



City Council Meeting Staff Report

Meeting Date: August 25, 2026

SUBJECT: Council Receive Presentation and Provide Direction to Staff Regarding the Caliterra Ranch Park Improvements

PREPARED BY: Bill Zenoni, City Manager

RECOMMENDATION:

Staff recommends that the Wheatland City Council receive a presentation from staff regarding the Caliterra Ranch Park Improvements and provide direction to staff concerning the development of the 2.6-acre portion of the 5.0-acre park.

BACKGROUND:

The Caliterra Ranch Project (formerly known as Jones Ranch) is an approximately 193-acre residential subdivision consisting of 620 planned single-family residential lots. The residential subdivision is located on the south side of Wheatland Road, between the existing High School and Ace Hardware. Oakley Lane bisects the property, and the first phase of construction consisting of 145 homes has been completed east of Oakley Lane.

On December 12, 2023, the Wheatland City Council approved the Amendment No. 3 to the Third Amended and Restated Development Agreement between the City of Wheatland and the land owner, Dale Investments, LLC. Amendment No. 3 extended the expiration date of the Development Agreement and updated language in the Development Agreement regarding the timing of the construction of the 5.0-acre park (see Attachment 1). The updated language required the Developer to: 1) prepare and submit a park improvement plan for a 2.6-acre portion of the five-acre park by December 31, 2025; 2) construct the 2.6-acre portion of the park by December 31, 2026; and 3) construct all the remaining park amenities by June 30, 2028. Section 3.2.1.1 of the Development Agreement contains the following language:

3.2.1.1. No later than December 31, 2025, Developer shall prepare a park site improvement plan and submit it for review and approval by the City Manager or his or her designee for the 2.6-acre portion of the 5.0-acre park (as shown on the Preliminary Bubble Concept Plan #3 dated August 7, 2013 (the "Concept Plan"), which is on file with the City Clerk of City, and to be shown on the updated Tentative Map (see section 3.14) and Design Guidelines). No later than December 31, 2026, Developer shall grade the park site and improve it with drainage, irrigation, turf, trees, and walkways in accordance with the approved park site improvement plan and Design Guidelines, and to the satisfaction of the City Manager of his or her designee. No later than June 30, 2028, Developer shall complete construction of all remaining park amenities, including, but not limited

to, playground equipment, in accordance with the approved park site improvement plan and Design Guidelines, and to the satisfaction of the City Manager or his or her designee.

Consistent with Section 3.2.1.1. of the adopted Development Agreement, on October 30, 2025, the City Manager approved the Caliterra Ranch Park Improvement Plan for the entire 5.0-acre park site (see Attachment 2). The approved draft Caliterra Ranch Park Improvement Plan features a playground, paved pedestrian pathways, a soccer field, two pickleball courts, trees and landscaping, and a parking area. The final park improvement design and features may be amended in the future by the City Council as necessary.

DISCUSSION:

For several months, staff have been conducting ongoing discussions with the project applicant regarding the improvements for the 2.6-acre portion of the 5.0-acre park. The current Development Agreement includes limited improvements to the 2.6-acre portion of the site consisting of only turf and sidewalks. However, City staff and the applicant team have considered modified alternatives to the first 2.6-acres to provide a more complete first phase park.

Each option requires additional funds to complete the improvements. The park will be constructed by the applicant team and reimbursed to them at the actual costs of the improvements. Staff will review the final costs of the work performed and ensure the park is completed to the design specifications. Once completed, the park will be dedicated to the City of Wheatland.

The following briefly describes the three park design options and estimated costs for the 2.6-acre site. A preliminary detailed cost estimate for the three 2.6-acre park options is included in Attachment 4.

Option 1: Full Buildout of 2.6 acres (With Play Structure)

Option 1, Full Buildout, would include the development of the 2.6-acre portion of the park with all amenities as shown on the approved Park Plan. The preliminary total cost estimate for the implementation of Option 1 would be \$931,143.

Option 2: Partial Buildout of 2.6 acres (Without Play Structure)

Option 2, Partial Buildout, would include the development of the 2.6-acre portion of the park with turf, trees, and walkways as shown on the approved Park Plan, but without the play structure to reduce construction costs. The preliminary total cost estimate for the implementation of Option 2 would be \$813,355.

Option 3: Landscaping Only (Required per the Development Agreement)

Option 3, Landscaping Only, would develop the entirety of the 2.6-acre portion of the park with turf, trees, and irrigation only to further reduce construction costs. The preliminary total cost estimate for the implementation of Option 3 would be \$544,198.

Both Options 1 and 2 would include buildout of the 2.6-acre portion of the on-site park with landscaping, trees, turf areas, paved walkways, and a dedicated area for a playground. Although Option 1 would have the highest upfront cost, the 2.6-acre portion of the park would be fully constructed. Option 3 would

include landscaping only and would have the lowest upfront cost. However, upon buildout of the full park site, previously planted landscaping would need to be removed and replaced with walkways and the playground area; therefore, resulting in a loss of investment.

Caliterra Park Funding

Funding for the construction of the 2.6-acre park would be paid to the applicant through the development impact fees previously collected by the City from new development. The existing 145 residential lots constructed in the Caliterra Subdivision have paid a lump sum total impact fee as identified in the development agreement. These fees were a replacement for the City's standard and adopted AB 1600 development impact fees. However, because the impact fee was lump sum, these impact fees were not specifically designated to specific city infrastructure improvements; the City retains the complete discretion on how to allocate these funds. The fund balance for the Caliterra Ranch Project is approximately \$3.1 million; however, the bulk of that money has been reserved to fund a portion of the new sewer conveyance project. The City Manager has indicated that \$2.5 million of the fund would be currently sufficient for the sewer project and, therefore, \$600,000 may be available for the Caliterra Park. This funding level ensures that the minimal park improvements identified in the development agreement would be met.

The City also maintains a Parkland Facilities Impact Fee Fund per the requirements of AB1600. The City's Parkland Facilities Impact Fee Fund currently has \$457,000 available to use for park improvements, which has been collected in the past from other city projects. Because the Caliterra Park would be dedicated and ultimately owned by the City of Wheatland, the application of these funds is available to be used in the completion of the 2.6-acre first phase of the park improvements. With the addition of these funds to the impact fees previously paid by the existing Caliterra development, the City would have sufficient funds to complete the full amenities of the park including the tot lot.

Staff recommends that the City Council consider these three park options and associated costs and direct staff on which option they select. With this direction, the applicant will submit detailed improvement designs and specifications for review by the City.

ATTACHMENTS:

1. Amendment No. 3 to the Third Amended and Restated Development Agreement between the City of Wheatland and the applicant, Dale Investments, LLC Concerning Caliterra Ranch
2. Approved Caliterra Ranch Park Improvement Plan (dated September 9, 2025)
3. Caliterra Ranch 2.6-acre Park Improvement Options
4. Caliterra Ranch Park Preliminary Cost Estimates