

**CITY COUNCIL
RESOLUTION NO. 2025-****

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND
APPROVING THE TENTATIVE SUBDIVISION MAP AMENDMENT FOR THE
CALITERRA RANCH (FORMERLY JONES RANCH) PROJECT.**

WHEREAS, on July 17, 2024, the City of Wheatland received an application from Dale Investments, LLC (Applicant) to amend the Caliterra Ranch Tentative Subdivision Map (Project); and

WHEREAS, the project site consists of a 132.3-acre site located southwest of the intersection of Wheatland Park Drive/Wheatland Road and Olive Street in the City of Wheatland, California. The project site is identified by Yuba County Assessor's Parcel Numbers (APNs) 015-180-128 through -133 and -137, -138, -141 through -144, and -150; and

WHEREAS, in 2002, the Wheatland City Council adopted Resolution No. 55-03, making findings concerning mitigation measures and alternatives, making a statement of overriding considerations, adopting a Mitigation Monitoring and Reporting Program, and certifying the Jones Ranch Project Final Environmental Impact Report (EIR) (SCH No. 2001012094) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, in 2005, the Wheatland City Council adopted Resolution No. 40-05, adopting the Jones Ranch Tentative Subdivision Map Initial Study/Mitigated Negative Declaration (IS/MND) (SCH No. 2005082035) and an updated Mitigation Monitoring and Reporting Program pursuant to CEQA; and

WHEREAS, on November 24, 2014, the City of Wheatland approved the Third Amended and Restated Development Agreement with Dale Investments regarding the Caliterra Ranch Subdivision; and

WHEREAS, on June 30, 2017, the City of Wheatland approved Amendment No. 1 to the Third Amended and Restated Development Agreement with Dale Investments regarding the Caliterra Ranch Subdivision, which provided development impact fee protections and extended the deadline for the recording of the final map for the first 50; and

WHEREAS, on December 8, 2020, the City of Wheatland approved Amendment No. 2 to the Third Amended and Restated Development Agreement with Dale Investments regarding the Caliterra Ranch Subdivision, which reduced the development impact fees by 50 percent for the first 145 units; and

WHEREAS, on December 12, 2023, the City of Wheatland approved Amendment No. 3 to the Third Amended and Restated Development Agreement with Dale Investments regarding the Caliterra Ranch Subdivision, which determined timing of park improvements and extended the 276 recorded lots requirement to December 31, 2023, and

WHEREAS, the City of Wheatland, as Lead Agency, has determined the Project includes minor technical changes; therefore, an Addendum to the adopted Caliterra Ranch (formerly known as Jones Ranch) IS/MND (SCH No. 2005082035) has been prepared (provided as Exhibit A); and

WHEREAS, the City of Wheatland, as Lead Agency, has determined the Project includes minor technical changes to mitigation measures; therefore, an updated Mitigation Monitoring and Reporting Program (provided as Exhibit B) for the Caliterra Ranch (formerly known as Jones Ranch) Tentative Subdivision Map, have been imposed on and incorporated into the Project and will mitigate or avoid significant environmental effects; and

WHEREAS, the City of Wheatland, as Lead Agency, has prepared an Errata Sheet to the Caliterra Ranch Addendum for additional minor technical changes (provided as Exhibit C). None of the changes result in modifications to the conclusions of the Addendum and do not result in significant new information prepared; and

WHEREAS, on March 18, 2025, the Wheatland Planning Commission approved the proposed Tentative Subdivision Map Amendment pursuant to Section 17.05.200 of the Wheatland Municipal Code; and

WHEREAS, the Wheatland City Council duly gave notice of public hearing as required by law and on May 13, 2025, duly held a public hearing, received and considered evidence, both oral and documentary.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Wheatland City Council does hereby make the following findings for approval of the Caliterra Ranch Tentative Subdivision Map Amendment (provided as Exhibit D), subject to the conditions of approval as set forth in Exhibit E, which is attached hereto and incorporated by reference:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference; and
2. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,
3. That the Tentative Subdivision Map Amendment complies with Section 17.05.200 of the City's Municipal Code, including the following:
 - A. Such changes are consistent with the intent and spirit of the original tentative map approval or conditional approval;
 - B. There are no resulting violations of this code and city administration;
 - C. The Tentative Subdivision Map Amendment shall not alter the expiration date of the tentative map; and
 - D. The City's Planning and Engineering staff have reviewed the Tentative Subdivision Map Amendment and evaluated the effects of the subdivision proposed and have determined that the Tentative Subdivision Map Amendment as conditioned comply with and conform to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
4. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards; and

5. All mitigation measures contained within the updated Mitigation Monitoring and Reporting Program for the Caliterra Ranch (formerly known as Jones Ranch) Tentative Subdivision Map IS/MND (SCH No. 2005082035) shall apply to the Project; and
6. Based upon the provisions of CEQA Guidelines Sections 15182 and 15162 and the documentation provided in Exhibit A, Addendum to the Caliterra Ranch (formerly known as Jones Ranch) Tentative Subdivision Map IS/MND (SCH No. 2005082035), the preparation of an additional supplemental or subsequent EIR is not required prior to approval of the proposed entitlements.

NOW, THEREFORE, BE IT FURTHER RESOLVED AND DETERMINED, that the Wheatland City Council does hereby approve the Addendum to the Caliterra Ranch (formerly known as Jones Ranch) IS/MND (SCH No. 2005082035) as set forth in Exhibit A, which is attached hereto and incorporated by reference, approve the updated Mitigation Monitoring and Reporting Program for the Caliterra Ranch (formerly known as Jones Ranch) Tentative Subdivision Map IS/MND (SCH No. 2005082035) as set forth in Exhibit B, which is attached hereto and incorporated by reference, approve the Caliterra Ranch Addendum Errata Sheet as set forth in Exhibit C, which is attached hereto and incorporated by reference, and approve the Caliterra Ranch Tentative Subdivision Map Amendment as set forth in Exhibit D, which is attached hereto and incorporated by reference, subject to the conditions of approval, as set forth in Exhibit E, which is attached hereto and incorporated by reference.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Wheatland City Council, at a regular meeting thereof, held on the 13th day of May 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Mayor

ATTEST:

Lisa Thomason, City Clerk