



# City Council Meeting Staff Report

Meeting Date: November 25, 2025

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**Subject:** Consideration and Adoption of Resolution Accepting Donation of Property within the Caliterra Ranch Subdivision for a Future Fire Station for the Wheatland Fire Authority and Approving a Draft Maintenance Agreement for the Property

**Prepared By:** Dane Schilling, City Engineer

**Recommendation:** Staff recommends that the Wheatland City Council consider adoption of a resolution accepting donation of the 1.9-acre property within the Caliterra Ranch Subdivision for a future fire station for the Wheatland Fire Authority and approving the draft three-year maintenance agreement for the property

**Discussion:** The Caliterra Ranch Project (formerly known as Jones Ranch) is an approximately 193-acre site currently consisting of 620 single-family residential lots, located on the south side of Wheatland Road, between the existing Wheatland High School and Ace Hardware. Oakley Lane bisects the property, which is agricultural in appearance, characterized by grasslands and open space. A 1.9-acre parcel of land in the northeastern corner of project site is currently planned for a future Wheatland Fire Authority fire station. The 1.9-acre parcel is zoned Planned Development (PD) and designated as Commercial (C) in the Wheatland General Plan.

On October 28, 2025, the Wheatland City Council introduced and waived the first reading of an ordinance approving Amendment No. 4 to the Third Amended and Restated Development Agreement between the City of Wheatland and the applicant, Dale Investments, LLC., which updated language in the Development Agreement regarding the timing of the donation. The Development Agreement amendment included the following modification:

- Section 3.13.4: The 1.9-acre parcel intended for the future Wheatland Fire Authority station will be donated to the City at a time that is agreed upon by the City and property owner. The current Development Agreement requires the dedication of the fire station in conjunction with the development of the surrounding properties.

The second reading and adoption of the ordinance is scheduled for action at the November 25, 2025 City Council meeting. Assuming the ordinance is adopted on November 25, 2025, there is a 30-day waiting period before the ordinance becomes effective. Should the City Council accept the donation of the property for a future fire station, the necessary documents to record this parcel in the City's name could be processed after that 30-day period (December 25, 2025).

Currently, the City's only fire station is located east of both State Route (SR) 65 and the Union Pacific Railroad (UPRR) which can significantly impact emergency response times. The applicant and the City have discussed the donation of the 1.9-acre parcel for a future fire station, which would provide improved fire service and response times for neighborhoods of the City located west of SR 65 and the UPRR. In addition, the Wheatland Fire Authority Chief supports the proposed donation. City Staff agrees that this location would be an ideal location for a fire station because of its proximity to major roadways and its location west of both SR 65 and the UPRR. In addition, as the City continues to grow, this location would be ideally located to serve future residents.

The maintenance agreement for the 1.9-acre parcel of land covers a three year period and provides that the developer will maintain the site in a good and safe condition, including weed abatement and trash removal.

**Fiscal Impact:** The only cost to the City associated with this item is a minimal recording fee for the lot line adjustment.

**Attachments:**

1. Resolution
2. Property Legal Description
3. Draft Maintenance Agreement