



Regular Planning Commission Meeting Minutes

March 18, 2025, at 6:00 PM

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

Planning Commission 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 or (530) 633-9102 (fax). 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

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Planning Commissioners:

Greg Hart, David Pesenti, Debbie Panteloglew, Ken Thomason, Willie Tinsley

Others present:

Tim Raney, Community Development Director
Kevin Valente, Senior Planner
Dane Schilling, City Engineer
Bill Zenoni, City Manager

1.2 Pledge of Allegiance to the Flag

Pledge of Allegiance to the Flag

Planning Commission Chair Greg Hart led the Pledge of Allegiance

2. PUBLIC COMMENT

At this time, the public is permitted to address the Planning Commission 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 Commission 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 Planning Commission agenda. The exceptions under which the Commission **MAY** discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

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Patrick Cameran commented on community parks.

Rich Hillburn commented on chip and seal work on Cyrus Dam Drive.

Henry Gilbert commented on the importance of approving the Heritage Oaks Estates East project.

3. CONSENT CALENDAR

3.1 DRAFT Minutes from the 02/04/2025 meeting.

Motion made by Pesenti, Seconded by Thomason.

Voting Yea: Pesenti, Panteloglew, Tinsley, Thomason, Hart

4. PUBLIC HEARING

4.1 Consideration to approve the Caliterra Ranch Tentative Subdivision Map Amendment

Consideration to approve the Caliterra Ranch Tentative Subdivision Map Amendment

Senior Planner Kevin Valente presented a PowerPoint presentation to Planning Commissioners for the Caliterra Ranch Tentative Subdivision Map Amendment. Slides included information related to the project location, project background, current approved map and proposed amendment, background of Development Agreements, Phase 1 construction, the redesign of First Street and Wheatland Park Drive roadway alignments, addition of 68 single-family lots, future Fire Station site, environmental review, and staff recommendation. To date, the Final Map for Phase I (Village I and 2) has been approved, and 145 lots have been sold to home builder K. Hovnanian Homes. Internal streets and Wheatland Road have been constructed, 141 building permits have been approved and 116 final inspections have been approved. The applicant has been working with City staff on the Final Map for Phase 2 and preparing to sell the next phase to a home builder. The staff report also included information for an analysis, existing General Plan Land Use Map, and the proposed tentative map amendment.

Planning Commissioner Panteloglew commented on draft conditions of approval (COA) for landscaping, Wheatland Road right-of-way, standard offer of dedication, Community Facilities District, Prop 28 and how can it be mandated, commercial property and the final map. Panteloglew also commented on the 68 homes on the island area, commercial property on the west side of roadway, the size of the commercial property and questioned why build additional homes where so many are left and adding a village. T. Raney explained that the island property to be built is not part of this application. Panteloglew commented on builders and impact fees.

Planning Commissioner Thomason commented on a specific date for the park to be completed and City responsibilities, the five-acre park being the only one for the subdivision and the Environmental Impact Report of 2002.

Planning Commission Chair Hart commented on the high school developer, the City's intention to realign roads, parks at the beginning of construction on the next village or final build out, grading and power line, multi-use trails.

Planning Commissioner Tinsley commented on the completion of 122 homes and public use areas. Community Development Director Tim Raney stated that the City is behind on development and there are no funds available for improvements and explained that early buyers lived in a construction site and the park was not feasible. Tinsley also commented on the high school, reduced lot sizes and villages in the next phase, separation from houses to property owner (Bishops). Tinsley also questioned why the City is waiting for second development to have more stop signs.

Planning Commissioner Pesenti commented on stop signs where construction is complete.

Public Comment

Greg Forest commented on power lines across the school site and stated that the Wheatland High School District supports the project, especially the high school site.

Stan Mette from Wood Rodgers clarified where the additional 68 lots are going and the development footprint remains the same.

Applicant Rick Langdon stated that the park site will be built in the next phase of development and before occupancy.

Wayne Bishop commented on a 20 foot easement to the pumpkin farm and questioned if it could be widened.

Marilyn Williams commented on builders working with Caltrans for commuters.

Maddie Munson commented on parks being built as soon as possible.

Richard Hilburn commented on impacts to Highway 65 and access to Wheatland Road.

A resident on Redwood commented on stop signs. Henry Gilbert commented on Grasshopper Slough.

Brittney Henderson commented on a park's timeline.

Jackie Havenwood commented on schools planning to grow in size, stop signs, speed bumps and questioned if the additional 68 homes and sewer capacity.

Motion made by Tinsley, Seconded by Thomason to approve Resolution No. 2025-02

Approving the Tentative Subdivision Map Amendment for the Caliterra Ranch (Formerly Jones Ranch) Project.

Voting Yea: Pesenti, Panteloglew, Tinsley, Thomason, Hart

5. REPORTS

City Engineer Dane Schilling reported on a grant for Spenceville Road.

Community Development Director Tim Raney reported on the upcoming General Plan Update Ad-Hoc Committee meeting.

6. ADJOURN

With no other business before the Planning Commission, the meeting adjourned at 7:25

Respectfully submitted,
Kevin Valente, AICP
Senior Planner

Any writings or documents provided to a majority of the Wheatland Planning Commission after distribution of the agenda packet are available for public inspection on the City's website, www.wheatland.ca.gov

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