

**PLANNING COMMISSION  
RESOLUTION NO. 2025-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHEATLAND  
RECOMMENDING CITY COUNCIL AMEND THE CALITERRA RANCH (FORMERLY KNOWN  
AS JONES RANCH) DEVELOPMENT AGREEMENT.**

**WHEREAS**, on June 13 2025, the City of Wheatland received a letter from Dale Investments, LLC (applicant) requesting a fourth amendment to the Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision; 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, 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, 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, which provided a time extension for the next final map from December 31, 2023 to December 31, 2030, as well as requiring park improvements for 2.6 acres of the proposed 5.0-acre park by December 31, 2026; and

**WHEREAS**, the City and Dale Investments, LLC have negotiated the Amendment No. 4 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision; and

**WHEREAS**, the adoption of this Amendment No. 4 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision will not adversely affect the comprehensive General Plan and it is consistent with the General Plan and carries out the purposes of the General Plan.

**NOW THEREFORE, BE IT RESOLVED** that the Wheatland Planning Commission recommends the Wheatland City Council Amend the Development Agreement between the City of Wheatland and Dale Investments Concerning the Caliterra Ranch Subdivision, which are based on its review and consideration of the entire record, including the recitals above and any oral or written testimony provided at the hearing:

1. There have been no substantial changes to the project through the Development Agreement. Therefore, the Jones Ranch program-level Environmental Impact Report, the Jones Ranch project-level Mitigated Negative Declaration, and the Caliterra Ranch Addendum are the appropriate environmental documents for the proposed project.
2. The Development Agreement is consistent with the General Plan, as it carries out the purposes of the General Plan and is consistent with the land use and development designation in such plans.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Planning Commission recommends the City Council adopt the attached Ordinance amending the Development Agreement between the City of Wheatland and Dale Investments Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision, in the form attached as Exhibit A, subject to such changes as may be approved by the City Council.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the Planning Commission of the City of Wheatland at a regular meeting thereof held on the 7<sup>th</sup> day of October 2025, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**APPROVED:**

\_\_\_\_\_  
**Planning Commission Chairperson**

**ATTEST:**

\_\_\_\_\_  
**City Clerk**

**EXHIBIT A**

**CITY COUNCIL ORDINANCE ADOPTING AMENDMENT NO. 4 TO THIRD AMENDED AND  
RESTATED CITY OF WHEATLAND DEVELOPMENT AGREEMENT CONCERNING JONES  
RANCH SUBDIVISION**