



# City Council Meeting Staff Report

**Meeting Date:**

**May 27, 2025**

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**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

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## Recommendation

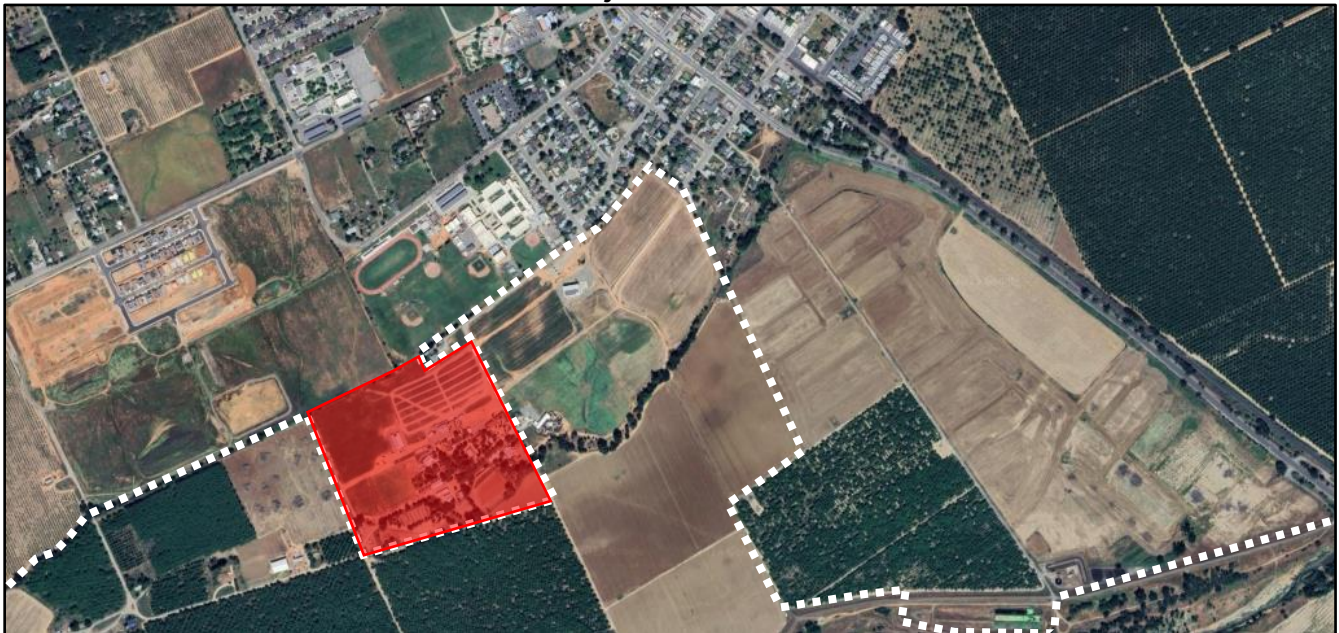
Staff recommends that the Wheatland City Council conduct a public hearing on the proposed PD Amendment, and upon close of the public hearing, adopt the Ordinance amending the Bishop's Pumpkin Farm PD District (see Attachment 1) and to adopt Resolution No. 2025-\*\*, thereby approving Design Review for 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 7<sup>th</sup> through September 19<sup>th</sup>: (Monday – Thursday) 10AM – 7PM, (Friday, Saturday, Sunday) 9AM – 8PM
- September 20<sup>th</sup> through October 30<sup>th</sup>: (Sunday – Thursday) 9AM – 8 PM, (Friday & Saturday) 9AM – 9PM
- October 31<sup>st</sup> through November 11<sup>th</sup>: (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