Wheatland
CALIFORNIA

Steeped in history and growing responsibly

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Incorporated in 1874, Wheatland has both a rich history and a bright future. Wheatland is one of only two incorporated cities in Yuba County and is located just south of Beale Air Force Base. It is nestled at the north-eastern edge of California's vast Sacramento Valley. Located 34 miles north of Sacramento, Wheatland is ideal for businesses doing business with both the State and Federal government or those requiring easy access to International air travel.

Wheatland is a great place to live, work and play and continues to be valued by its residents for its small town atmosphere and rural setting.

Population
3,497 (2018 CA Department of Finance)

Households
1,417

Families
1,055

Average Household Income
$69,499
(15% higher than the national average)

Median Age
35

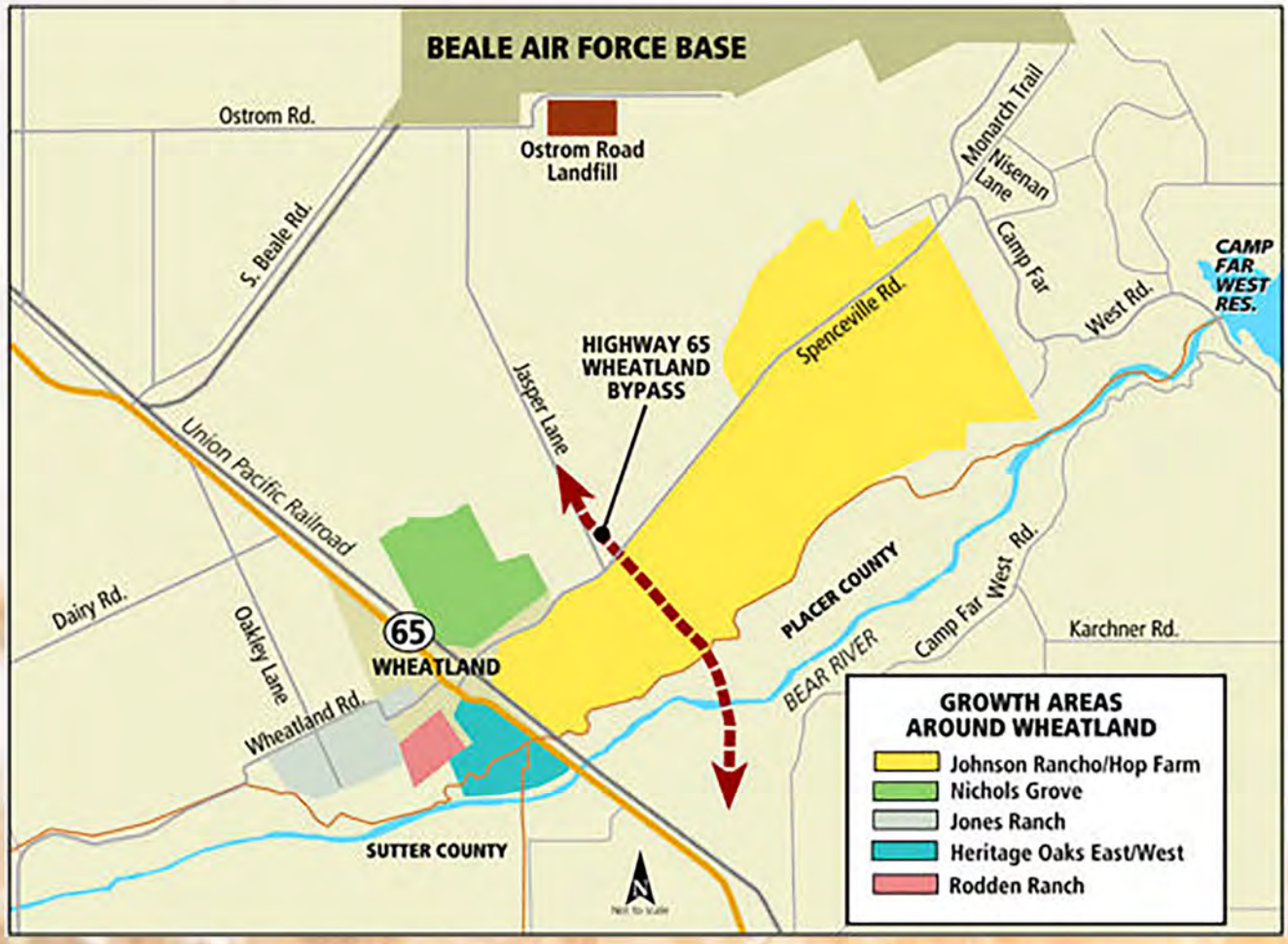
Hwy 65 Annual Average Daily Traffic Count
21,700

WITHIN 45-MINUTE COMMUTE

Labor Force
1,166,059

Annual Population Growth
1.1%

Sacramento International Airport (annually)
10.9 million travelers
333 million pounds of freight



Opportunities in Wheatland

Wheatland has six proposed development areas of varying sizes in and around the city.

The 4,150 acre Johnson Rancho/Hop Farm, which was annexed in 2014, has the capacity for 13,300 single-family housing units, 556 multi-family units, 500 dwelling units within non-residential land uses, 574 acres zoned for commercial, employment, schools, civic center and parks. It includes two distinct Commercial Districts.

Caliterra Ranch (formerly known as Jones Ranch) is 191 acres with capacity for 552 single-family units. It has 19 acres zoned for commercial development, parks and public areas.

Heritage Oaks Estates–East is 175 acres and has the capacity for 490 single-family units, 108 multi-family units and has 37.5 acres set aside for commercial, self-storage and park/open spaces.

Heritage Oaks Estates–West is 58 acres and is zoned for 170 single-family units.

Nichols Grove is 485 acres with 11.5 acres for mixed use commercial and is zoned for up to 1,624 single-family units, 91 multi-family units and 117.2 acres of park/open space.

Rodden Ranch is 98 acres and is zoned for 37 single-family units.

Additional commercial and industrial opportunities along the Hwy 65 corridor provide exposure and access to nearly 20,000 cars per day. With 30,000 retirees living in the region, a trained workforce is readily available, making Wheatland a great place to start and grow a business.

Right here and nearby . . .

Bishop's Pumpkin Farm has been harvesting memories for guests since 1973. Guests can pick their favorite pumpkin, ride the train, take a spin on the Carousel, enjoy the challenge of the corn maze or the thrill of the zip line, visit Weeland Petting Zoo, have a delicious lunch or dinner at Pigadeli Square and finish off with some baked goods from Mrs. B's Bakery. Open annually mid-September though October. www.bishopspumpkinfarm.com

The all new **Hard Rock Hotel & Casino–Sacramento at Fire Mountain** will feature the latest in live music and entertainment, hospitality, world-class gaming and exceptional cuisine. It will feature a hotel with multiple suite offerings, a large gaming facility with over 1,800 slot machines and table games, along with an outdoor pool and deck area, large meeting space and a great selection of bars and restaurants. The property also includes signature brand amenities like the Rock Shop® and Body Rock® fitness center. Opening fall 2019. www.hardrockhotelsacramento.com

One of the most popular outdoor music venues in California, the **Toyota Amphitheatre** has drawn audiences to rural Wheatland for concerts and special events since 2000. The open-air amphitheater boasts state-of-the-art video, lighting and sound systems, making it a destination for visitors to experience national touring acts miles away from the bustle of California's larger metropolitan hubs. www.livenation.com/venues/14998/toyota-amphitheatre

Just to the northeast, **Beale Air Force Base** is home for the U-2 Dragon Lady, T-38 Talon and RQ-4 Global Hawk. The base, covering nearly 23,000 acres, is home to more than 7,000 people, both military and civilian, providing more than $670 million in economic impact to the region. Beale AFB has a unique name and mission, a historic past, and a promising future. www.beale.af.mil

Camp Far West Lake is a 2,002 surface-acre lake with 29 miles of shoreline, rolling hills and many oak trees. The campsites sport picnic tables, barbecues and full hook-ups along with a lot of open area which allows for the perfect lake-side enjoyment. Activities on and around the lake include swimming, fishing, boating, water skiing, jet skiing, biking, hiking, and horseback riding. www.visitplacer.com/discover/camp-far-west-north-shore

For more information
Wheatland.ca.gov or (530) 633-2761