

# CALITERRA RANCH AMENDMENT

Planning Commission  
Tuesday  
March 18, 2025



# Project Location



- 193-acre site
- Low Density Residential (LDR) and Commercial (C)
- Planned Development (PD) District

# Project Background – Jones Ranch

- 2002 - Environmental Impact Report (EIR) certified for the Annexation, General Plan Amendment, and Rezoning
- 2005 - Initial Study/Mitigated Negative Declaration (IS/MND) approved for the Tentative Subdivision Map
- 2006 – Annexation approved by Yuba LAFCo and the first Development Agreement was approved
- 2015 – Third Amended and Restated Development Agreement
- 2015 and 2017 – The Tentative Subdivision Map went through minor revisions pursuant to substantial compliance

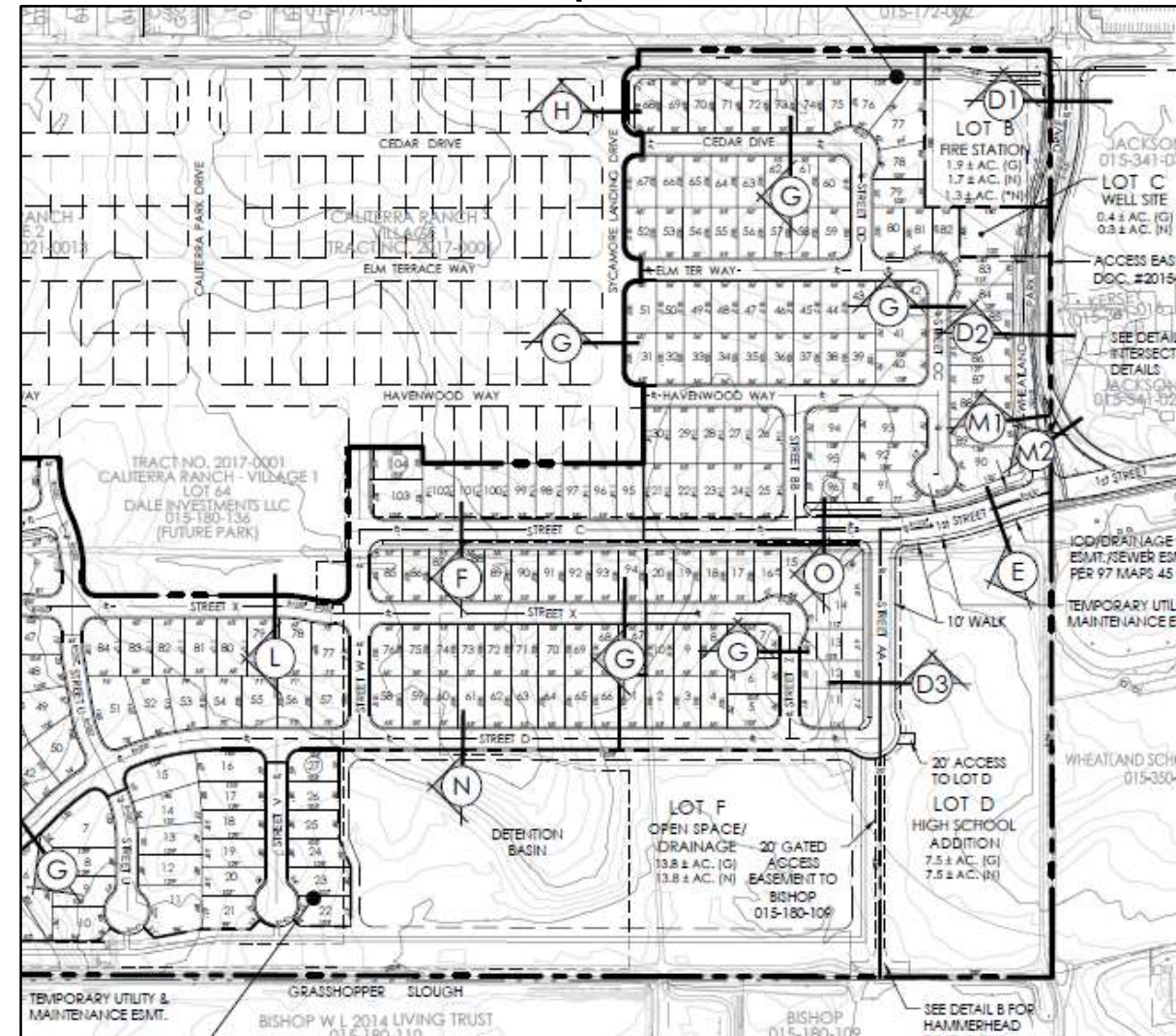
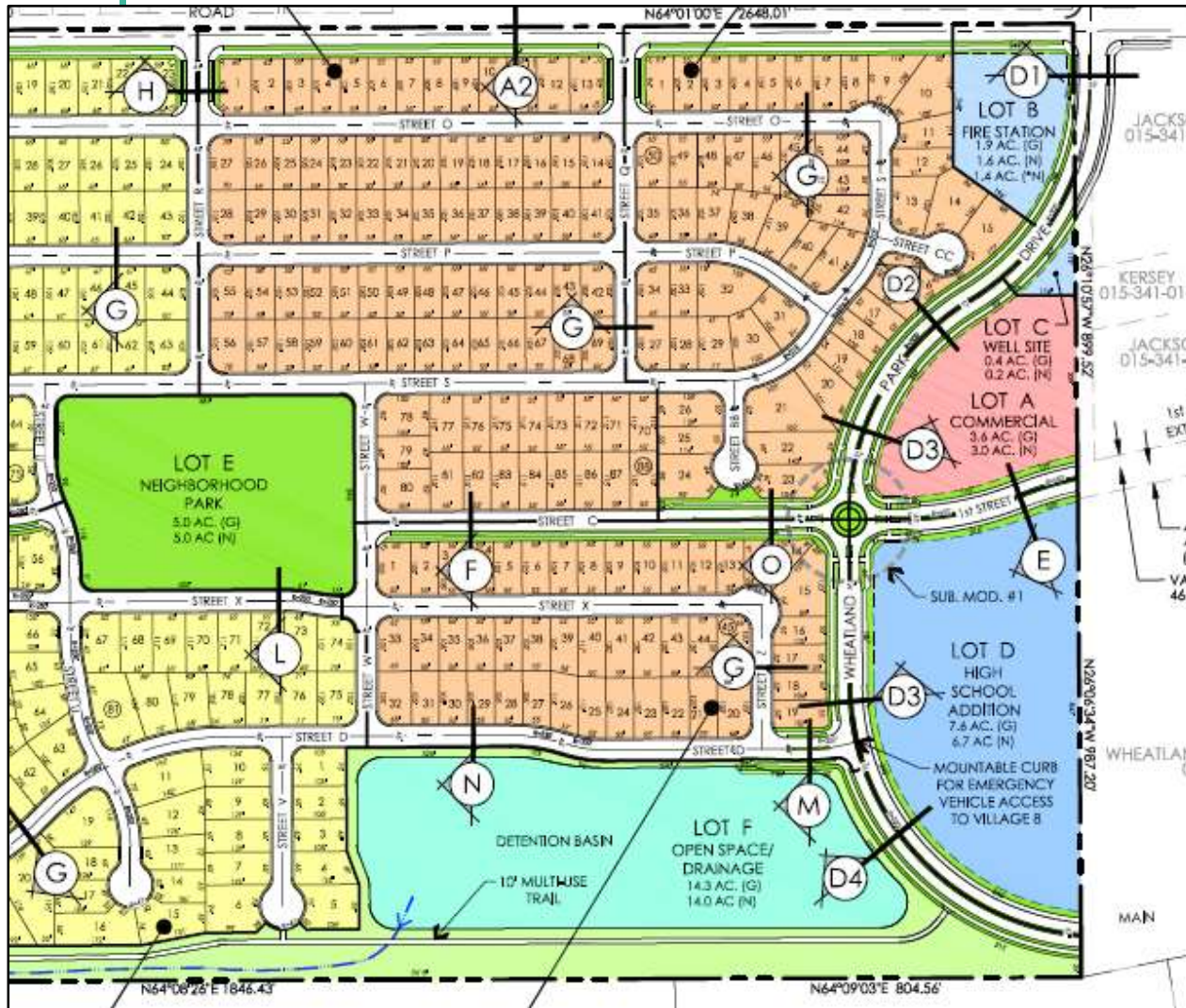
# Current Approved Map



# Proposed Project

Current

Proposed



# Background – Development Agreements

- 2017 - Amendment No. 1 to the Third Amended and Restated Development Agreement:
  - Provided development impact fee protections and extended the deadline for the recording of the final map for the first 50 lots
- 2020 - Amendment No. 2 to the Third Amended and Restated Development Agreement:
  - Reduced the development impact fees by 50 percent for the first 145 units

# Background – Development

## Agreements

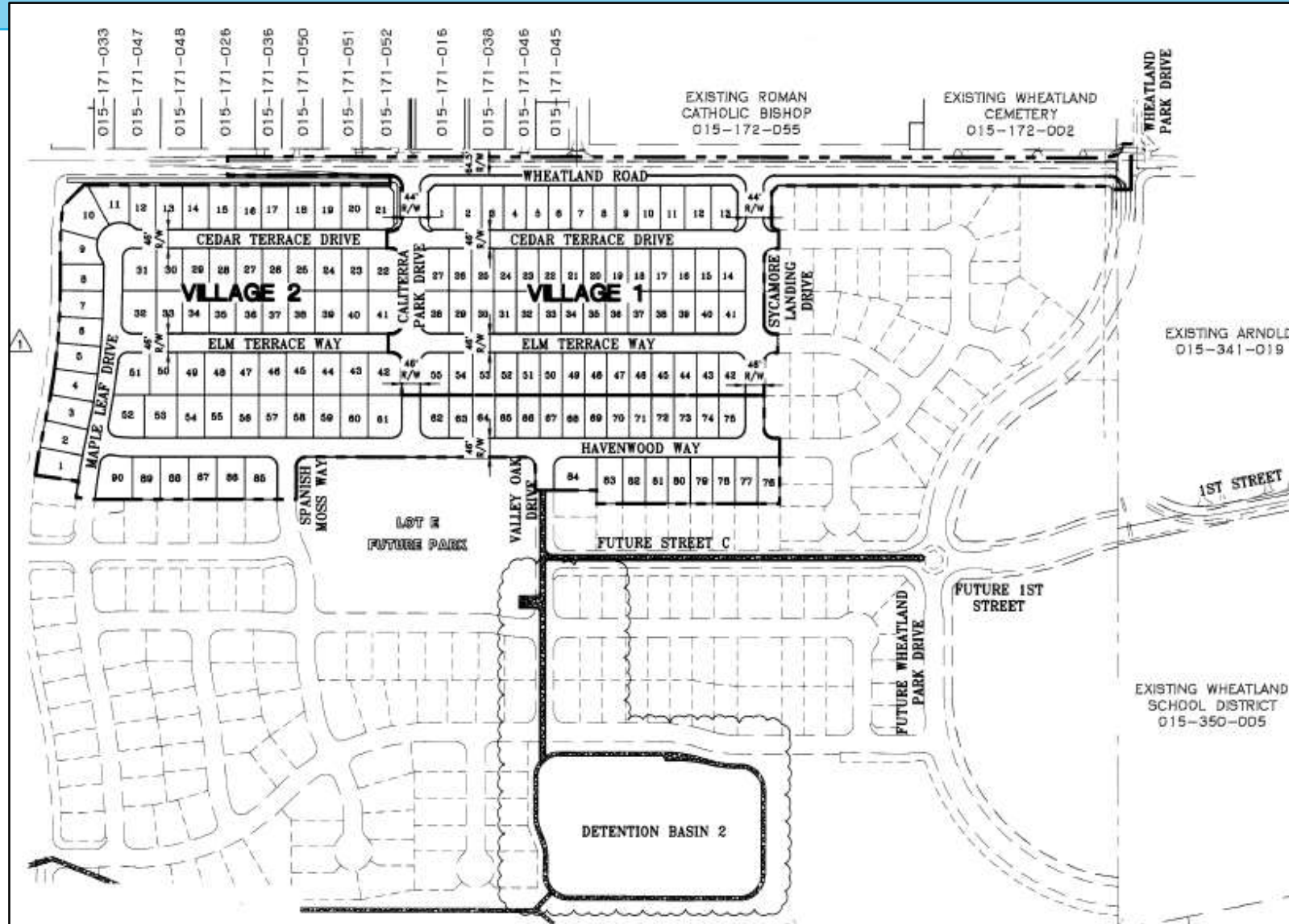
2023 - Amendment No. 3 to the Third Amended and Restated Development Agreement:

- If the next phase of lots (units 146-276) are not developed within the next three years, the applicant shall develop at least 2.6 acres of the proposed 5.0-acre park with irrigation turf by December 31, 2026
- The applicant shall prepare a park site improvement plan for City staff review for the 2.6-acre portion of the 5.0-acre park by December 31, 2025
- If the next phase of lots (units 146-276) are not developed within the next five years, the applicant shall complete the remaining improvements for the 2.6-acre portion of the park site, consistent with the approved park site improvement plan by June 30, 2028

# Background – Phase 1 Construction

- Final Maps for Phase 1 (Village I and Village II) have been approved
- 145 lots have been sold to the home builder K. Hovnanian Homes (KHOV)
- Internal streets and improvements to Wheatland Road have been constructed
- 139 residential building permits have been approved, and 122 certificates of occupancy have been issued

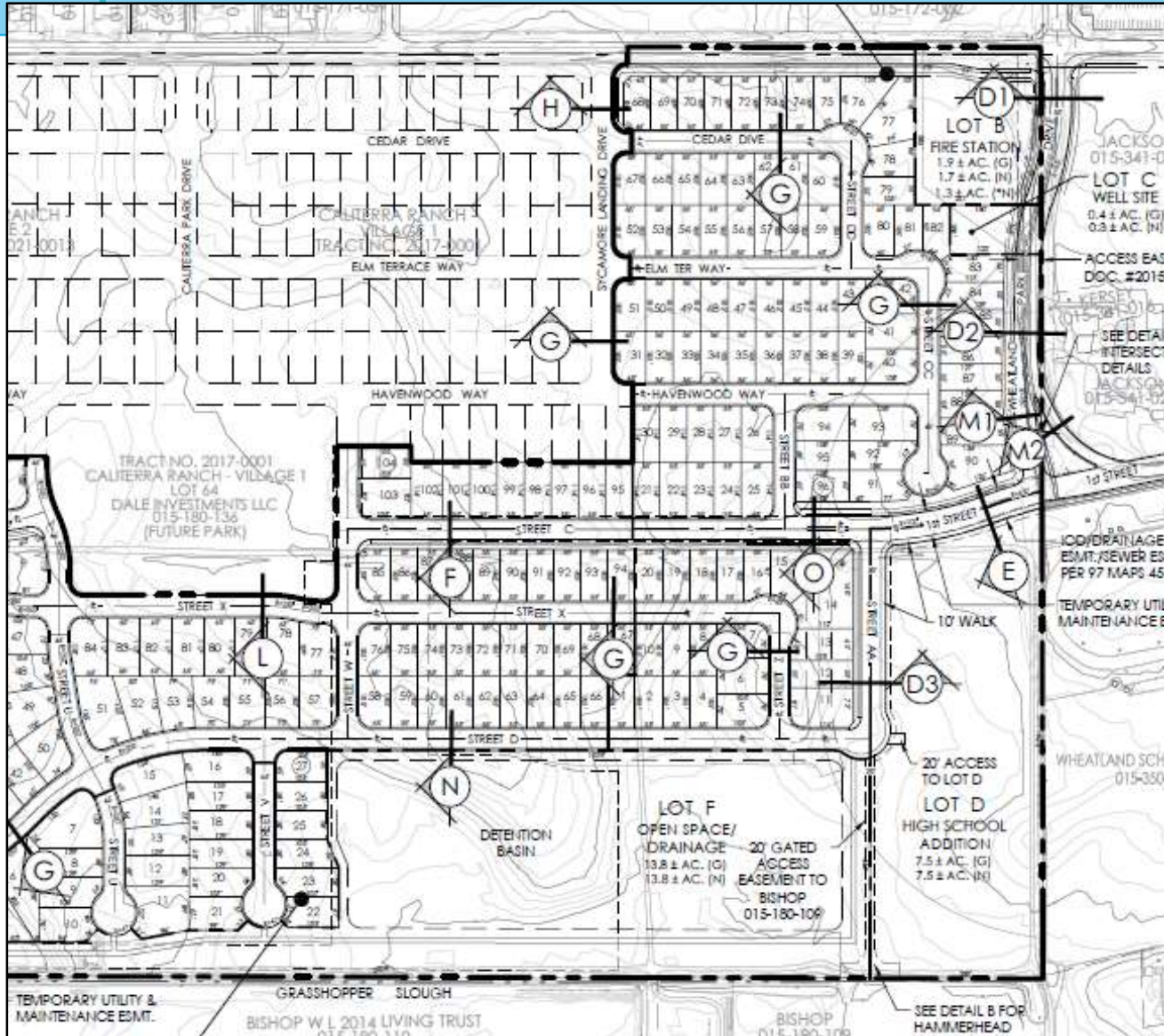
# Background – Phase 1 Construction



# Background – Phase 1 Construction



# Proposed Project

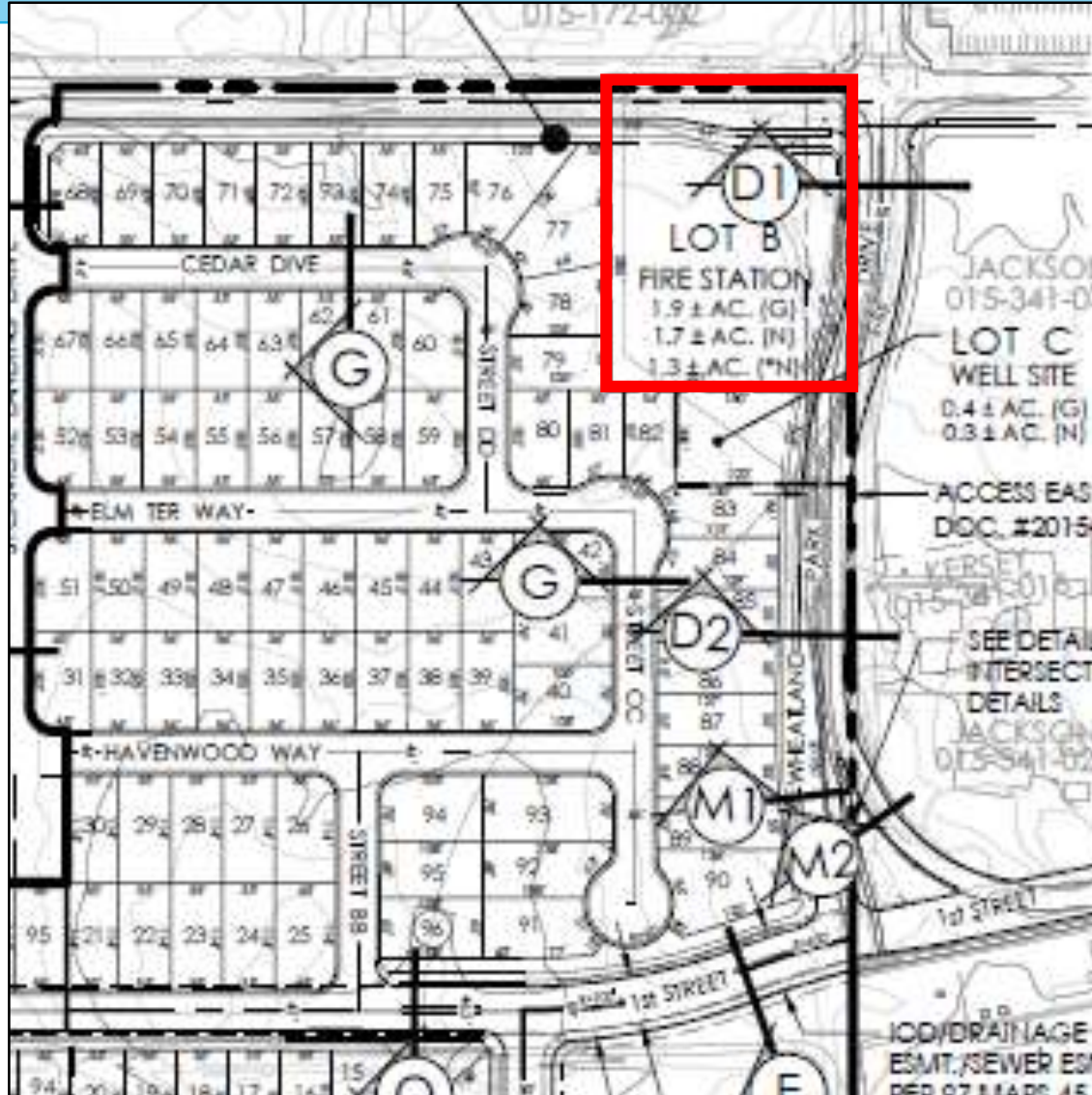


- Redesign First Street and Wheatland Park Drive roadway alignments
- Addition of 68 single-family lots (55' x 105') 5,775 square feet
- 620 total single-family residences

# Proposed Project

- The 7.5-acre Wheatland High School expansion site would remain as part of the proposed project
- The 1.5-acre commercial site, which is intended to be a future Wheatland Fire Station, would remain as part of the proposed project
- The City Engineer has reviewed the proposed project and provided draft conditions of approval

# Future Fire Station Site



Proposed amendment to Draft Condition of Approval #117

117. On the final map, the Applicant shall indicate that all common parcels to be dedicated or offered for dedication to the City of Wheatland, including 1.5-acres for a future Wheatland Fire Station, as approved by the Community Development Director, City Engineer, and the Wheatland Fire Authority.

# Environmental Review

- Staff prepared an addendum to the 2005 IS/MND
- The Addendum determined the proposed project will not result in any new significant information of substantial importance, new impacts, or an increase in the severity of previously identified impacts
- The previous mitigation measures from the 2002 EIR and 2005 IS/MND are still applicable to the proposed project

# Environmental Review

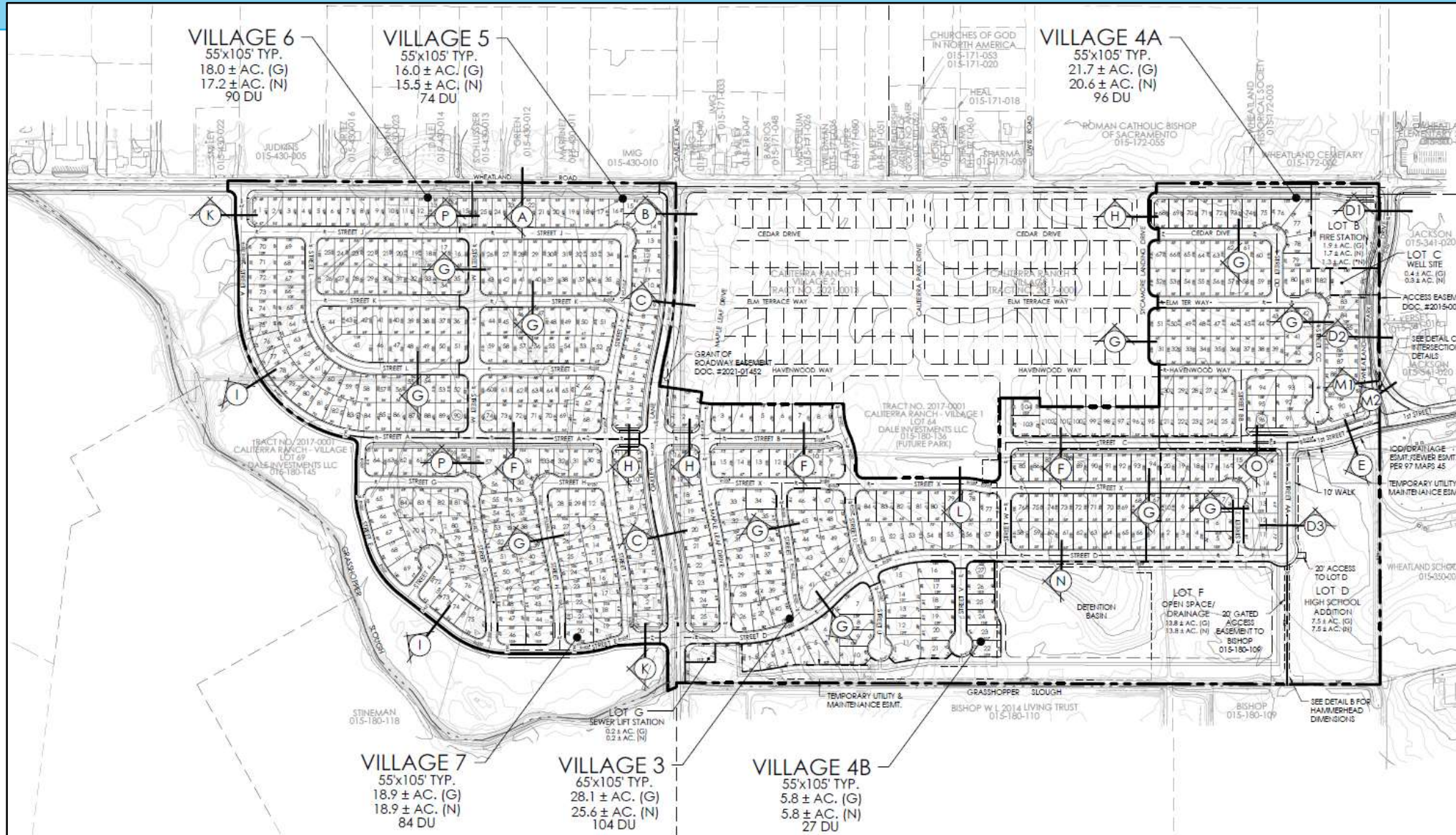
- Traffic study recommended the signalization of the State Route 65 and Fourth Street intersection
- Not consistent with the current City General Plan nor identified by Caltrans as an anticipated improvement project
- Staff has prepared an Errata Sheet, which presents revisions to the Addendum removing the recommended traffic signal at the State Route 65 and Fourth Street intersection

# Staff Recommendation

Staff recommends the Wheatland Planning Commission adopt the resolution:

- Approving the Addendum to the Initial Study/ Mitigated Negative Declaration (SCH No. 2005082035), Errata, and the updated MMRP for the Caliterra Ranch Project
- Approving the Tentative Subdivision Map Amendment for the Caliterra Ranch Project with staff's modification to condition of approval #117

# Planning Commission Discussion





# Planning Commission Action

Staff recommends the Wheatland Planning Commission adopt the resolution:

- Approving the Addendum to the Initial Study/ Mitigated Negative Declaration (SCH No. 2005082035), Errata, and the updated MMRP for the Caliterra Ranch Project
- Approving the Tentative Subdivision Map Amendment for the Caliterra Ranch Project with staff's modification to condition of approval #117