



Regular City Council Meeting Agenda

August 25, 2026 at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

City Council meetings are held in-person and are no longer available via ZOOM.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761. Requests must be made as early as possible and at least one full business day before the start of the meeting.

1. OPENING MATTERS

1.1 Call to Order and Roll Call

1.2 Pledge of Allegiance to the Flag

2. PUBLIC COMMENT

At this time, the public is permitted to address the City Council on non-agendized items. Comments should not exceed three (3) minutes. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the Council may discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

3. CONSENT CALENDAR

[3.1](#) Minutes - August 11, 2026

[3.2](#) Consideration and Adoption of Resolution Approving Amendments to Wheatland Personnel Rules, Section 25 (Employer-Employee Relations)

4. PUBLIC HEARING

None.

5. PRESENTATIONS

None.

6. REGULAR CALENDAR

6.1 Consideration and Adoption of Resolution Authorizing Execution of Amendment No. 5 to the Agreement with The Hatamiya Group for Economic Development Consulting Services

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

7. REPORTS

8. CLOSED SESSION

None.

9. ADJOURN

AGENDA POSTING CERTIFICATION

I, Josie Camacho, City Clerk for the City of Wheatland, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Wheatland City Hall at 111 C Street, Wheatland, CA 95692 and on the City website at www.wheatland.ca.gov .

Date: August 20, 2026 /s/ Josie Camacho, City Clerk



City Council Regular Meeting Minutes

August 11, 2026 at 6:00 PM

Wheatland Community Center
101 C Street, Wheatland, CA 95692

1. OPENING MATTERS

1.1 Call to Order and Roll Call - **6:00 p.m., All present.**

1.2 Pledge of Allegiance to the Flag - **Performed.**

Item 5.0 moved up and swearing in performed. Recess taken at 6:07 p.m., meeting reconvened at 6:28 p.m.

2. PUBLIC COMMENT - None.

3. CONSENT CALENDAR

Councilmember Pesenti recused himself from Item 3.4 for financial gain.

Item 3.3 & 3.5 were pulled for discussion.

3.1 Minutes - July 14, 2026

3.2 Council Receive and File Investment Report for the Quarter Ended June 30, 2026

3.3 Consideration and Adoption of Resolution Authorizing Purchase of Replacement Public Works Vehicle from Geweke Ford - **Res. 26-39**

Motion to approve made by Councilmember Teter and Seconded by Councilmember Pesenti

AYES: Teter, Pesenti, B. Abe, J. Abe, McIntosh

NOES: None

ABSTAIN: None

ABSENT: None

Motion passes 5-0-0-0

3.4 Consideration and Adoption of Resolution Authorizing Expenditure of Pumpkin Farm Joint Admission Funds for Sponsorship of 2026 National Pumpkin Weigh-Off - **Res. 26-40**

3.5 Consideration and Adoption of Resolution Authorizing the Mayor to Approve Stipulations for Entry of Judgment Related to the Regional Sewer Project Property Interests - **Res. 26-41**

Motion to approve made by Councilmember Teter and Seconded by Councilmember B. Abe

AYES: Teter, B. Abe, J. Abe, Pesenti, McIntosh

NOES: None

ABSTAIN: None

ABSENT: None

Motion passes 5-0-0-0

3.6 Consideration and Adoption of Resolution Authorizing Application to the United States Department of Agriculture, Rural Development to Fund a Portion of Costs Associated with the Wheatland Regional Sewer Project - **Res. 26-42**

Motion to approve Items 3.1, 3.2, 3.4, and 3.6 made by Councilmember B. Abe and Seconded by Councilmember Teter.

AYES: B. Abe, Teter, J. Abe, McIntosh

NOES: None

ABSTAIN: Pesenti

ABSENT: None

Motion passes 4-0-1-0

4. PUBLIC HEARING - None.

5. PRESENTATIONS

5.1 Ceremonial Swearing-In of Police Officer Luis Gil & Vladimir Grkovic - **Performed after Item 1.2.**

6. REGULAR CALENDAR

6.1 Consideration and Adoption of Resolution Authorizing Execution of Amendment No. 6 to the Employment Agreement with Susan Mahoney for Interim Finance Director Services - **Res. 26-43**

Motion to approve made by Councilmember Teter and Seconded by Councilmember B. Abe

AYES: Teter, B. Abe, J. Abe, Pesenti, McIntosh

NOES: None

ABSTAIN: None

ABSENT: None

Motion passes 5-0-0-0

6.2 Consideration and Adoption of a Resolution Authorizing the City Manager to Submit Grant Applications to SACOG for the Wheatland Road Complete Streets Project - **Res. 26-44**

Motion to approve made by Councilmember Teter and Seconded by Councilmember B. Abe

AYES: Teter, B. Abe, J. Abe, Pesenti, McIntosh

NOES: None

ABSTAIN: None

ABSENT: None

Motion passes 5-0-0-0

7. REPORTS

8. CLOSED SESSION - 7:13 p.m.

8.1 Conference with Legal Counsel-Existing Litigation Pursuant to California Government Code 54956.9
City of Wheatland v. Royal Lands, LLC, et al. (Yuba County Superior Court) No. CVED26-00298

Reconvened from Closed Session at 7:28 with the following reportable action;

The Deputy City Attorney reported that the City Council unanimously took action in closed session to approve a settlement agreement in the amount of \$315,000.00 with Royal Lands, LLC, concerning the acquisition of a permanent pipeline easement and a three (3) year temporary construction easements over Yuba County Assessor's Parcel Nos. 015-100-052, 015-110-001, and 015-150-045.

9. ADJOURN - 7:30 p.m.

MINUTES CERTIFICATION

I, Josie Camacho, City Clerk for the City of Wheatland, do hereby declare under penalty of perjury that the above minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at Wheatland Community Center, 101 C Street, CA.

Date: August 12, 2026 /s/ Josie Camacho, City Clerk



City Council Meeting Staff Report

Meeting Date: August 25, 2026

SUBJECT: Consideration and Adoption of Resolution Approving Amendments to Wheatland Personnel Rules, Section 25 (Employer-Employee Relations)

PREPARED BY: Bill Zenoni, City Manager

RECOMMENDATION:

Staff recommends that the Wheatland City Council consider adoption of a resolution approving amendments to Section 25 (Employer-Employee Relations) of the Wheatland Personnel Rules.

DISCUSSION:

Section 2.16.030(C) of the Wheatland Municipal Code states that the City Manager shall prepare City personnel rules and revisions and amendments to such rules. Section 2.16.050 of the Municipal Code provides that personnel rules shall be adopted by resolution of the City Council.

Section 25 of the Wheatland Municipal Code addresses employer-employee relations. Subsection 8 identifies policy and standards for determination of appropriate bargaining units. The language in Subsection 8 provides that "managerial, supervisory and confidential employees may only be included in a unit consisting solely of managerial, supervisory and confidential employees." The City's General Employee's Association (GEA) currently includes classifications for both supervisory and non-supervisory employees. Specifically, the Public Works Supervisor, Public Works Superintendent and Senior Accountant classifications are included the GEA bargaining unit.

The proposed amendments to Section 25 Article I subsection 2 and Article II subsection 8(f) of the Personnel Rules would remove the restriction that managerial, supervisory and confidential employees must be in a separate bargaining unit from other employees and reserves the City's right to have managerial and/or confidential employees in a separate bargaining unit if it so chooses.

This proposed revision to the Personnel Rules was reviewed with representatives of the General Employee's Association and Wheatland Police Officer's Association.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

ATTACHMENTS:

A. Resolution w/Exhibit

Attachment 'A'

RESOLUTION NO. 26-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND APPROVING
AMENDMENTS TO SECTION 25 OF THE WHEATLAND PERSONNEL RULES**

WHEREAS, the Wheatland City Council is authorized and directed under the provisions of Section 2.16.050 of the Wheatland Municipal Code to adopt personnel rules and regulations for the administration of the personnel system created in Chapter 2.16 of the Wheatland Municipal Code; and

WHEREAS, the personnel rules set forth in detail those procedures and policies which ensure similar treatment for those who compete for employment and promotion, and define many of the obligations, rights, privileges and prohibitions which are placed upon all employees in the competitive service of the City; and

WHEREAS, the City Council may, from time to time, amend these rules; and

WHEREAS, Section 25 of the Wheatland Personnel Rules provides guidance on employer-employee relations; and

WHEREAS, staff has developed amendments to Section 25 of the Wheatland Personnel Rules to clarify the policy and standards for determination of appropriate bargaining units.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheatland as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The amendments to Section 25 – Article I subsection 2 and Article II subsection 8(f) as described in Exhibit A, attached to this resolution, are hereby approved.
3. The City Clerk is authorized and directed to attest to the adoption of this Resolution and to maintain it in the official records of the City.

The foregoing resolution was adopted by the City Council of the City of Wheatland at a regular meeting held on the 25th day of August 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

Lisa McIntosh, Mayor

ATTEST:

Josie Camacho, City Clerk

ARTICLE I**GENERAL PROVISIONS****Section 2. Definitions (page 81)**

(l) ~~“Supervisory Employee” means any employee having authority, in the interest of the City, to hire, transfer, suspend, lay off, recall, promote, discharge, assign, reward, or discipline other employees, or responsibility to direct them, or to adjust their grievances, or effectively to recommend such action if, in connection with the foregoing, the exercise of such authority is not of a merely routine or clerical nature, but requires the use of independent judgment.~~

ARTICLE II**REPRESENTATION PROCEEDINGS****Section 8. Policy and Standards for Determination of Appropriate Units (page 86)**

The policy objectives determining the appropriateness of units shall be the effect of a proposed unit on (1) the efficient operations of the City and its compatibility with the primary responsibility of the City and its employees to effectively and economically serve the public, and (2) providing employees with effective representation based on the recognized community of interest considerations. These policy objectives require that the appropriate unit shall be the broadest feasible grouping of positions that share an identifiable community of interest. Factors to be considered shall be:

(a) Similarity of the general kinds of work performed, types of qualifications required, and the general work conditions.

(b) History of representation in the City and similar employment; except, however, that no unit shall be deemed to be an appropriate unit solely on the basis of the extent to which employees in the proposed unit have organized.

(c) Consistency with the organizational structure of the City;

(d) Effect of differing legally mandated impasse resolution procedures.

(e) Number of employees and classifications, and the effect on the administration of employer-employee relations created by the fragmentation of classifications and proliferation of units.

(f) Effect on the classification structure and impact on the stability of the employer-employee relationship of dividing a single or related classifications among two or more units.

Notwithstanding the foregoing provisions of this Section, the City reserves the right to have

managerial, ~~supervisory, and/or~~ confidential responsibilities, as defined in Section 2 of Labor Rules, are determining factors in establishing appropriate units hereunder, and therefore, managerial, supervisory, and confidential employees may only be included in a unit consisting solely of managerial, ~~supervisory, and/or~~ confidential employees, respectively. Managerial, supervisory, and confidential employees may not represent any employee organization that represents other employees.

Peace officers may join, participate in, and be represented in separate units composed solely of such peace officers. These units shall not be subordinate to any other employee organization which includes non-peace officers.

The Employee Relations Officer shall, after notice to and consultation with affected employee organizations, allocate new classifications or positions, delete eliminated classifications or positions, and retain, reallocate, or delete modified classifications or positions from units in accordance with the provisions of this Section. The decision of the Employee Relations Officer shall be final.



City Council Meeting Staff Report

Meeting Date: August 25, 2026

SUBJECT: Consideration and Adoption of Resolution Authorizing Execution of Amendment No. 5 to the Agreement with The Hatamiya Group for Economic Development Consulting Services

PREPARED BY: Bill Zenoni, City Manager

RECOMMENDATION:

Staff recommends that the Wheatland City Council consider adoption of a resolution authorizing execution of Amendment No. 5 to the agreement with The Hatamiya Group for economic development consulting services for the 2026-27 fiscal year.

DISCUSSION:

In October 2019, Applied Development Economics (ADE) was awarded a contract to complete the Wheatland Business Park Feasibility Study (the Employment Zone Feasibility Study) funded by a grant from SACOG. Lon Hatamiya, a sub-consultant of ADE, was actively involved in the project. That project opened the door for ongoing work with Beale Air Force Base, Yuba Water Agency, property owners and other potential partners to establish a University Affiliated Research Center (UARC) in Wheatland at a location within the Employment Zone study area which will launch the growth of technical business investment in the community.

The City has contracted directly with The Hatamiya Group since July 2021. Mr. Hatamiya and his staff have been extremely helpful in the City's efforts to promote a working partnership between the City of Wheatland and Beale Air Force Base, in the establishment of the Yuba Applied Research Center and also to promote the critical need for the Beale Expressway and the eventual Wheatland Bypass projects. Lon Hatamiya has, on the City's behalf, pursued federal and state funding opportunities and has attended numerous meetings with City staff to promote the needs of and potential economic benefits offered by this community. Staff is recommending that the City continue to utilize the services of The Hatamiya Group during the 2026-27 fiscal year. The proposed Scope of Work includes, but is not limited to, the following:

Consultants will prepare an ongoing analysis that highlights strategies and facilitates economic development opportunities under the following specific tasks.

TASK 1: CONTINUED DEVELOPMENT AND CREATION OF AN OFF-BASE COORDINATING AUTHORITY/ENTITY BETWEEN BEALE AIR FORCE BASE, THE YUBA WATER AGENCY, THE UNIVERSITY OF CALIFORNIA SYSTEM, AND THE CITY OF WHEATLAND WITH A FOCUS ON THE FURTHER DEVELOPMENT OF THE YUBA APPLIED RESEARCH CENTER ("YARC") IN THE CITY OF WHEATLAND

Consultants will continue to facilitate the development of an off-base entity/coordinating authority through a combined effort of networking with the United States Air Force, United States Space Force, the Department of War, and the Memorandum of Understandings (“MOU’s”) between UC CITRIS and UC Davis, the Yuba Water Agency, the City of Wheatland, and any and all interested parties. This effort will include the possible development of an off-base research facility located upon the AKT property at Jasper Lane and Spenceville Road. We will also pursue additional MOU’s with Scripps Institute, California Polytechnic State University, San Luis Obispo (Cal Poly), Cal Poly Maritime Academy, California State University, Sacramento, and other academic and research institutions.

Deliverable: Build upon the MOU’s and creation of the 501(C)(3) overseeing the development of the YARC within the City of Wheatland that will facilitate of an off-base joint research center and resulting future economic development opportunities. In addition, Consultant(s) will continue discussion with the USAF, USSF, NASA, NOAA, Lawrence Livermore National Laboratory, and appropriate defense and federal contractors to site collaborative activities, labs, and/or offices at the YARC upon its completion. Moreover, Consultants will identify appropriate federal, state, local and philanthropic funding options to expedite planning and construction of the YARC.

TASK 2: FACILITATE, DEVELOP, AND ASSIST WITH COORDINATING A STRATEGY FOR THE FUNDING OF THE WHEATLAND BYPASS HIGHWAY PROJECT WITH APPROPRIATE FEDERAL, STATE, AND LOCAL ENTITIES AND PARTNERS.

Consultants will continue to facilitate, develop, and assist in coordinating a strategy for potential funding of the Wheatland Bypass highway project. This effort will include communicating with appropriate federal, state, and local entities and partners to determine the best pathway to completion. It will also include continued coordination with local property owners and the City of Wheatland.

Deliverable: Develop a strategy to expedite the funding and completion of the Wheatland Bypass highway project. Identify appropriate federal and state funding options to expedite planning. Coordinate communications among interested parties.

Mr. Hatamiya will be in attendance at the August 25th City Council meeting and will provide an update on his recent activities in support of the City of Wheatland and will also discuss the support activities planned for the coming year.

FISCAL IMPACT:

The cost of the proposed contract amendment is for an amount not-to-exceed \$25,000 to be funded from the Economic Development Fund. Funding for these services is included in the Fiscal Year 2026-27 adopted budget.

ATTACHMENTS:

- A. Resolution w/Exhibits

Attachment 'A'

RESOLUTION NO. 26-___**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND
AUTHORIZING THE EXECUTION OF AMENDMENT #5 TO THE AGREEMENT WITH THE
HATAMIYA GROUP FOR ECONOMIC DEVELOPMENT CONSULTING SERVICES**

WHEREAS, the City Council, on July 13, 2021, approved an agreement with The Hatamiya Group ("Consultant") to assist with the pursuit of economic development opportunities identified in the June 30, 2021 Wheatland Employment Zone Feasibility Study ("Agreement"); and

WHEREAS, the City Council, on August 23, 2022, approved Amendment #1 to the Agreement with Consultant to extend Consultant's services to the City for the period of August 1, 2022 to July 31, 2023; and

WHEREAS, the City Council, on August 22, 2023, approved Amendment #2 to the Agreement with Consultant to extend Consultant's services for the period of August 23, 2023, to August 31, 2024; and

WHEREAS, the City Council, on August 27, 2024, approved Amendment #3 to the Agreement with Consultant to extend Consultant's services for the period of September 1, 2024, to August 31, 2025; and

WHEREAS, the City Council, on August 26, 2025, approved Amendment #4 to the Agreement with Consultant to extend Consultant's services for the period of September 1, 2025, to August 31, 2026; and

WHEREAS, Amendment #4 is set to expire and the City Council wishes to further amend the Agreement with Consultant to extend Consultant's services for an additional twelve-month period, through August 31, 2027.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheatland as follows:

1. The foregoing recitals are true and correct.
2. The City Council of the City of Wheatland hereby authorizes the City Manager to execute Amendment #5 to the Agreement between the City of Wheatland and The Hatamiya Group, as specified in Exhibit A and attached hereto.

The foregoing resolution was adopted by the City Council of the City of Wheatland at a regular meeting held on the 25th day of August, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Lisa McIntosh, Mayor

ATTEST:

Josie Camacho, City Clerk

**AMENDMENT #5 TO THE AGREEMENT BETWEEN
THE CITY OF WHEATLAND AND THE HATAMIYA GROUP FOR ECONOMIC DEVELOPMENT
SERVICES**

THIS FIFTH AMENDMENT TO THE AGREEMENT WITH THE HATAMIYA GROUP (“AMENDMENT #4”) is made and entered into effective August 25, 2026, by and between the **CITY OF WHEATLAND (“CITY”)** and **THE HATAMIYA GROUP (“CONSULTANT”)**, and is based on the Recitals and matters set forth herein.

RECITALS

- A. **CITY** approved a Professional Services Agreement with **CONSULTANT** for economic development support services during FY 2021-2022 that expired July 12, 2022 (**“ORIGINAL AGREEMENT”**).
- B. **CITY** approved Amendment #1 to the **ORIGINAL AGREEMENT** on August 23, 2022, for **CONSULTANT** to continue to provide such services for the period of August 1, 2022, to July 31, 2023 (**“AMENDMENT #1”**).
- C. **CITY** approved Amendment #2 to the **ORIGINAL AGREEMENT** on August 22, 2023, for **CONSULTANT** to continue to provide such services for the period of August 23, 2023, to August 31, 2024 (**“AMENDMENT #2”**).
- D. **CITY** approved Amendment #3 to the **ORIGINAL AGREEMENT** on August 27, 2024, for **CONSULTANT** to continue to provide such services for the period of September 1, 2024, to August 31, 2025 (**“AMENDMENT #3”**).
- E. **CITY** approved Amendment #4 to the **ORIGINAL AGREEMENT** on August 26, 2025, for **CONSULTANT** to continue to provide such services for the period of September 1, 2025, to August 31, 2026 (**“AMENDMENT #4”**).
- F. In consideration of the good and valuable services **CONSULTANT** has performed for **CITY**, and **CITY**'s desire for **CONSULTANT** to continue to perform such services for **CITY**, **CITY** and **CONSULTANT** now desire to amend the **ORIGINAL AGREEMENT** to include the additional provisions stated below.
- G. Collectively, the **ORIGINAL AGREEMENT, AMENDMENT #1, AMENDMENT #2, AMENDMENT #3, AMENDMENT #4** and this **AMENDMENT #5** will be referred to hereafter as the (**“AGREEMENT”**) and will constitute the entire understanding and agreement of the parties.

IN CONSIDERATION of the mutual covenants contained herein and for good and valuable consideration, the **CITY** and **CONSULTANT** agree as follows:

SECTION 1
Amendment to Paragraphs 2 and 3

Paragraph 2 of the **AGREEMENT** is hereby amended to read as follows:

2. **Payment.** CITY shall pay **CONSULTANT** a monthly fee at a billing rate of \$200 per hour. CITY shall pay **CONSULTANT** no more than \$25,000 for the work **CONSULTANT** is to complete between September 1, 2026, and August 31, 2027. The total compensation paid by CITY to **CONSULTANT** under the **AGREEMENT** shall not exceed \$155,000 (**ORIGINAL AGREEMENT**-\$30,000; **AMENDMENT #1**-\$25,000; **AMENDMENT #2**-\$25,000; **AMENDMENT #3**-\$25,000; **AMENDMENT #4** - \$25,000; **AMENDMENT #5** - \$25,000).

Paragraph 3 of the **AGREEMENT** is hereby amended to read as follows:

3. **Term.** This Agreement shall remain in effect until August 31, 2027.

Except as specifically modified by the terms of **AMENDMENT #1, AMENDMENT #2, AMENDMENT #3, AMENDMENT #4** or this **AMENDMENT #5**, the provisions of the **ORIGINAL AGREEMENT** are unchanged and remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this **AMENDMENT #5** on the date set forth below.

Dated: _____
Lon Hatamiya, Consultant

Dated: _____
Sean Grayson, City Manager

ATTEST:

Josie Camacho, City Clerk

The Hatamiya Group

5322 Rogers Street
 Davis, CA 95618-7203
 Phone 530-758-7424
 lon@hatamiyagroup.com

MEMORANDUM

To: Bill Zenoni, City Manager, City of Wheatland, California

From: Lon Hatamiya, President and CEO, The Hatamiya Group

Date: July 28, 2026

Re: Proposal for Continued Economic Development Consulting – September 2026 to August 2027

On behalf of the Hatamiya Group, ("Consultant"), I am pleased to submit the following proposal to continue our work on economic development strategies for the City of Wheatland. This proposal includes a Summary of Accomplishments for 2025-2026, and the following proposed Scope of Work.

ACCOMPLISHMENTS IN 2025-2026**Economic Development & Community**

- Helped launch *SoilLab*, a Harvard researcher-led biochar and soil health initiative on Yuba County farms deploying Principal Investigator developed curriculum through FFA chapter partnerships to train high school students in soil sampling and compost optimization. This research positions YARC as a sub-recipient for a three-year FY27 *Healthy Soils* grant pursuit with the Yuba-Sutter Farm Bureau.
- Secured formal listing in the Yuba-Sutter Comprehensive Economic Development Strategy ("CEDS") Annual Performance Report as a strategic regional initiative, pre-qualifying YARC-anchored projects for US Department of Commerce, Economic Development ("EDA") Economic Adjustment Assistance funding.
- Continued information and relationship development with SACOG leadership regarding Beale Expressway priority and the importance of the USAF/USSF presence at Beale AFB for regional economic development, economic impact, and long-term contributions, especially to the City of Wheatland.
- Initiated potential Defense Community Infrastructure Program (DCIP) grant funding mechanisms through Beale Air Force Base and the Office of Local Defense Community Cooperation (OLDCC) for the Yuba County Airport (MYV) improvement study, supporting YARC's economic development mission for Yuba County and the City of Wheatland.
- Produced an internal regional UAS/C-UAS public-private partnership financial feasibility analysis covering Yuba City, Marysville, Wheatland, and Enterprise Rancheria, including IGRA-compliant tribal revenue modeling to identify future research topics of interest in support of Yuba County Economic Development
- Supported Yuba County economic development by aligning applied research, defense partnership, and federal grant opportunities with county priorities, including engagement with county leadership and analysis of regional financing tools

Academic Partnerships

- Placed YARC's first intern at the USAF Air Combat Command ("ACC") Federal Lab (Roseville) under the UC Davis, Yuba Water Agency, and City of Wheatland MOU tied to the ACC Science & Technology Collaborative Research and Development Agreement ("CRADA"), where he designed and executed an applied research experiment on classifying and curating proprietary-format data from fielded systems using unsupervised machine learning, delivering a white paper and formal out-brief to YARC and UC Davis
- Initiated discussions on a tri-party CRADA draft among United States Air Force Academy, UC Davis, and YARC focused on sUAS/C-sUAS research.
- Advanced MOU development with Cal Poly San Luis Obispo and CSU Sacramento as additional research partner and intern pipeline feeder organizations

Federal & Defense Partnerships

- Established a tri-party working group with Sandia National Laboratories and UC Davis to develop the Yuba–Beale Agricultural Defense Test Site, a proposed live-environment test bed for cross-sector threats to military installations (agricultural UAS, biological vectors, water and energy infrastructure disruption), aligned to Office of Under Secretary of War ("OUSW") (R&E) Critical Technology Areas and built around multi-agency exercises, R&D gap discovery, and data generation for AI-informed decision-making.
- Initiated a Counter-Small Unmanned Aircraft Systems ("C-sUAS") partnership linking Beale AFB's 9th Reconnaissance Wing with the Yuba County Sheriff's Office ("YCSO"), including collaborative exercises to conduct operational applied research on drone applications for local law enforcement, search and rescue, and support to military base protection.
- Completed a YARC internal study for Title 10/Title 18 jurisdictional gap analysis for installation point defense and authored a C-sUAS policy paper addressing the jurisdictional seam for senior DOW, DOJ, and DHS audiences.
- Provided technical assistance and analytical assessment of vendor-provided UAS and c-UAS technologies to the YCSO in support of potential pursuit of FY2027 DHS/FEMA Counter-UAS Grant Program (Tier 2) funding.

Organizational Foundation

- Relocated the principal office to 628 D Street, Marysville, with board resolution, IRS notification, and partner communications completed.
- Advanced the 501(c)(3) application, including the Form 1023 program narrative and financial statement reviews for first audit.
- Maintained active SAM.gov registration (current through Feb 2027) supporting federal contracting and grant eligibility.

PROPOSED SCOPE OF WORK

Consultants will prepare an ongoing analysis that highlights strategies and facilitates economic development opportunities under the following specific Tasks.

TASK 1: CONTINUED DEVELOPMENT AND CREATION OF AN OFF-BASE COORDINATING AUTHORITY/ENTITY BETWEEN BEALE AIR FORCE BASE, THE YUBA WATER AGENCY, THE UNIVERSITY OF CALIFORNIA SYSTEM, AND THE CITY OF WHEATLAND WITH A FOCUS ON THE FURTHER DEVELOPMENT OF THE YUBA APPLIED RESEARCH CENTER (“YARC”) IN THE CITY OF WHEATLAND

Consultants will continue to facilitate the development of an off-base entity/coordinating authority through a combined effort of networking with the United States Air Force, United States Space Force, the Department of War, and the Memorandum of Understandings (“MOU’s”) between UC CITRIS and UC Davis, the Yuba Water Agency, the City of Wheatland, and any and all interested parties. This effort will include the possible development of an off-base research facility located upon the AKT property at Jasper Lane and Spenceville Road. We will also pursue additional MOU’s with Scripps Institute, California Polytechnic State University, San Luis Obispo (Cal Poly), Cal Poly Maritime Academy, California State University, Sacramento, and other academic and research institutions.

Deliverable: Build upon the MOU’s and creation of the 501(C)(3) overseeing the development of the YARC within the City of Wheatland that will facilitate of an off-base joint research center and resulting future economic development opportunities. In addition, Consultant(s) will continue discussion with the USAF, USSF, NASA, NOAA, Lawrence Livermore National Laboratory, Sandia National Laboratories, and appropriate defense and federal contractors to site collaborative activities, labs, and/or offices at the YARC upon its completion. Moreover, Consultants will identify appropriate federal, state, local and philanthropic funding options to expedite planning and construction of the YARC.

TASK 2: FACILITATE, DEVELOP, AND ASSIST WITH COORDINATING A STRATEGY FOR THE FUNDING OF THE WHEATLAND BYPASS HIGHWAY PROJECT WITH APPROPRIATE FEDERAL, STATE, AND LOCAL ENTITIES AND PARTNERS.

Consultants will continue to facilitate, develop, and assist in coordinating a strategy for potential funding of the Wheatland Bypass highway project. This effort will include communicating with appropriate federal, state, and local entities and partners to determine the best pathway to completion. It will also include continued coordination with local property owners and the City of Wheatland.

Deliverable: Develop a strategy to expedite the funding and completion of the Wheatland Bypass highway project. Identify appropriate federal and state funding options to expedite planning. Coordinate communications among interested parties.

BUDGET AND SCHEDULE

Consultants propose a fee not to exceed \$25,000 for twelve months beginning in September 2026 and ending in August 2027. Consultants will make every reasonable effort to perform the assignment in a cost-effective manner and will bill on a monthly basis at a rate of \$200/hour. The specific scope of work will be agreed to in regular collaboration and approval of the City Manager.



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



Recording requested by, and when
recorded return to:

City of Wheatland
111 C Street
Wheatland, CA 95692

Exempt from recording fees (Government Code §§ 6103, 27383)

**AMENDMENT NO. 3 TO THIRD AMENDED AND RESTATED
CITY OF WHEATLAND DEVELOPMENT AGREEMENT
CONCERNING JONES RANCH SUBDIVISION**

This Amendment No. 3 to the Third Amended and Restated Development Agreement (the "Amendment") is made and entered into this 12th day of December, 2023 by and between the City of Wheatland, a general law city ("City"), and Dale Investments, LLC, a California limited liability company ("Developer") ("collectively the "Parties"), who agree as follows:

1. Recitals. This Amendment is made with reference to the following background recitals:

- 1.1. On November 25, 2014, the parties entered into the *Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision* (the "Agreement"), a copy of which is on file in the City Clerk's office. The Agreement was recorded in the Yuba County Recorder's Office on February 3, 2015 as Document No. 2015-001148.
- 1.2. On June 30, 2017, the parties entered into an Amendment No. 1 to the Agreement, a copy of which is on file in the City Clerk's office. That amendment was recorded in the Yuba County Recorder's Office on December 14, 2017 as Document No. 2017-016375.
- 1.3. On December 8, 2020, the parties entered into Amendment No. 2 to the Agreement, a copy of which is on file in the City Clerk's Office. That amendment was recorded in the Yuba County Recorder's Office on January 27, 2021 as Document No. 2021-001587.
- 1.4. At Developer's request, City and Developer have agreed to amend the Agreement's provisions related to park facilities, as set forth below.

2. Amendment to Agreement. The Parties amend the Agreement as follows:

2.1. Section 2.2.1. is amended to read as follows:

- 2.2.1.1. Section Commencement; Expiration. The term of this Agreement shall commence upon the date set forth above and shall expire on December 31, 2030, unless the term is terminated, modified or extended as provided by this Agreement or by mutual written consent of the

Parties. Developer agrees that a final subdivision map for a first phase of a minimum of 50 parcels must be recorded prior to April 30, 2018 or this Agreement will be terminated on that date. If litigation is filed against City and/or Developer challenging the approval of this Agreement and/or the Entitlements, then the term of this Agreement shall be extended for the period of time from the date of filing the complaint until the date that the litigation is dismissed or otherwise finally concluded. If a federal or state agency with jurisdiction issues an order that prohibits development of the Project, then the term of this Agreement shall be extended for the period of time that the order and prohibition are in effect. If there is uncertainty regarding the date of final conclusion of any litigation or the time period that a federal or state agency order and prohibition are in effect, then that uncertainty shall be decided by the City Attorney.

2.2. Section 2.7.2. is amended to read as follows:

2.7.2 Development Fees. The parties acknowledge that at the time of the initial development agreement City had recently begun preparation of a thorough study, review and update of City development fees, impact fees, capital facilities fees and connection charges (collectively “**City Development Fees**”). At the time of the initial development agreement, the final amount of and details concerning the City Development Fees were uncertain because of the need to first complete development fee studies and adopt the fees. As a condition of this Agreement, it is important to City that Developer commit to pay the future City Development Fees or some other agreeable amount, and it is important to Developer that its obligation to pay City Development Fees be certain and finite through December 31, 2026. Consequently, the Parties have negotiated a flat rate amount to be paid by Developer as City Development Fees for all City Development Fees incurred on or before December 31, 2026, and Sections 2.7.2.1. through 2.7.4.4. shall apply to all City Development Fees incurred on or before December 31, 2026.

2.3. Existing Section 2.8 of the Agreement is renumbered Section 2.9, and Section 2.8 is added to the Agreement, as follows:

2.8 Sections 2.7.2.1. through 2.7.4.4. shall not apply to any City Development Fees incurred on or after January 1, 2027. Developer agrees to pay any City Development Fees incurred on or after January 1, 2027 at the then-applicable rates for such fees, less any park fee credits allowed for park construction completed under Section 3.2.1.1.

2.4. Existing Section 3.2.1.2. is deleted, and Section 3 of the Agreement is amended to read as follows:

3. DEVELOPER'S OBLIGATIONS. Developer's obligations under this section 3 shall be at Developer's sole cost and expense, unless expressly provided otherwise.

3.1 Development, Connection and Mitigation Fees. Except as otherwise provided herein, any and all required payments of City Development Fees by Developer under section 2.7 shall be made at the time and in the amount specified by section 2.7.2.1. Any and all required payments of City Development Fees by Developer under section 2.8 will be made as required by then-applicable City statutes, regulations, codes, ordinances and other laws (including permit and license requirements) relating to the development of the Property and including those pertaining to the design and construction of subdivision improvements and City infrastructure.

3.2 Parks and Open Space. In satisfaction of the City's General Plan parks and open space policies, Developer shall dedicate acreage to the City's parks program, and provide park facility improvements, all as set forth in this section 3.2.

3.2.1. Park Improvement. Developer agrees to dedicate park land and design, install and construct the park and recreation improvements to Project parks as follows:

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 or 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.

3.2.1.1.1. Provided that Developer satisfies the conditions set forth in section 3.2.1.1. or the City agrees to waive any conditions of 3.2.1.1. that the Developer has not satisfied, Developer shall be entitled

to a reduction of City Development Fees related to the park facilities. The amount of the reduction shall be calculated by determining the proportion of the City Development Fees that are attributable to park purposes and applying that percentage of reduction to the City Development Fees that Developer owes. Such determination shall be made in the City's sole discretion based upon its most recent development impact fee studies or reports. For example, given the City Development Fees for 2023 under section 2.7.2.1 would be \$45,761.84 (as adjusted) per lot, if park purposes comprise 10% of the City's total current per lot City Development Fees, then under this section Developer would be entitled to a reduction of 10% (\$45,761.84 less \$4,576.18), such that the total amount of the reduced fee would be \$41,185.66 per lot. This reduction, and method of calculating the reduction, shall apply to City Development Fees incurred from the Effective Date of this Amendment Number 3 through December 31, 2026 under sections 2.7.2.1. through 2.7.4.4., and, beginning on January 1, 2027, to City Development Fees incurred under section 2.8.

3.2.1.1.2. City may, in its sole discretion, waive any of the conditions in section 3.2.1.1.

3.2.1.1.3. Should any of the conditions set forth in section 3.2.1.1. not be satisfied by Developer or waived by City prior to the time that any City Development Fee is due, then Developer shall not be entitled to pay the reduced City Development Fee calculated under section 3.2.1.1.1. Nothing in this section shall be construed to limit City's default rights and remedies in the event of a default by Developer.

3.2.1.2. The paseos, basin areas and landscape corridors/open space (as shown on the Concept Plan and to be shown on the updated Tentative Map, and collectively referred to as "landscape corridor improvements") shall be graded and improved with drainage, irrigation, turf, walkways and other improvements in accordance with the approved Design Guidelines and to the satisfaction of the City Manager or his or her designee. For each site, prior to construction, Developer shall prepare a site improvement plan for review and approval by the City Manager or his or her designee. The landscape corridor improvements shall be installed pursuant to the approved site plan at the same time as the subdivision

improvements for the final subdivision map phase containing or adjacent to the landscape corridor and shall be completed within 45 days after the issuance of the first certificate of occupancy for that phase.

2.5 Wherever the Agreement refers to "\$39,690 (as adjusted by the ENR index)" or "\$39,690 (as adjusted)," the phrase is amended to read "\$45,761.84 (as adjusted by the ENR index under section 2.7.2.1)."

3 **No Effect on Other Provisions.** Except for the amendment in Section 2, the remaining provisions of the Agreement shall be unaffected and remain in full force and effect.

CITY OF WHEATLAND

By:

Bill Zenoni
Bill Zenoni

DEVELOPER

By:

Sundeep S. Dale 01-03-24
Sundeep S. Dale
Owner, Dale Investments, LLC

See Attached Notary

1/3/2024.

Amendment NO. 3 TO third Amended & restated...

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

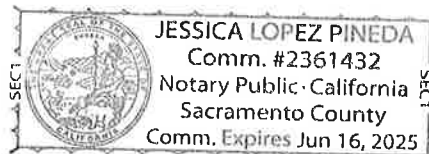
State of California
County of SUTTER

On January 03, 2024, before me, JESSICA LOPEZ PINEDA (NOTARY PUBLIC)
(insert name and title of the officer)

personally appeared Sundeep Singh Dale
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California
County of Yuba

On January 3, 2024, before me, Lisa J. Thomason, City Clerk personally appeared Bill Zenoni, Wheatland City Manager, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

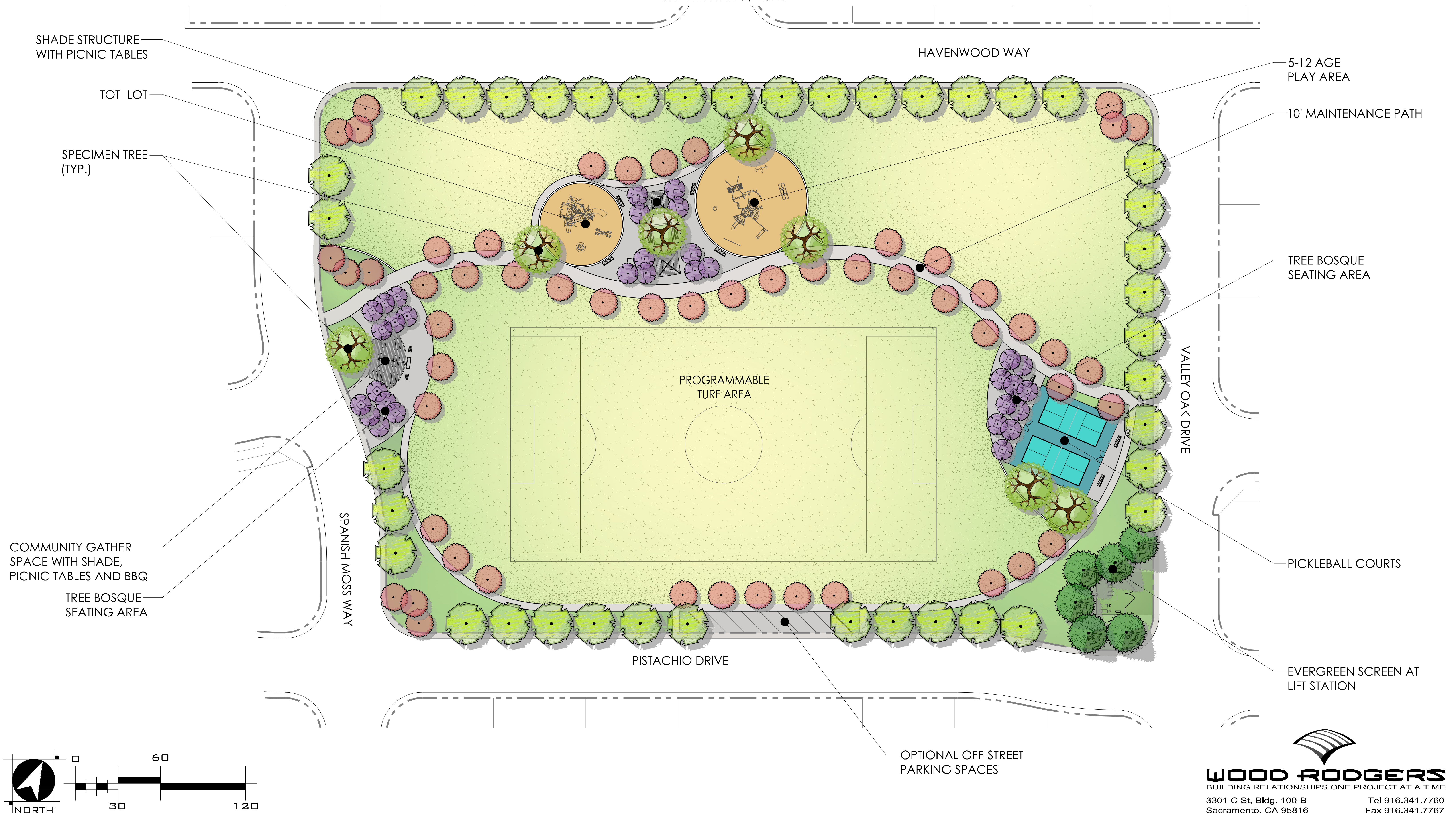

Lisa J. Thomason, MMC
City Clerk

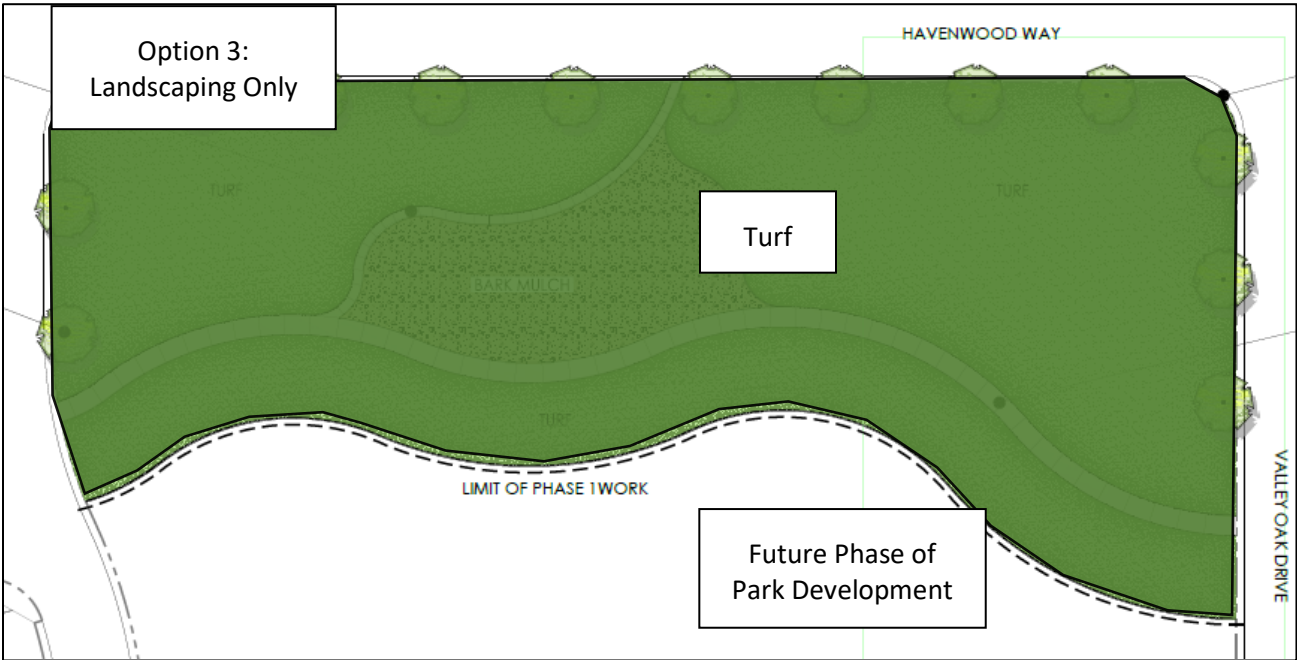
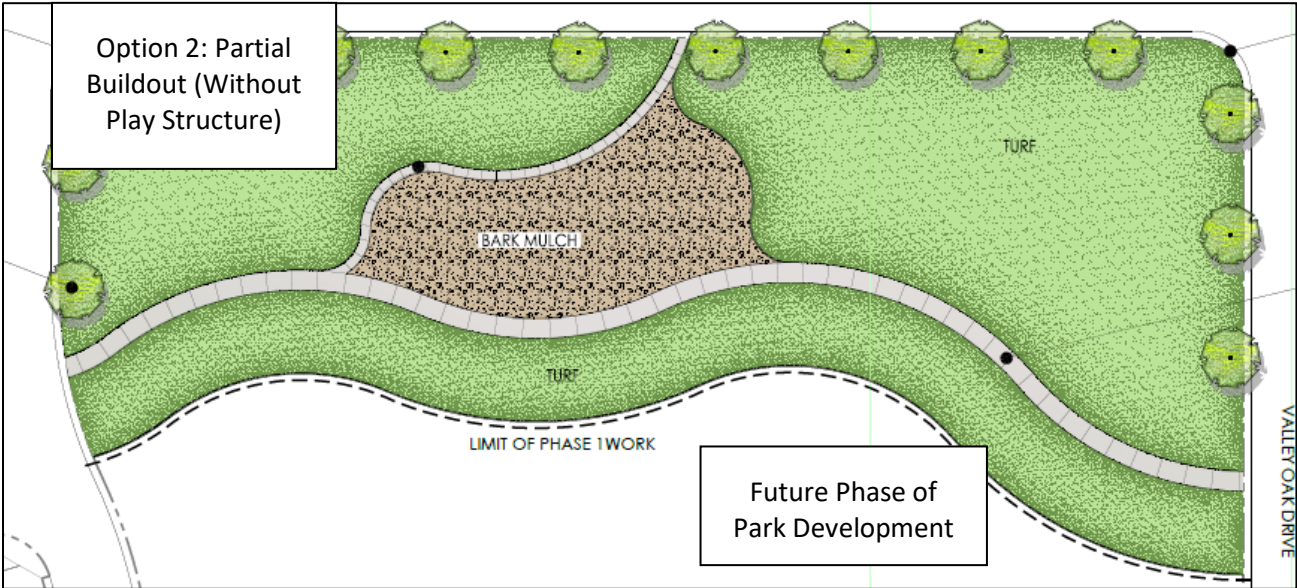
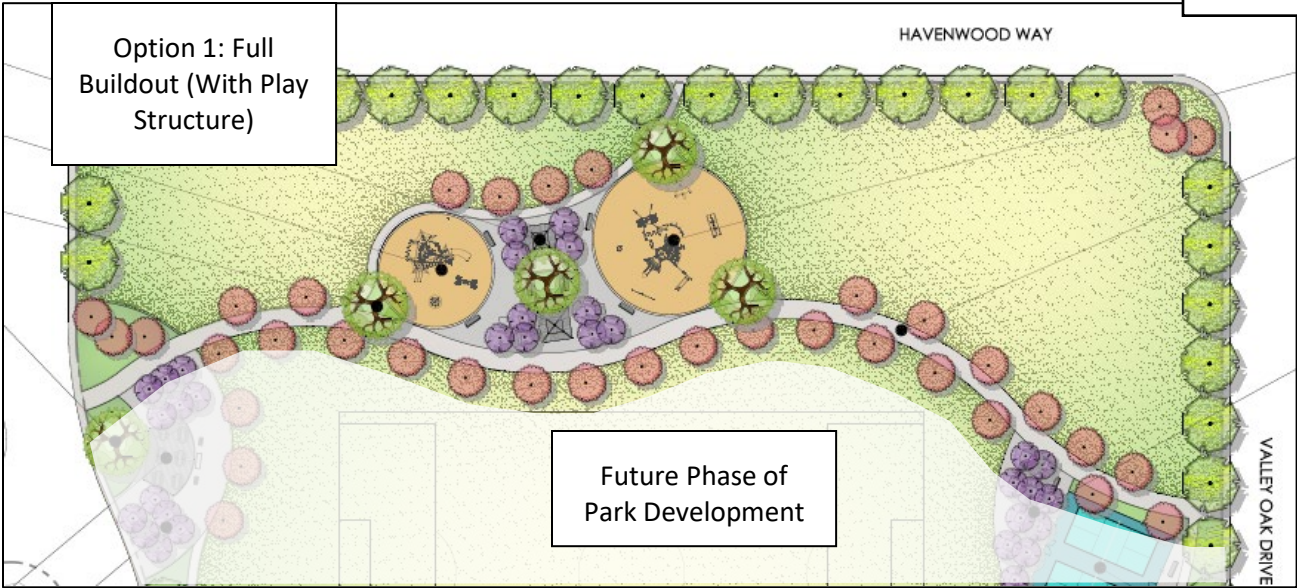


CONCEPTUAL NEIGHBORHOOD PARK PLAN CALITERRA RANCH PARK - LOT A

WHEATLAND, CALIFORNIA

SEPTEMBER 9, 2025





PRELIMINARY COST ESTIMATE

Section 6, Item # 6.2

Caliterra Ranch Park - Wheatland, CA

Based on Park Plans Dated August 5, 2026

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
A. SITE PREP/ INFRASTRUCTURE				
1	LS	Mobilization	\$ 20,000.00	\$ 20,000
1	LS	Temporary Construction Fence	\$ 8,000.00	\$ 8,000
2,000	LF	Silt Fence	\$ 8.50	\$ 17,000
19,000	CY	Rough Grading	\$ 7.75	\$ 147,250
113,000	SF	Fine Grade	\$ 0.25	\$ 28,250
970	LF	PVC Gravity Drain Pipe (6")	\$ 64.00	\$ 62,080
7	EA	24" Drain Inlet	\$ 1,985.00	\$ 13,895
1	LS	2" Water Service Hot Tap/Meter	\$ 28,000.00	\$ 28,000
1	LS	Temporary Power for Booster Pump and Controller	\$ 25,000.00	\$ 25,000
95,009	SF	Soil Amendments	\$ 0.45	\$ 42,754
sub-total				\$ 372,229
B. IRRIGATION				
95,009	SF	Automatic Irrigation System	\$ 1.99	\$ 188,593
1	LS	Irrigation Audit	\$ 3,100.00	\$ 3,100
sub-total				\$ 191,693
C. PLANTING				
13	EA	24" Box trees	\$ 492.00	\$ 6,396
95,009	SF	Hydroseed Turf	\$ 0.45	\$ 42,754
260	LF	Linear Root barrier	\$ 10.00	\$ 2,600
123	CY	Bark Mulch	\$ 78.50	\$ 9,656
sub-total				\$ 61,406
D. HARDSCAPE				
4,387	SF	Concrete Flatwork	\$ 26.50	\$ 116,256
745	LF	12" Concrete Mowband	\$ 25.15	\$ 18,737
sub-total				\$ 134,992
E. TOT LOT (OPTIONAL)				
1	EA	Play Area Catch Basin	\$ 3,500.00	\$ 3,500
1	LS	Play Equipment	\$ 75,000.00	\$ 75,000
190	LF	Play Area Containment Curb	\$ 75.00	\$ 14,250
1	EA	Play Access Ramp	\$ 4,000.00	\$ 4,000
2,645	SF	Playground Wood Fiber - 12" Depth	\$ 4.00	\$ 10,580
120	SF	Concrete Flatwork	\$ 20.00	\$ 2,400
1	EA	24" Box trees	\$ 450.00	\$ 450
1	EA	8' Bench	\$ 2,000.00	\$ 2,000
sub-total				\$ 112,180
F. MAINTENANCE PERIOD				
1	LS	Landscape Maintenance Period (60 days)	\$ 14,303.00	\$ 14,303
sub-total				\$ 14,303
COST SUMMARY				
A. SITE PREP/ INFRASTRUCTURE				\$ 372,229
B. IRRIGATION				\$ 191,693
C. PLANTING				\$ 61,406
D. HARDSCAPE				\$ 134,992
E. TOT LOT (OPTIONAL)				\$ 112,180
F. MAINTENANCE PERIOD				\$ 14,303
Phase 1 Construction Cost				\$ 886,803
Contingency (5%)				\$ 44,340
				\$ 931,143

PRELIMINARY COST ESTIMATE

Caliterra Ranch Park - Wheatland, CA

Based on Development Agreement Amendment

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
A. SITE PREP/ INFRASTRUCTURE				
1	LS	Mobilization	\$ 20,000.00	\$ 20,000
1	LS	Temporary Construction Fence	\$ 8,000.00	\$ 8,000
2,000	LF	Silt Fence	\$ 8.50	\$ 17,000
19,000	CY	Rough Grading	\$ 7.75	\$ 147,250
1	LS	2" Water Service Hot Tap/Meter	\$ 28,000.00	\$ 28,000
1	LS	Temporary Power for Booster Pump and Controller	\$ 25,000.00	\$ 25,000
sub-total				\$ 225,250
B. IRRIGATION				
113,256	SF	Automatic Irrigation System	\$ 1.99	\$ 224,813
sub-total				\$ 224,813
C. PLANTING				
6	EA	24" Box trees	\$ 492.00	\$ 2,952
113,256	SF	Hydroseed Turf	\$ 0.45	\$ 50,965
sub-total				\$ 53,917
F. MAINTENANCE PERIOD				
1	LS	Landscape Maintenance Period (60 days)	\$ 14,303.00	\$ 14,303
sub-total				\$ 14,303
COST SUMMARY				
A. SITE PREP/ INFRASTRUCTURE				\$ 225,250
B. IRRIGATION				\$ 224,813
C. PLANTING				\$ 53,917
F. MAINTENANCE PERIOD				\$ 14,303
			Phase 1 Construction Cost	\$ 518,283
			Contingency (5%)	\$ 25,914
				\$ 544,198

PRELIMINARY COST ESTIMATE

Caliterra Ranch Park - Wheatland, CA

Based on Park Plans dated August 5, 2026 without the play structure

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
A. SITE PREP/ INFRASTRUCTURE				
1	LS	Mobilization	\$ 20,000.00	\$ 20,000
1	LS	Temporary Construction Fence	\$ 8,000.00	\$ 8,000
2,000	LF	Silt Fence	\$ 8.50	\$ 17,000
19,000	CY	Rough Grading	\$ 7.75	\$ 147,250
113,000	SF	Fine Grade	\$ 0.25	\$ 28,250
970	LF	PVC Gravity Drain Pipe (6")	\$ 64.00	\$ 62,080
7	EA	24" Drain Inlet	\$ 1,985.00	\$ 13,895
1	LS	2" Water Service Hot Tap/Meter	\$ 28,000.00	\$ 28,000
1	LS	Temporary Power for Booster Pump and Controller	\$ 25,000.00	\$ 25,000
95,009	SF	Soil Amendments	\$ 0.45	\$ 42,754
sub-total				\$ 372,229
B. IRRIGATION				
95,009	SF	Automatic Irrigation System	\$ 1.99	\$ 188,593
1	LS	Irrigation Audit	\$ 3,100.00	\$ 3,100
sub-total				\$ 191,693
C. PLANTING				
13	EA	24" Box trees	\$ 492.00	\$ 6,396
95,009	SF	Hydroseed Turf	\$ 0.45	\$ 42,754
260	LF	Linear Root barrier	\$ 10.00	\$ 2,600
123	CY	Bark Mulch	\$ 78.50	\$ 9,656
sub-total				\$ 61,406
D. HARDSCAPE				
4,387	SF	Concrete Flatwork	\$ 26.50	\$ 116,256
745	LF	12" Concrete Mowband	\$ 25.15	\$ 18,737
sub-total				\$ 134,992
F. MAINTENANCE PERIOD				
1	LS	Landscape Maintenance Period (60 days)	\$ 14,303.00	\$ 14,303
sub-total				\$ 14,303

COST SUMMARY

A. SITE PREP/ INFRASTRUCTURE	\$ 372,229
B. IRRIGATION	\$ 191,693
C. PLANTING	\$ 61,406
D. HARDSCAPE	\$ 134,992
F. MAINTENANCE PERIOD	\$ 14,303

Phase 1 Construction Cost \$ 774,623

Contingency (5%) \$ 38,731

\$ 813,354