

**JUNE 6, 2017  
REGULAR WHEATLAND PLANNING  
COMMISSION MEETING  
WHEATLAND COMMUNITY CENTER,  
101 C STREET, WHEATLAND, CA  
6:00 – 6:08 P.M.**

**PLANNING COMMISSIONERS PRESENT:** T. Mihalyi, J. Wickliff, K. Curbow, R. Glynn  
**ABSENT:** D. Panteloglou

**OTHER OFFICIALS PRESENT:** T. Raney, Community Development Director

**PLEDGE OF ALLEGIANCE:**

Commissioner Jared Wickliff led the pledge of allegiance.

**PUBLIC COMMENT**

None.

**PUBLIC HEARING**

T. Raney presented discussion of Amendment No. 1 to Third Amended and Restated City of Wheatland Development Agreement concerning Jones Ranch Subdivision between the City and Dale Investments. City staff has been working diligently with representatives of Dale Investments, LLC for the past seven months to record a final subdivision map for the first 50 lots of Jones Ranch project. It should be noted that Dale Investments, LLC has renamed the Jones Ranch Subdivision to Caliterra Ranch for marketing purposes. According to section 17.06.020(B)(5) of the Wheatland Municipal Code, final map approval requires submitted improvements plans, and the project engineers need additional time to complete the improvement plans. The previous development agreement amendment for Jones Ranch approved on November 25, 2014 required a final map approval for the first 50 lots by end of June 2017. This requirement was included to ensure the project would continue to make progress toward developing the site. The project applicant team has generally met all of the final map requirements and the final map is ready for approval. However, due to the requirement that the improvement plans be completed with the final map, city staff and the applicant team need approximately five additional months to complete all necessary documents for the final map approval. Development agreements and amendments require planning agency recommendation under State law. Therefore, city staff requests a recommendation of approval for the Amendment No. 1 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision to extend the term of the Agreement for a period of five months (November 15, 2017) for the preparation and submittal of improvement plans.

**Public Comment**

None.

It was moved by J. Wickliff, seconded by T. Mihalyi **approve Resolution No. 2017-02 Recommending Approval of Amendment No. 1 to Third Amended and Restated City of Wheatland Development Agreement between the City of Wheatland and Dale Investment, LLC, A California Limited Liability**

**Company, Concerning the Jones Rach Subdivision Project.** Vote called – AYES: Wickliff, Mihalyi and Glynn. NOES: Curbow. Motion carried.

## **REPORTS**

None.

With no other business before the Commissioners, the meeting adjourned at 6:08 p.m.

Respectfully submitted,  
Tim Raney, Community Development Director

DRAFT