

November 14, 2025

Shari Guzman
Wheatland Elementary
111 Hooper St
Wheatland, CA 95692

Dear Shari Guzman:

California Education Code Section 1240 requires that the Superintendent of Schools, or his designee, visit schools identified in Yuba County and report the results of the visit. I am pleased to provide, for submission to your governing board at a regularly scheduled December meeting, the annual report for the fiscal year 2025-2026 as required by Education Code section 1240(c)(2)(A)(i) pursuant to the Williams Settlement. This report presents the results of my visits and reviews at **Wheatland Elementary**.

The purpose of my visit was to:

1. Determine if students have "sufficient" standards-aligned instructional materials in four core subject areas [English language arts, mathematics, history/social science and science (including science laboratory equipment in grades 9-12) and, as appropriate, in world languages and health].
2. Determine if there is any facility condition that "poses an emergency or urgent threat to the health or safety of pupils or staff"
3. Determine if the school has provided accurate data on the annual school accountability report card related to the sufficiency of instructional materials and the safety, cleanliness, and adequacy of school facilities, including "good repair."

The law further requires that the Superintendent of Schools, or his designee, annually monitor and review:

1. Teacher misassignments and teacher vacancies;
2. Receive quarterly reports on complaints filed within the school district concerning insufficient instructional materials, teacher vacancies and misassignments, and emergency or urgent facilities issues under the Uniform Complaint Procedure;
3. Review audit exceptions under expanded authority in the areas of use of instructional materials program funds, teacher misassignments, and information reported on the school accountability report card and determine whether the exceptions are either corrected, or an acceptable plan of correction has been developed.

Before proceeding with the report, let me define some basic terms:

- "Sufficient textbooks or instructional materials" means each pupil, including English learners, has a standards-aligned textbook or instructional materials, or both, to use in class and to take home.
- A school facility condition that poses an "emergency or urgent threat" is a "condition that poses a threat to the health or safety of pupils or staff while at school." [Note: this definition and quote is drawn from EC 17592.72(c)(1) because it is incorporated by reference in EC 1240(c)(2)(E)(ii).]

- "Good repair" means the school facilities are clean, safe and functional as determined pursuant to the school facility inspection and evaluation instrument developed by the Office of Public School Construction or a local evaluation instrument that meets the same criteria.

During the visit to **Wheatland Elementary**, the findings related to the areas of instructional materials, facilities, School Accountability Report Card, teacher misassignment, audit findings, and uniform complaint notices are summarized below:

School Facilities:

The facility inspection for health and safety and for the verification of the district's facility evaluation was completed on **10/17/2025**. The school's 2025 state Facility Inspection Tool (FIT) is attached. The facility inspection was limited to the fifteen areas identified in the Facility Inspection Tool which was developed by the Office of Public School Construction. Where there is a discrepancy between the FIT and the personal evaluation during the Williams review, the items were brought to the attention of the school administration.

Instructional Materials:

The Williams Verification Visit to **Wheatland Elementary** was completed on **9/17/2025**. Twenty-five percent of the classrooms were visited as required under the Williams' statutes. Classroom visits and review of the Instructional Materials Survey revealed that there were sufficient numbers of English/language arts, math, history/social science, and science textbooks provided to students.

School Accountability Report Card:

Yuba County Office of Education is required to review the accuracy of the data reported on the most recent school accountability report cards with respect to the availability of sufficient textbooks and instructional materials, and the safety, cleanliness, and adequacy of school facilities, including "Good Repair". To that end, the 2023-2024 School Accountability Report Card published during the 2024-2025 school year was reviewed.

Teacher Misassignment:

The teacher misassignment data was reviewed.

Audit Review:

There were no audit findings for this site.

Uniform Complaint:

A Uniform Complaint form was posted in every classroom visited by the Williams team. No uniform complaints were reported during the fourth quarter of the 2024-2025 school year (April 1st - June 30th).

In conclusion, let me assure you, the **Wheatland Elementary District** and **Wheatland Elementary** staff that your school is in compliance with the Williams Settlement Act.

Sincerely,



Rob Gregor

Superintendent of Schools

Yuba County Office of Education

PART I: GOOD REPAIR STANDARD

(X): If underlined statement is not true, then this is an extreme deficiency (marked as an "X") on the Evaluation Detail resulting in a "poor" rating for the applicable category.

Gas Leaks

Gas systems and pipes appear safe, functional, and free of leaks. Examples include but are not limited to the following:

- a. There is no odor that would indicate a gas leak. (X)
- b. Gas pipes are not broken and appear to be in good working order. (X)
- c. Other

Mechanical Systems

Heating, ventilation, and air conditioning systems (HVAC) as applicable are functional and unobstructed. Examples include but are not limited to the following:

- a. The HVAC system is operable. (X)
- b. The facilities are ventilated (via mechanical or natural ventilation).
- c. The ventilation units are unobstructed and vents and grills are without evidence of excessive dirt or dust.
- d. There appears to be an adequate air supply to all classrooms, work spaces, and facilities (i.e. no strong odor is present, air is not stuffy)
- e. Interior temperatures appear to be maintained within normally accepted ranges.
- f. The ventilation units are not generating any excessive noise or vibrations.
- g. Other

Sewer

Sewer line stoppage is not evident. Examples include but are not limited to the following:

- a. There are no obvious signs of flooding caused by sewer line back-up in the facilities or on the school grounds. (X)
- b. The sanitary system controls odors as designed.
- c. Other

Interior Surfaces (Floors, Ceilings, Walls, and Window Casings)

Interior surfaces appear to be clean, safe, and functional. Examples include but are not limited to the following:

- b. An area should appear to be clean with minimal dirt, du carpets should appear to have been swept or cleaned. Light fixtures and all bulbs are working properly. Facilities stocked and odor free. (OK)
- c. An area marked as "Deficiency" would appear to not have the last two weeks and carpet may look dull, matted, the room may have a recognizable amount of dirt or carpet fixtures are dirty and fewer than five percent of the bulbs Daily trash has not been taken out. (D)
- d. An area marked as having an "Extreme Deficiency" would be dirty, dingy, or scuffed with an evident buildup of dust Floors have not been swept or vacuumed in over two are dirty and more than five percent of the bulbs have trash overflow and the area being evaluated has a floor
- e. Area(s) evaluated is free of unabated graffiti.
- f. Other

Part IIb (Optional) - The Cleanliness Detail worksheet may be used to evaluate the cleanliness of each area. Based on Part IIb, use the following to report the district may choose how to report maintenance and cleaning. The district may choose how to report maintenance and cleaning. Staffing may be reported as Full-Time Equivalent increments.

- a. If 75.0 percent or more of the review is "Yes", the area is clean.
- b. If 50 - 74.9 percent of the review is "Yes", the area is in need of attention.
- c. If 49.9 percent or less of the review is "Yes", the area is in need of attention. Deficiency (X)

- 1. Floors swept, vacuumed, and/or mopped. Free of spots and stains.
- 2. Walls and Doors free of spots and grime.
- 3. Desk and Counters clean.
- 4. Furniture dusted and clean.
- 5. Baseboards and window sills dusted and clean.
- 6. Light fixtures clean.
- 7. Sink clean and drains working properly.
- 8. Trash cans are empty and clean. The ground is free of gum and/or other food residue.
- 9. Windows are free from damage, clean, and in working order.
- 10. Water fountains, including handles/buttons, are clean.
- 11. Toilets and bathroom sinks are clean and in working order.
- 12. Mirrors and Hand Dryers are clean, intact, and in working order.

13. Bathroom supplies are stocked and in working condition.
14. Area is free of graffiti.
15. Landscaping - Maintained sufficiently to not hinder student activities.

Pest/Vermin Infestation

Pest or vermin infestation are not evident. Examples include the following:

- a. There is no evidence of a major pest or vermin infestation.
- b. There are no holes in the walls, floors, or ceilings.
- c. Rodent droppings or insect skins are not evident.
- d. Odor caused by a pest or vermin infestation is not evident.
- e. There are no live rodents observed.
- f. Other

- a. Walls are free of hazards from tears and holes.
- b. Flooring is free of hazards from torn carpeting, missing floor tiles, holes.
- c. Ceiling is free of hazards from missing ceiling tiles and holes.
- d. There is no evidence of water damage (e.g. no condensation, dampness, staining, warping, peeling, mineral deposits, etc.)
- e. Other

Overall Cleanliness

School grounds, buildings, common areas, surfaces, and individual rooms appear to have been cleaned regularly. Examples include but are not limited to the following:

- a. Restrooms, drinking fountains, and food preparation or serving areas appear to have been cleaned each day that school is in session.

Wheatland Elementary School District
 Yuba County

SCHOOL SITE
 Wheatland Elementary 111 Hooper Street Wheatland, CA 95692

SCHOOL TYPE (GRADE LEVELS)
 TK-3

NUMBER OF CLASSROOMS ON SITE: 25
 NUMBER OF RESTROOMS ON SITE: 11

INSPECTOR'S NAME
 Barry Collins

INSPECTOR'S TITLE
 YCOE Maintenance Admin

NAME OF DISTRICT REPRESENTATIVE ACCOMPANYING THE INSPECTOR(S) (IF APPLICABLE)
 Chad-Wheatland Maintenance

TIME OF INSPECTION: 7:00am
 WEATHER CONDITION AT TIME OF INSPECTION
 Clear

TOTAL ESTIMATED BUILDING VOLUME (CUBIC FEET):
 10 acres

TOTAL ESTIMATED SITE SQUARE FOOTAGE / ACREAGE:
 38,000

TOTAL ESTIMATED BUILDING SQUARE FOOTAGE:
 38,000

SITE ENROLLMENT: 374

PART III: CATEGORY TOTALS AND RANKING (round all calculations to two decimal places)

TOTAL NUMBER OF AREAS EVALUATED	CATEGORY TOTALS	A. SYSTEMS			B. INTERIOR SURFACES	C. CLEANLINESS		D. ELECTRICAL	E. RESTROOMS/FOUNTAINS		F. SAFETY		G. STRUCTURAL		H. EXTERNAL	
		GAS LEAKS	MECHANICAL	SEWER		OVERALL CLEANLINESS	PEST/VERMIN INFESTATION		ELECTRICAL	RESTROOMS	SINKS/FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/SCHOOL GROUNDS
19	Number of "OK's"	19	19	18	19	19	18	18	9	14	15	19	19	1	19	
	Number of "D's"	0	0	1	0	0	1	0	0	3	0	0	0	0	0	
	Number of "X's"	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Number of N/A's	0	0	1	0	0	0	0	10	2	4	0	0	18	0	
	Percent of System in Good Repair	100.00%	100.00%	94.74%	100.00%	100.00%	94.74%	94.74%	100.00%	82.35%	100.00%	100.00%	100.00%	100.00%	100.00%	
	Number of "OK's" divided by (Total Areas - "NA's")	100.00%	100.00%	94.74%	100.00%	100.00%	94.74%	94.74%	100.00%	91.18%	100.00%	100.00%	100.00%	100.00%	100.00%	
	Total Percent per Category (average of above)*	100.00%	100.00%	94.74%	100.00%	100.00%	94.74%	94.74%	100.00%	91.18%	100.00%	100.00%	100.00%	100.00%	100.00%	
	Rank (Circle one) GOOD = 90%-100% FAIR = 75%-89.99% POOR = 0%-74.99%	Good		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	

*Note: An extreme deficiency in any area automatically results in a "poor" ranking for that category and a zero for "Total Percent per Category".

OVERALL RATING: **97.58%** **SCHOOL RATING**** **Good**

DETERMINE AVERAGE PERCENTAGE OF 8 CATEGORIES ABOVE

**For School Rating, apply the Percentage Range below to the average percentage determined above, taking into account the rating Description below.

PERCENTAGE	DESCRIPTION	RATING
99%-100%	The school meets most or all standards of good repair. Deficiencies noted, if any, are not significant and/or impact a very small area of the school.	EXEMPLARY
90%-98.99%	The school is maintained in good repair with a number of non-critical deficiencies noted. These deficiencies are isolated, and/or resulting from minor wear and tear, and/or in the process of being mitigated.	GOOD
75%-89.99%	The school is not in good repair. Some deficiencies noted are critical and/or widespread. Repairs and/or additional maintenance are necessary in several areas of the school site.	FAIR
0%-74.99%	The school facilities are in poor condition. Deficiencies of various degrees have been noted throughout the site. Major repairs and maintenance are necessary throughout the campus.	POOR

INSPECTOR'S COMMENTS AND RATING EXPLANATION:

DISTRICT'S RESPONSES TO REPORT (Attach additional pages if necessary):

PART IIA: EVALUATION/DETAIL Date of Inspection: 10/17/25 School Name: Wheatland Elementary

Building / Area Name	Estimated Square Footage	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		GAS LEAKS	MECH/HVAC	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUND/ SCHOOL GROUNDS	WINDOWS/ DOORS/ GATES/FENCES
ADMIN	2000	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	NA	OK
COMMENTS: Clean & organized. New restroom remodel.																
LIBRARY	2000	OK	OK	OK	OK	OK	OK	OK	NA	NA	OK	OK	OK	OK	NA	OK
COMMENTS: Clean. Few carpet seams showing.																
CLASSROOM 15	1200	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	NA	OK
COMMENTS: New carpet. Clean & organized.																
CLASSROOM 18	900	OK	OK	OK	OK	OK	OK	OK	NA	OK	OK	OK	OK	OK	NA	OK
COMMENTS: New carpet. Clean with a little clutter.																
Kindergarten Girls Restroom	250	OK	OK	OK	OK	OK	OK	OK	OK	OK	NA	OK	OK	OK	NA	OK
COMMENTS: Very clean.																
Kindergarten Boys Restroom	250	OK	OK	OK	OK	OK	OK	OK	OK	OK	NA	OK	OK	OK	NA	OK
COMMENTS: Clean but has odor.																
CLASSROOM 13	1000	OK	OK	OK	OK	OK	OK	OK	NA	OK	OK	OK	OK	OK	NA	OK
COMMENTS: Clean & organized. 10'x12' rug dirty & stained.																
COMPUTER LAB	800	OK	OK	OK	D	OK	OK	D	NA	D	OK	OK	OK	OK	NA	OK
COMMENTS: Carpet seams are unraveling. Electrical plate missing. Drinking faucet not working. A lot of clutter.																
CLASSROOM 6	900	OK	OK	OK	OK	OK	OK	OK	NA	OK	OK	OK	OK	OK	NA	OK
COMMENTS: New carpet. Clean & organized.																
CLASSROOM 8	900	OK	OK	OK	OK	OK	OK	OK	NA	OK	OK	OK	OK	OK	NA	OK
COMMENTS: New carpet. Clean & organized. Boxes double stacked above cabinets.																
Deficiencies Noted in Prior Year?																

Marks: OK = Good Repair; D = Deficiency; X = Extreme Deficiency; NA = Not Applicable
 Use additional Area Lines as necessary.

OK	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
D	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
X	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	19	19	18	18	19	19	19	18	9	14	15	19	19	19	1	19
(TOTAL pg 1 & 2) OK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(TOTAL pg 1 & 2) D	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(TOTAL pg 1 & 2) X	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(TOTAL pg 1 & 2) NA	0	0	1	1	0	0	0	0	10	2	4	0	0	0	18	0

PART Iia: EVALUATION DETAIL		Wheatland Elementary														
		Date of Inspection: 10/17/25		School Name:												
Building / Area Name	Estimated Square Footage	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		GAS LEAKS	MECHANICAL	SEWER	INTERIOR SURFACES	OVERALL CLEANLINESS	PEST/VERMIN INFESTATION	ELECTRICAL	RESTROOM	SINKS/ FOUNTAINS	FIRE SAFETY	HAZARDOUS MATERIALS	STRUCTURAL DAMAGE	ROOFS	PLAYGROUNDS/ GROUNDS	WINDOWS/ DOORS/ GATEWAYS
CLASSROOM 8	300	OK	OK	NA	OK	OK	OK	OK	NA	NA	OK	OK	OK	OK	NA	OK
COMMENTS: Newly remodeled classroom.																
SPECIAL NEEDS RESTROOM	250	OK	OK	OK	OK	OK	OK	OK	OK	D	OK	OK	OK	OK	NA	OK
COMMENTS: Left side of faucet not working. Clean.																
CLASSROOM 5	900	OK	OK	OK	OK	OK	OK	OK	NA	D	OK	OK	OK	OK	NA	OK
COMMENTS: Drinking faucet not working. A lot of clutter. Desk stacked on edge. Needs paint.																
AFTER SCHOOL PROGRAM	2500	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	NA	OK
COMMENTS: Ripped tack board. Clean.																
MULTI PURPOSE	5000	OK	OK	OK	OK	OK	OK	OK	NA	OK	OK	OK	OK	OK	NA	OK
COMMENTS: Clean.																
KITCHEN	900	OK	OK	OK	OK	OK	OK	OK	NA	OK	OK	OK	OK	OK	NA	OK
COMMENTS: Clean & organized.																
STAFF MENS RESTROOM	100	OK	OK	OK	OK	OK	OK	OK	OK	OK	NA	OK	OK	OK	NA	OK
COMMENTS: Clean. Needs an update. No exhaust fan.																
STAFF WOMENS RESTROOM	100	OK	OK	OK	OK	OK	OK	OK	OK	OK	NA	OK	OK	OK	NA	OK
COMMENTS: Clean. Needs an update. No exhaust fan.																
GROUPS		OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK
COMMENTS: Well maintained. Ice machine drains onto the sidewalk.																
District's Plan to Address:																
Deficiencies Noted in Prior Year?																

Marks: OK = Good Repair, D = Deficiency, X = Extreme Deficiency, NA = Not Applicable
Use additional Area Lines as necessary.