



## City Council Meeting Staff Report

Meeting Date:

May 27, 2025

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

**Prepared By:** Tim Raney, Community Development Director

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### 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](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