



Regular City Council Meeting

Staff Report

Meeting Date:

May 13, 2025

SUBJECT: Approval of the Caliterra Ranch Tentative Subdivision Map Amendment.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Wheatland City Council conduct a public hearing on the proposed Tentative Subdivision Map Amendment, and upon close of the public hearing take final action approving the following:

1. The Addendum to the Initial Study/ Mitigated Negative Declaration (SCH#2005082035), Errata Sheet, and the updated Mitigation Monitoring and Reporting Program for the Caliterra Ranch Project; and
2. The Tentative Subdivision Map Amendment for the Caliterra Ranch Project.

Project Summary

On July 17, 2024, the City of Wheatland received an application from Rick Langdon (applicant) to amend the approved Caliterra Ranch Tentative Subdivision Map. The requested tentative subdivision map amendment would redesign the eastern area of the project site including the roadway alignments of First Street and Wheatland Park Drive providing the addition of 68 single-family lots (proposed project) (see Attachment 1). Pursuant to Section 17.05.200 of the Wheatland Municipal Code, tentative subdivision map amendments require Planning Commission review and approval, with final action by the City Council.

Background

The Caliterra Ranch Project (formerly known as Jones Ranch) is an approximately 193-acre site currently consisting of 552 single-family residential lots, located on the south side of Wheatland Road, between the existing High School and Ace Hardware. Oakley Lane bisects the property, which is agricultural in appearance, characterized by grasslands and open space. The project site is zoned Planned Development (PD) and designated for Low-Density Residential (LDR) and Commercial (C) in the Wheatland General Plan.

Project Location



The previous City approvals for the Caliterra Ranch Project are listed below:

- 2002: The City certified the Jones Ranch program-level Environmental Impact Report (SCH #2001012094).
- 2003: The City adopted the Jones Ranch Tax Sharing Agreement and approved the annexation of the approximately 193-acre Jones Ranch project site.
- 2005: The City approved the Jones Ranch project-level Mitigated Negative Declaration and the Jones Ranch Tentative Subdivision Map (SCH #2005082035).
- 2006: The City recorded the Jones Ranch Development Agreement between the City of Wheatland and Lakemont Overland Crossing, LLC.
- 2006: The Yuba County Local Agency Formation Commission (LAFCo) approved the annexation into the City.
- 2007: The City approved an extension of the approved Jones Ranch Tentative Subdivision Map, which extended the life of the Tentative Subdivision Map for a ten-year period, matching the terms of the Development Agreement.
- 2008: The City approved the Amendment No.1 to the Jones Ranch Development Agreement between the City of Wheatland and Lakemont Overland Crossing, LLC.
- 2010: The City recorded the Second Amendment to the Jones Ranch Development Agreement between the City of Wheatland and RBC Real Estate Finance Inc.
- 2015: The City recorded the Third Amended and Restated Development Agreement between the City of Wheatland and the applicant, Dale Investments, LLC.
- 2015: The City determined the 2015 Jones Ranch Tentative Subdivision Map was in substantial compliance with the 2005 Jones Ranch Tentative Subdivision Map pursuant to Section 17.05.200 of the Wheatland Municipal Code.

- To date, the Final Map for Phase 1 (Village I and Village II) has been approved and 145 lots have been sold to the home builder K. Hovnanian Homes. Internal streets and improvements to Wheatland Road have been constructed, 145 building permits have been approved, and 130 final inspections have been approved. The project applicant has been working with City staff on the Final Map for Phase 2 and preparing to sell the next phase to a home builder.

The proposed project would include the modification of the existing Caliterra Ranch Tentative Subdivision Map consisting of the redesign of the eastern area of the project site including the roadway alignments of First Street and Wheatland Park Drive providing the addition of 68 single-family lots. The proposed amendment would also modify the typical lot sizes in Village 4B from 65' x 105' (6,825 square feet) to 60' x 105' (6,300 square feet), Village 6 from 65' x 105' (6,825 square feet) to 55' x 105' (5,775 square feet), and Village 7 from 75' x 105' (7,875 square feet) to 55' x 105' (5,775 square feet). The increase in the number of single-family lots would result in a total of 620 residential lots for the overall Caliterra Ranch Subdivision.

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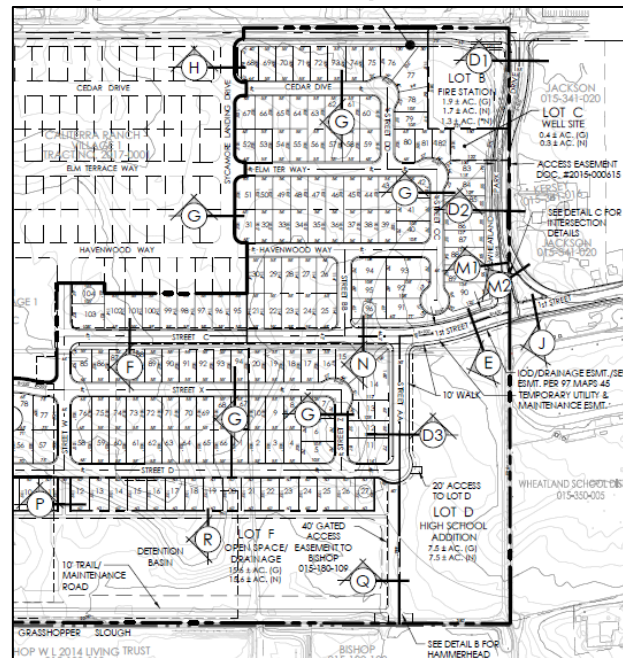
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expansion site and the 1.5-acre commercial site, which is intended to be a future Wheatland Fire Station, remain as part of the proposed project.

Existing General Plan Land Use Map



Proposed Tentative Map Amendment



According to the current U.S. Census data, average household size in the City of Wheatland is 2.82 persons per household, as such, estimated population growth associated with the proposed project would be approximately 264 residents. It should be noted that the Caliterra Ranch Design Guidelines approved in 2017 still apply to all future project development. In addition, the proposed 68 additional single-family lots would not be included in the existing development impact fee (DIF) protections and vested sewer rights included in the current Development Agreement between the City of Wheatland and Dale Investments, unless the existing Development Agreement is amended again in the future. Furthermore, all future residential lots, including the proposed 68 additional lots, would be included in the existing Community Facilities District (CFD) as part of the future final map processing.

The City Engineer has reviewed the proposed project and all comments and requirements were incorporated into the proposed project where applicable or have been included as draft conditions of approval, which would be implemented as part of the improvement plan and final map process prior to building permit approval. The draft conditions of approval are identified in the attached resolution (see Attachment 1). In addition, the Fire Chief from the Wheatland Fire Authority provided a letter in support of the proposed project (see Attachment 3).

Environmental Review

An EIR was certified in 2002 for the Jones Ranch Project (SCH No. 2001012094). The 2002 EIR evaluated the annexation of approximately 193 acres located within Yuba County into the City of Wheatland city limits, as well as the development of 552 single-family residences on the 193-acre site. The Jones Ranch Project also included the annexation of an additional 31 acres ("Island Property") into the City of Wheatland city limits and the potential future development of 50 residential units on the 31-acre site.

An Initial Study/Mitigated Negative Declaration (IS/MND) was then prepared in 2005 for the Jones Ranch Tentative Subdivision Map Project (SCH No. 2005082035). The 2005 IS/MND evaluated the development of 552 dwelling units within eight residential villages on the 193-acre project site.

An Addendum to the 2002 EIR and 2005 IS/MND has now been prepared for the proposed project in accordance with CEQA (see Attachment 1). According to CEQA Guidelines Section 15164(b), an addendum may be prepared if only minor technical changes or additions to the previous EIR are necessary or if none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred. Given the limited scope of changes to the project, the attached Addendum provides a detailed evaluation of those select CEQA topics most affected by the changes, whereas the remaining CEQA topics are appropriately discussed at a lesser level of detail.

The following CEQA topics, or resource areas, were evaluated in detail as part of the Caliterra Ranch Project Addendum:

- Air Quality and Greenhouse Gas Emissions
- Biological
- Cultural
- Transportation

Previous mitigation measures from the 2002 EIR and 2005 IS/MND are still applicable for the project for all four resource areas identified above. In addition, the Air Quality and Greenhouse Gas Emissions resource area includes one new mitigation measure for consistency with the City's Climate Action Plan (CAP) and the Transportation resource area includes modified mitigation measures as a result of changes in the City's roadway system over time.

Although the number of units proposed has increased, the proposed project would not change the residential nature of development within the project site, and the proposed development would be consistent with the site's land use and zoning designations. As such, impacts related to the remaining resource areas would be the similar as analyzed in the 2002 EIR and 2005 IS/MND. Overall, implementation of all applicable mitigation measures would ensure the proposed project would not result in any additional significant impacts or more severe significant impacts.

Therefore, the proposed project has been evaluated for significant impacts pursuant to CEQA, and the Caliterra Ranch Project Addendum concludes that the conditions set forth in Section 15162 are not triggered by the modified project. As such, an addendum is the appropriate environmental document for the proposed project, pursuant to CEQA Guidelines Section 15164.

Planning Commission Review

On March 18, 2025, the Wheatland Planning Commission held a public hearing for the proposed project. Staff provided a presentation, and the Planning Commission received public comments. After discussion, the Wheatland Planning Commission unanimously voted to approve the proposed project.

Conclusion

Based on the information contained in the staff report, staff recommends that the Wheatland City Council take final action approving the following:

1. The Addendum to the Initial Study/ Mitigated Negative Declaration (SCH No. 2005082035), Errata Sheet, and the updated MMRP for the Caliterra Ranch Project.
2. The Tentative Subdivision Map Amendment for the Caliterra Ranch Project.

Attachments

1. Resolution approving the Caliterra Ranch Tentative Subdivision Map Amendment
 - Exhibit A – Caliterra Ranch Project Addendum
 - Exhibit B – Caliterra Ranch Project Updated Mitigation Monitoring and Reporting Program
 - Exhibit C – Errata Sheet
 - Exhibit D – Caliterra Ranch Tentative Subdivision Map Amendment
 - Exhibit E – Draft Conditions of Approval
2. 2017 Caliterra Ranch Tentative Subdivision Map
3. Wheatland Fire Authority Letter