

**NOVEMBER 7, 2023, MINUTES  
CITY OF WHEATLAND  
REGULAR PLANNING COMMISSION MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 6:35 P.M.**

**PLANNING COMMISSIONERS PRESENT** G. Hart, D. Panteloglow, D. Pesenti. K. Thomason, W. Tinsley

**OTHER OFFICIALS PRESENT** T. Raney, Community Development Director  
K. Valente, Senior Planner  
L. Thomason, City Clerk  
J. Johnson, Account Clerk

**PLEDGE OF ALLEGIANCE**

Planning Commissioner Chair led the pledge of allegiance.

**PUBLIC COMMENT**

None.

**CONSENT**

Motion was made by Planning Commissioner D. Panteloglow, Seconded by Planning Commissioner D. Pesenti to **approve minutes from the regular meeting on October 3, 2023.** Vote called – AYES: Panteloglow, Thomason, Hart, Tinsley and Pesenti. Motion carried.

**PUBLIC HEARING**

**4.1** Community Development Director Tim Raney presented the staff report for consideration to recommend City Council approval of the proposed Amendment No. 3 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investment, LLC.

**Public Comment** – None

**Planning Commissioner Comments**

Commissioner W. Tinsley commented on lot fees; total lots sold by 2023 and total lots in Phase 1.

Commissioner D. Panteloglow commented on lot fees and the park.

Commissioner K. Thomason commented on streets.

Rick Langdon representing Dale Investments, LLC commented on fees, inflation and the easement to access Bishop Pumpkin Farm.

Chair G. Hart commented on action to recommend council approval.

It was moved by Vice Chair D. Pesenti, seconded by Commissioner W. Tinsley to **hold the public hearing on the proposed Development Agreement Amendment, and upon close of the public hearing, adopt the Resolution No 2023-13 recommending the Wheatland City Council approve the Amendment No. 3 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC. Vote called – AYES: All. Motion carried.**

**REPORTS** – None.

With no other business before the Commissioners, the meeting adjourned at 6:35 p.m.

Respectfully submitted,  
Kevin Valente, Senior Planner