* \* \* \*

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

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:**

**Planning Commission Chairperson**

**ATTEST:**

**Lisa Thomason, City Clerk**

## **Exhibit A**

## **Exhibit B**