



City Council Meeting Staff Report

Meeting Date:

November 25, 2025

Subject: Waiver of Second Reading and Adoption of the Ordinance Approving 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 City Council (1) waive the second reading of the ordinance approving 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; and (2) adopt the attached ordinance (see Attachment 1).

Background/Discussion

The Caliterra Ranch Project (formerly known as Jones Ranch) is an approximately 193-acre site currently consisting of 620 planned 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 first phase of construction consisting of 145 homes has been completed by K. Hovnanian Homes.

On March 18, 2025, the City Council approved an amendment to the Caliterra Ranch Tentative Subdivision Map. The Tentative Subdivision Map amendment redesigned the eastern area of the project site including the roadway alignments of First Street and Wheatland Park Drive. On June 13, 2025, the City staff 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 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. The Water System Plan will be prepared by a qualified engineer that includes updated water demand and usage calculations as well as technical information and calculations in order to determine the construction timing and dedication of the well.
- Section 3.7.1: The Main Street extension is removed from the development agreement in its entirety. As described above, the Main Street extension to be constructed by the 250th building permit of the Caliterra Ranch subdivision is no longer needed.
- Section 3.13.4: The 1.5-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.

- Section 5.3: Reimbursement of the Main Street extension costs is removed from the development agreement in its entirety. With the removal of the Main Street extension from the development agreement, the City will no longer be required to reimburse the developer for the cost of construction.

Pursuant to State law, ordinances require a first and second reading for adoption. On October 28, 2025, the City Council held a public hearing and voted 4-0 to introduce and waive the first reading of the ordinance approving the proposed amendment to the Caliterra Ranch Subdivision Development Agreement.

After the October 28, 2025 City Council meeting, City staff completed a clerical edit in section 3.13.4 to reference a donation of the fire station property rather than a dedication.

Conclusion

Based on the information contained in the staff report, staff recommends that the City Council waive the second reading of and adopt the ordinance approving 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. Ordinance No. 2025-** approving 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 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.