



Planning Commission Meeting Minutes

October 07, 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

PRESENT

David Pesenti
Debbie Panteloglow
Greg Hart
Ryan Epperson

ABSENT

Ken Thomason

OTHERS PRESENT

City Manager, Bill Zenoni
City Attorney, Gavin Ralphs
Planning Director, Tim Raney
Kevin Valente, Senior Planner

1.2 Pledge of Allegiance to the Flag

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)

None

3. PUBLIC HEARING

- 3.1 Consider recommendation to approve Ordinance Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption to the Wheatland City Council.

Deputy City Attorney Gavin Ralphs presented the staff report to consider recommendation to approve Ordinance Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption to the Wheatland City Council. Ralphs provided background information on the existing ordinance and the proposed amendment.

Planning Commission Comments

D. Panteloglew commented on dispensing and violation consequences.

Public Comment

None.

Motion made by Pesenti, Seconded by Epperson to adopt **Resolution No. 2025-06 Recommending the Wheatland City Council approve an Ordinance Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption.**

Voting Yea: Pesenti, Panteloglew, Hart, Epperson. Motion carried.

- 3.2 Consideration to recommend City Council approval of the proposed Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC.

Planning Director Tim Raney presented the staff report for consideration to recommend City Council approval of the proposed Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC. Senior Planner Kevin Valente explained the Main Street extension alignment and the "Ring Road".

Planning Commission Comments

R. Epperson commented on The Water System Plan and Reimbursement of the Main Street Extension.

D. Panteloglew commented on Phase 2 of the subdivision and finishing the park.

Public Comment

Rick Langdon, representing the owner of the Project, stated they are willing to do whatever the amendment says.

Chris Walsh stated he agrees with the action being requested in the proposed ordinance and commented on the Water System Plan and cost of the well.

Motion made by Pesenti, Seconded by Epperson to **recommend City Council approval of the proposed Amendment No. 4 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.**

Voting Yea: Pesenti, Panteloglow, Hart, Epperson

4. REPORTS

K. Valente reported on the General Plan Update.

D. Pesenti commented on the General Plan Update Ad Hoc Committee,

5. ADJOURN

With no other business before the Planning Commission, the meeting adjourned at 6:27 p.m.

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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