

RESOLUTION NO. XX-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND APPROVING A ONE-TIME REDUCTION IN DEVELOPMENT IMPACT FEES FOR A 16-UNIT MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT MAIN STREET AND C STREET

WHEREAS, on July 16, 2024, the Wheatland Planning Commission adopted Resolution No. 2024-03 approving the conditional use permit, site plan and design review for a 16-unit apartment project to be located at Main Street and C Street ("Project"); and

WHEREAS, the development impact fees associated with development projects are approved by the City Council and included in the City of Wheatland Master Fee Schedule; and

WHEREAS, the development impact fees for a 16-unit multi-family residential project calculated in accordance with the 2025 City of Wheatland Master Fee Schedule total \$532,896; and

WHEREAS, the Project applicant, Frank Webb Construction Inc., has indicated that payment of the calculated development impact fees would make the Project financially unfeasible; and

WHEREAS, the City Council, on February 25, 2025, directed staff to agendize this item for City Council consideration; and

WHEREAS, staff has prepared an alternate calculation of development impact fees for the Project and City Council consideration, attached as Exhibit A.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Wheatland that:

- A. The foregoing recitals are true and correct.
- B. The City Council approves the reduced development impact fee calculation, attached as Exhibit A, for the 16-unit multi-family apartment complex to be located at Main Street and C Street.
- C. The reduced development impact fee calculation is applicable only to the project identified in this resolution and does not set a precedent for reduced development impact fees for future development projects.

PASSED AND ADOPTED by the City Council of the City of Wheatland, State of California
this 8^h day of April 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Angela Teter, Mayor

Lisa Thomason, City Clerk