

**NOVEMBER 28, 2023, MINUTES  
REGULAR WHEATLAND CITY COUNCIL MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 6:40 P.M.**

**COUNCIL MEMBERS PRESENT:** A. Teter, L. McIntosh, R. Coe, R. West  
**ABSENT:** P. Shelton

**OTHERS PRESENT:** B. Zenoni, City Manager  
S. Wong, Finance Director  
J. Buckman, City Attorney  
T. Raney, Community Development Director  
D. Schilling, City Engineer  
K. Valente, Senior Planner  
L. Thomason, City Clerk  
J. Johnson, Account Clerk

**PLEDGE OF ALLEGIANCE:** Mayor R. West led the pledge of allegiance.

**PUBLIC COMMENT - None**

**CONSENT CALENDAR**

It was moved by Council Member R. Coe, Seconded by Council Member R. West to **approve minutes from the regular City Council meeting on November 14, 2023; Ordinance No. 492 Amending Chapters 6.04 and 6.08 of the Wheatland Municipal Code Relating to Animal Control and Dog Licensing; Ordinance No. 493 to Prezone the 1973 State Route (SR) 65 Annexation; Resolution No. 43-23 for Waste Tire Collection Collaborative with Yuba County and Resolution No. 35-23 for Acceptance of 2023 Pavement Maintenance Projects, Increase Construction Funding, Accept Project Improvements, and File a Notice of Completion.** Vote Called – AYES: All. Motion Carried.

**PUBLIC HEARING**

- 1) Community Development Director Tim Raney presented the staff report to Introduce and Waive the First Reading of an Ordinance Approving the Proposed Amendment No. 3 to Third Amended and Restated City of Wheatland Development Agreement (DA) Concerning Caliterra Ranch (formerly Jones Ranch) Subdivision. and Dale Investments, LLC. The Caliterra Ranch Subdivision (formerly known as Jones Ranch) is an approximately 193-acre site consisting of 552 single-family residential units. On November 25, 2014, the City of Wheatland approved the Third Amended and Restated DA with Dale Investments regarding the Caliterra Ranch (formerly known as Jones Ranch) Subdivision. Since 2014, the Third Amended and Restated Caliterra Ranch Development Agreement has been amended two additional times. Amendment No. 1, provided development impact fee protections and extended the deadline for the recording of the final map for the first 50 lots. Amendment No. 2 reduced the development impact fees by 50 percent for the first 145 units and included the following additional terms. The housing market has slowed in the region due to the rise in interest rates. It is projected that

Caliterra Ranch would meet the required 276 recorded lots by December 2027 rather than December 2023. Dale Investments indicated it needs additional time to continue with the project. On July 25, 2023, the Wheatland City Council approved a Resolution of Intent providing staff direction to continue negotiating the deal points for a third amendment to the Third Amended and Restated DA with the property owner, Dale Investments, LLC. The Planning Commission held a meeting on November 7, 2023, regarding the approval of this Amendment No. 3. Planning commission recommended that City Council approve proposed Amendment No. 3 of the Third Amended and Restated City of Wheatland DA Concerning Caliterra Ranch Subdivision (Jones Ranch) and Dale Investments, LLC. With the potential of extending the expiration date of the DA from December 31, 2023, to December 31, 2030, City staff expressed concerns that the neighborhood park might not be constructed for another seven years, reduced from the original request from a ten-year extension, as a result of AD-Hoc Committee negotiations. City staff and the Ad-Hoc Committee negotiated with the applicant to accelerate the park improvements, and the preparation and approval of the park site improvement plan. The proposed development agreement amendment includes; in the event the next phase of lots (units 146-276) is not developed within the next three years, Dale Investments will ensure that at least 2.6 acres of the proposed 5.0-acre park consisting of grading, irrigation, and planting turf would be constructed by December 31, 2026. This will provide a usable area for the existing homeowners within the Caliterra Ranch community; Dale Investments shall prepare a park site improvement plan and submit it for City Staff review for the 2.6-acre portion of the 5.0-acre park by December 31, 2025 and in the event the next phase of lots (units 146-276) is not developed within the next five years, Dale Investments will complete the remaining improvements for the 2.6-acre portion of the park site, consistent with the approved park site improvement plan by June 30, 2028.

**Public Comment** – P. Walsh commented on the second entrance and easement.

Mayor R. West commented on the expiration date in section 2.7.2 of the proposed amendment.

It was moved by Council Member A. Teter, Seconded by Council Member L. McIntosh **to Introduce and Waive the First Reading of an Ordinance Approving the Proposed Amendment No. 3 to Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra Ranch (formerly Jones Ranch) Subdivision and Dale Investment, LLC.** Vote called – AYES: All. Motion carried.

**REGULAR CALENDAR**

1) City Manager Bill Zenoni presented the staff report for Consideration and Adoption of Resolution No. 44-23 Authorizing Execution of Agreement with Interwest Consulting Group to Prepare the Wheatland General Plan Update (GPU). All cities and counties in California are required to prepare a long-term comprehensive plan, known as a General Plan, to cover a wide range of issues to guide future growth. The last update to the Wheatland General Plan was in 2006. The City was awarded funding for completion of the GPU. The update will include changes in designated land uses for some properties; continued land use for agricultural production and agricultural tourism with City limits; update to circulation and transportation; updated plan for utilities including water supply, storm water drainage and wastewater collection and treatment, the GPU is also subject to CEQA. A request for proposals was released in April 2023. Two consulting firms, Interwest Consulting Group and Precision Civil Engineering, Inc submitted responses with proposals. Staff and the Council-appointed Ad-Hoc Committee recommend Interwest Consulting Group.

**Public Comment** – C. Walsh commented on Bishop’s Pumpkin Farm, traffic, AKT Ranch and Hardrock land.

Mayor R. West commented on the scope or work, traffic from Beale AFB, EIR and scope for EIR; drainage plan and Bishop’s.

It was moved by Council Member A. Teter, Seconded by Council Member L. McIntosh to **adopt Resolution No. 44-23 Authorizing Execution of Agreement with Interwest Consulting Group to Prepare the Wheatland General Plan Update**. Vote called – AYES: All. Motion carried. AYES: All. Motion carried.

**REPORTS**

S. Wong reported on the quarterly sales tax.

B. Zenoni reported on meetings with SWRCB and Colonel Bartran from Beale AFB. Zenoni added that the December 26, 2023, council meeting will be cancelled.

R. Coe reported on progress for planning the City’s 150<sup>th</sup> year celebration.

R. West reported on the City’s 150<sup>th</sup> year celebration and discussion with Beale AFB. West also reported on the annual Christmas tree lighting and Christmas fair.

There being no further business, Mayor R. West adjourned the meeting at 6:40 p.m.

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Rick West, Mayor

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Lisa J. Thomason, City Clerk