



# REGULAR CITY COUNCIL MEETING

## Minutes

February 25, 2025, at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

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City Council meetings are held in-person and are no longer available via ZOOM.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761 or (530) 633-9102 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting.

### 1. OPENING MATTERS

#### 1.1 Call to Order and Roll Call

Mayor Angela Teter called the meeting to order at 6:00 p.m.

#### PRESENT

Mayor Angela Teter  
Vice Mayor Lisa McIntosh  
Council Member Bob Coe  
Council Member Brian Abe  
Council Member John Abe

#### OTHERS PRESENT

City Manager Bill Zenoni  
Susan Mahoney, Finance Director  
Gavin Ralphs, City Attorney's Office  
Community Development Director Tim Raney  
Senior Planner Kevin Valente  
Police Chief Brian Wittmer  
Fire Chief Art Paquette

#### 1.2 Pledge of Allegiance to the Flag

Mayor Angela Teter led the Pledge of Allegiance

### 2. PUBLIC COMMENT

At this time, the public is permitted to address the City Council on non-agendized items. **COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES.** In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future

**City Council agenda. The exceptions under which the Council MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)**

Maddie Munson commented on the Caliterra Ranch amended agreement, transparency, the need for a park in the Caliterra Ranch subdivision and organization of web page information.

**3. CONSENT CALENDAR**

Motion made by Councilmember R. Coe, Seconded by Councilmember J. Abe to approve minutes from the February 11, 2025, city council meeting, Investment Report for the quarter ended December 31, 2024, and annual review of City of Wheatland Investment Policy.

3.1 Minutes from February 11, 2025, City Council Meeting

3.2 Investment Report for the Quarter Ended December 31, 2024

3.3 Annual Review of City of Wheatland's Investment Policy

**4. PRESENTATIONS**

4.1 Presentation of Yuba-Sutter Regional Safety Action Plan

Council and audience members received a PowerPoint presentation from Adrian Engel with Fehr & Peers regarding the Yuba-Sutter Regional Action Plan. The presentation included information on a Safe Streets 4 All (SSFA) grant and joint recipients, roadway fatalities in the U.S., pedestrians hit by a vehicle, safe system pyramid, goal and vision, guiding principles, collision analysis, Office of Traffic (OTS) safety rankings, OTS 2021 jurisdiction rankings, collision analysis data sources and methodology, Yuba-Sutter collision trends, collision analysis in Wheatland, community engagement updates, social pinpoint and next steps.

Information item only.

**5. REGULAR CALENDAR**

5.1 Wheatland-Premier Grove Landscape and Lighting District

Finance Director Susan Mahoney presented the staff report for the Wheatland-Premier Grove Landscape and Lighting District. Each year a budget is established to determine the cost of providing services and to determine the proportional amount to assess benefiting parcels within the District. Services provided are landscaping, irrigation, streetlights, detention basin, frontage wall, open space, drainage area and parks. Staff recommends the City Council adopt the proposed resolution directing the preparation of the engineer's report for the Wheatland-Premier Grove Landscape and Lighting Assessment District.

Councilmember J. Abe questioned the cost for the engineer's report.

Motion made by Council Member B. Abe, Seconded by Council Member Coe to adopt Resolution No. 11-25 Directing Preparation of the Annual Engineer's Report for the Continuation of the Wheatland-Premier Grove Landscaping and Lighting Assessment District (Including Park Place Annexation) for Fiscal Year 2025-26.

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member Abe, Council Member Abe

5.2 Update on Wheatland Farmers' Market

Henry Gilbert from the Wheatland Street Fair Foundation presented information for an update on a Wheatland Farmers' Market. Information included regulatory and legal requirements, operation of the Farmers' Market, definition of the Wheatland Street Fair Foundation, location and logistics and next steps and request for support.

Councilmember B. Abe suggested the location of the field across for the Police station.

Vice Mayor L. McIntosh suggested the location of Raj Sharmer's property on Highway 65 and public's input on location.

Councilmember J. Abe commented on exemptions, locations and suggested the City Manager and Community Development Director develop public outreach.

Mayor A. Teter commented on information targeted toward a Farmers' Market and food vendors.

Mayor A. Teter gave direction to staff to move forward with the Farmers' Market.

### 5.3 Status Report on the Proposed Heritage Oaks Estates East Tentative Subdivision Map Located West of State Route 65 and South of Main Street.

Community Development Director T. Raney presented the staff report for the proposed Heritage Oaks Estates East Tentative Subdivision Map located west of State Route 65 and south of Main Street. Raney provided information on the proposed project size, location, and zoning. The proposed project would include development of the project site with up to 685 single-family residences as well as various improvements including several community parks, landscape corridors, open space and internal roadway system and various landscaping and utility improvements. The proposed project requires City approval of a General Plan Amendment, PD Rezone with an associated General Development Plan, Vesting Tentative Map, and Site Plan and Design Review. Information also included Site Plan and Design Review. The Planning Commission held a public hearing for the proposed project and received public comments. During the public hearing, two Planning Commissioners recused themselves for a potential conflict of interest. One Planning Commissioner was absent from the meeting, as a result the City no longer met the minimum requirements for a quorum. Public comments received during the public hearing included concerns regarding the continues access to the neighboring property once project construction occurs as well as support for the proposed project due to the proposed primary access to the Bishop's Pumpkin Farm. On February 4, 2025, the Wheatland Planning Commission held a public hearing on the proposed project. Staff provided another presentation for the Commission and the City received additional public comments. The public comments received during February 4, 2025; public hearing included concerns regarding the proposed residential lot sizes. The Wheatland Planning Commission unanimously recommended the City Council approve all requested entitlements for the proposed project with the addition of a condition of approval requiring safety fencing or shrubbery around the storm water quality basins, subject to City Engineer review and approval.

City Manager B. Zenoni provided detailed information on fiscal impacts on the proposed housing development.

### **CITY COUNCIL COMMENTS**

Councilmember J. Abe requested a breakdown of proposed entitlements.

Vice Mayor L. McIntosh questioned if the 2022 Environmental Impact Report (EIR) is being used for the proposed project. Community Development Director T. Raney explained that a brand-new EIR is used for the proposed project. McIntosh also commented on Caliterra Ranch

Subdivision zoning.

Councilmember B. Abe

Applicant Phil Rodriguez presented a PowerPoint presentation. Information included the number of lots, village neighborhoods, residential lot size, development phases and three villages and lot size phase. Information was also presented regarding parks and recreation, Malone pedestrian and bicycle paseo, General Development Plan, Phase 1 of the proposed project, projected new home sizes, infrastructure investment, Phase 2 of the proposed project, residential village summary and projected new home sizes, infrastructure investment, Phase 3 of the proposed project, residential village summary and projected new home sizes and infrastructure investment.

Council Member J. Abe requested definitions of Developer and Home Builder. Abe questioned why the density of homes changed. P. Rodriguez responded development costs and to create diversity. Abe commented on a realistic completion date. Rodriguez responded it depends on how many homes can be sold each month, but the project is projected to be fully developed in 6 to 7 years. Abe also commented on the square footage of lot sizes and homes, questioned how many one-story homes and that seniors will want a single story. Abe added that the size of proposed homes does not sound like they are for entry level buyers. Abe comments on the size of driveways, truck sizes and less parking on streets. Abe also commented on proposed smaller lot sizes and what the community wants and questioned the discussions at the Planning Commission meeting on the proposed project and how long their meeting was. Planning Commission Chair Greg Hart provided a summary of discussion from the Planning Commission meeting and stated the City needs this proposed project for finding the sewer upcoming project. Abe questioned if the Planning Commission has had the same discussions as City Council.

Vice Mayor L. McIntosh questioned if a traffic signal on Highway 65 for the project will be installed before the project begins. City Engineer D. Schilling explained there is a CalTrans meeting coming up for the proposed development. McIntosh questioned if the street to Bishops Pumpkin Farm will be wider than other roads in the development and the number of homes on the street. Schilling responded homes on this particular street will face away from the street. McIntosh commented on Wheatland staying with larger lot sizes and that there is a market for larger lots. City Manager B. Zenoni responded that proposed lot sizes are locked in, however once homes start selling, staff can come back with an amended map. McIntosh stated infrastructure costs will keep going up. McIntosh also commented on the City having approval of lot sizes, the commercial component, changing lot sizes to no smaller than 5,000 square feet. McIntosh questioned if the proposed project is above flood level, D. Schilling responded yes.

Council Member B. Abe commented on the General Plan from 2006, diversity and questioned larger lot sizes. P. Rodriguez responded with affordability and consumer desire. Abe also commented on statistics. Abe also commented on agricultural setbacks and storm drainage.

Mayor A. Teter questioned how the Caliterra development came up with lot sizes with lower costs involved. Community Development Director T. Raney responded that the City's General Plan has lower density and stated the proposed Johnson Rancho project will have much larger lots. Raney also explained that the conditions of approval can come back to council for an amendment. Teter questioned the definition of a small lot and stated that 6,000 square feet is a small lot.

## **PUBLIC COMMENT**

Dean Webb stated the proposed development has put the City in the position that they cannot control the size and number of lots. Webb stated the lots are too small and the City needs to raise standards for development.

Nikki Crabb commented on impact fees and stated additional schools are needed.

Chris Walsh commented on upscaling the area, change the name of the proposed development, traffic lights, pictures of actual neighborhoods. Walsh added that the proposed development will be in sever different school districts.

M. Lewis commented on commuting, larger lot sizes, widening Highway 65, diversity of lot sizes and re-routing Bishop Pumpkin Farm traffic.

Wayne Bishop commented on the General Plan Update, circulation, storm drainage, agricultural buffer and the Yuba Water Agency loan.

Richard Hilbert commented on sewer issues and state regulations.

Austin Bishop commented on smaller lot sizes, stated concerns of people walking their dogs on Bishop property, creating a liability and agricultural buffers.

Information item only, no action taken.

## **6. REPORTS**

Police Chief Wittmer reported on the suspect in the motor vehicle fatal has been released from prison.

City Manager Zenoni reported on the upcoming April 9, 2025 Ethics training and the C Street Park restrooms.

Vice Mayor McIntosh requested discussion of the Webb Apartment project be schedule for the next council meeting and an ordinance for the number of chickens allowed on residential property.

## **7. ADJOURN**

There being no further business, Mayor Teter adjourned the meeting at 7:07 p.m.

Any writings or documents provided to a majority of the Wheatland City Council after distribution of the agenda packet are available for public inspection on the City's website, [www.wheatland.ca.gov](http://www.wheatland.ca.gov)

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