



Planning Commission Meeting Staff Report

Meeting Date:

October 7, 2025

SUBJECT: Consideration to recommend City Council approval of the proposed Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Wheatland Planning Commission hold the public hearing on the proposed development agreement amendment, and upon close of the public hearing, adopt the Resolution recommending the Wheatland City Council approve Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC (see Attachment 1).

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.

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.
- 2017: The City recorded Amendment No. 1 to the Third Amended and Restated Development Agreement between the City of Wheatland and the applicant, Dale Investments, LLC.
- 2017: The City determined the 2017 Caliterra Ranch Tentative Subdivision Map was in substantial compliance with the 2015 Jones Ranch Tentative Subdivision Map pursuant to Section 17.05.200 of the Wheatland Municipal Code.
- 2020: The City approved Amendment No. 2 to the Third Amended and Restated Development Agreement between the City of Wheatland and the applicant, Dale Investments, LLC.
- 2023: The City approved Amendment No. 3 to the Third Amended and Restated Development Agreement between the City of Wheatland and the applicant, Dale Investments, LLC.
- 2025: The City approved an amendment to the Caliterra Ranch Tentative Subdivision Map and adopted an Addendum to the Initial Study/Mitigated Negative Declaration (SCH#2005082035).
- 2025: K. Hovnanian Homes (KHOV) completed construction on all 145 homes for Phase I (Village I and Village II).

Dale Investments and the project engineers have been working with City staff on Phase 2 of the project and preparing to sell the next phase to a home builder. In addition, as required by the current development agreement, the park improvement plan for the Caliterra Ranch Subdivision is currently in progress. Staff has reviewed and provided comments to the applicant on the park improvement plan and anticipates its completion this year.

Per the current development agreement between the City of Wheatland and Dale Investments, LLC, the developer would need to construct the Main Street extension by the 250th building permit to serve as a second ingress and egress point for the Caliterra Ranch subdivision. The Main Street extension would extend Main Street from its current terminus west through the once proposed Roddan Ranch subdivision past the Wheatland Union High School turning north within the Caliterra Ranch subdivision and ultimately connecting to the existing First Street/Wheatland Road alignment. Once constructed, the City would reimburse the developer with impact fees collected from new development including the future Roddan Ranch homes.

On May 13, 2025, the Wheatland City Council approved the Caliterra Ranch Tentative Subdivision Map Amendment Project which modified the future roadways of the eastern area of the subdivision. These adopted roadway modifications included the removal of the Main Street extension connecting to First Street/Wheatland Road at the future entrance of the subdivision.

Discussion

On June 13, 2025, the city received a letter from the project applicant requesting an amendment to the current development agreement to reflect the changes resulting from the recent Caliterra Ranch Tentative Subdivision Map Amendment Project (see Attachment 2).

The Main Street extension alignment is planned to pass through the future Roddan Ranch subdivision property, which is now owned by the Bishop's Pumpkin Farm and is no longer proposed for residential development. The Bishop's Pumpkin Farm has disclosed to the City that they do not have a need for the Main Street extension through their property. In addition, if the developer was to construct the Main Street extension at the 250th building permit as currently required, the City would be required to reimburse the developer using previously collected and future impact fees. However, with the future Roddan Ranch property no longer moving forward with residential development, the previous impact fees and the amount of potential future impact fees would not result in sufficient funds for the City to reimburse the developer for the road construction. Also, with the change in land uses for the Roddan Ranch property from future residential to agricultural tourism the need for the Main Street extension has diminished.

Furthermore, a new traffic signal has been constructed at the State Route (SR) 65 and McDevitt Drive intersection which provides a second point of ingress and egress for the Caliterra Ranch subdivision to the north rather than to the south with the Main Street extension. The City's General Plan Circulation Map includes the southwestern portion of what is called the "Ring Road", which would connect Oakley Road to SR 65. The City would prefer this future roadway connection as a third point of ingress and egress for the Caliterra Ranch subdivision and surrounding areas as the southwestern area of the City develops in the future. The Main Street extension would remain in the City's General Plan Circulation Map and any impact fees that would have been collected for this roadway will continue to be collected but the construction of the roadway will no longer be tied to the development of the Caliterra Ranch subdivision. The Main Street extension may or may not remain in the City's General Plan Circulation Map as part of the current General Plan Update.

It should be noted that the Caliterra Ranch Development Impact Fee protections, as provided by the current development agreement, will expire in 2027. As a result, full City impact fees would then be collected for the remainder of the phases for the construction of the Caliterra Ranch subdivision.

City staff has met with the Dale Investments representatives on several occasions to discuss the framework for a fourth amendment to the Third Amended and Restated Development Agreement and has prepared the proposed ordinance and draft development agreement amendment for Planning Commission consideration.

The proposed draft development agreement amendment includes the following modifications:

- Section 3.5.1: The Water System Plan shall include the dedication of a new domestic water supply well and related improvements if required by the City Engineer.
- Section 3.7.1: The Main Street extension is removed from the development agreement in its entirety.

- Section 3.13.4: The 1.5-acre parcel intended for the future Wheatland Fire Authority station will be dedicated to the City at a time that is agreed upon by the City and property owner.
- Section 5.3: Reimbursement of the Main Street extension costs is removed from the development agreement in its entirety.

Conclusion

Based on the information contained in the staff report, staff recommends that the Planning Commission adopt the attached resolution recommending City Council approve Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement to the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC.

Attachments

1. Resolution No. 2025-** recommending City Council approve the Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement to the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC

Exhibit 1: Draft City Council Ordinance

Exhibit A: Draft Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement to the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC

2. Request Letter dated June 13, 2025.