

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WHEATLAND APPROVING AMENDMENT NO. 4 TO
THIRD AMENDED AND RESTATED CITY OF WHEATLAND DEVELOPMENT AGREEMENT
CONCERNING CALITERRA (FORMERLY JONES) RANCH SUBDIVISION**

The City Council of the City of Wheatland does ordain as follows:

Section 1. Purpose and Authority. The purpose of this Ordinance is to approve Amendment No. 4 to Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra (Jones) Ranch Subdivision. This ordinance is adopted pursuant to Government Code sections 65864 through 65869.5 and other applicable law.

Section 2. Findings. The City Council hereby finds and declares:

- A. On December 27, 2005, the City of Wheatland and Lakemont Overland Crossing, LLC (“collectively, the “Parties”) entered into the City of Wheatland Development Agreement Concerning Jones Ranch Subdivision (“Agreement”), which was recorded in the Yuba County Recorder’s Office on April 18, 2006, as Document No. 2006R-007611.
- B. On June 10, 2008, the Parties entered into Amendment No. 1 to the Agreement. Amendment No. 1 was recorded in the Yuba County Recorder’s Office on September 11, 2008, as Document No. 2008R-014197.
- C. On November 9, 2010, the Parties entered into Amendment No. 2 to the Agreement. Amendment No. 2 was recorded in the Yuba County Recorder’s Office on November 24, 2010, as Document No. 2010R-014746.
- D. On November 25, 2014, the Parties entered into the Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. The Third Amended and Restated Agreement was recorded in the Yuba County Recorder’s Office on February 3, 2015, as Document No. 2015-001148.
- E. On June 30, 2017, the Parties entered into Amendment No. 1 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. Amendment No. 1 to the Third Amended and Restated Agreement was recorded in the Yuba County Recorder’s Office on December 14, 2017, as Document No. 2017-016375.
- F. On December 8, 2020, the Parties entered into Amendment No. 2 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. Amendment No. 2 to the Third Amended and Restated Agreement was recorded in the Yuba County Recorder’s Office on January 27, 2021, as Document No. 2021-001587.
- G. On December 12, 2023, the Parties entered into Amendment No. 3 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. Amendment No. 3 to the Third Amended and Restated Agreement was recorded in the Yuba County Recorder’s Office on January 4, 2024, as Document No. 2024-000120.

- H. For the reasons listed in the recitals of the proposed Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement (“Amendment No. 4”), attached hereto as Exhibit A and incorporated herein by reference, the Parties desire to further amend the Agreement.
- I. On October 7, 2025, the Planning Commission conducted a duly noticed public hearing in accordance with law concerning Amendment No. 4 and recommends that the City Council approve the Amendment.
- J. On October 28, 2025, the City Council conducted a duly noticed public hearing in accordance with law and now desires to approve Amendment No. 4.
- K. The City Council has evaluated Amendment No. 4 and the City General Plan and has determined that Amendment No. 4 is consistent with the General Plan.
- L. 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.
- M. The Amendment is consistent with the provisions of the City Council Establishing Procedures for Consideration of Development Agreements.

Section 3. Approval of Development Agreement. The City Council hereby approves Amendment No. 4. The City Manager is authorized and directed to execute Amendment No. 4 on behalf of the City of Wheatland. The City Clerk shall cause Amendment No. 4 to be recorded in the Official Records of Yuba County upon execution, but in no event prior to the effective date of this ordinance.

Section 4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption. Within fifteen (15) days from the passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City of Wheatland.

INTRODUCED by the City Council on the 28th day of October 2025.

PASSED AND ADOPTED by the City Council of the City of Wheatland this 25th day of November, 2025 by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Angela Teeter, Mayor

Attest:

 Lisa J. Thomason, City Clerk

EXHIBIT A

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