

Notice of Determination

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

County Clerk
Yuba County
915 8th Street, Suite 107
Marysville, CA 95901

From: City of Wheatland
Community Development Department
111 C Street
Wheatland, CA 95692
Kevin Valente, Senior Planner
(925) 372-6100

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Project Title: Caliterra Ranch Amendment Project

Project Applicant: Dale Investments LLC, P.O. Box 272, Yuba City, CA 95992-0272 (530) 671-2577

Project Location: Southwest of the intersection of Wheatland Park Drive/Wheatland Road and Olive Street in the City of Wheatland, California. APNs 015-180-128 through -133, -137, -138, -141 through -144, -146 through -148, and -150.

Project Description:

The Jones Ranch Project program-level Draft and Final Environmental Impact Report (EIR) was certified by the City of Wheatland in 2002 (SCH #2001012094), which included the annexation of the approximately 191-acre site within Yuba County into the City of Wheatland city limits, as well as the future development of 552 single-family residences. The Jones Ranch Project also included the annexation of an additional 31 acres ("Island Property") into the City of Wheatland city limits and development of 50 residential units on that site. Subsequent to the 2002 EIR, the City approved a project-level IS/MND in 2005 (SCH #2005082035) to evaluate the environmental impacts of development of such. The 2005 IS/MND tiered from the analysis of the 2002 EIR, pursuant to CEQA Section 15063(c)(3)(D). The 2005 IS/MND evaluated the development of 552 dwelling units within eight residential villages on the 191-acre project site and included a Large Lot Tentative Subdivision Map (TSM) and Small Lot TSM.

The Caliterra Ranch Amendment Project includes a TSM Amendment to modify the TSM to include an additional 68 single-family lots, which would increase the total number of single-family lots from the previously approved project of 552 to 620. The proposed project includes additional alterations to the previously approved project, primarily related to roadway design, as well as upsizing of the previously approved sewer lift station, expansion of the previously approved stormwater basin, and construction of a new stormwater basin.

This is to advise that on March 18, 2025, the City of Wheatland (Lead Agency or Responsible Agency) adopted the California Environmental Quality Act (CEQA) Addendum for the Caliterra Ranch Amendment Project and approved the requested entitlements. The City Council previously approved a Mitigated Negative Declaration in 2005 for the Jones Ranch Tentative Map Project within which the project is located. The analysis in the Addendum found that the proposed project would not trigger any of the criteria in CEQA Guidelines Section 15162 requiring the preparation of a subsequent negative declaration.


The following should also be noted:

1. A Mitigated Negative Declaration (SCH# 2005082035) was previously prepared pursuant to the provisions of CEQA for the Jones Ranch Tentative Map Project within which the project is located.
2. An Addendum was prepared for this project documenting that none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration have occurred, pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. Findings were not made and a Statement of Overriding Considerations was not adopted for the Jones Ranch Tentative Map Project.
5. California State Department of Fish and Wildlife Fees (SB 1535)
 - The project has been found to be exempt and not subject to the provisions of SB 1535.
 - \$50 for County processing fees (attach No Effect Determination Form)
 - The project is not exempt and is, therefore, subject to the following fees:
 - \$3,018.75 (\$2,968.75 Fish and Wildlife plus \$50 County recording fee) for review of a Mitigated Negative Declaration
 - \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Jones Ranch Tentative Map Mitigated Negative Declaration, along with the Addendum and record of project approval, is available to the general public at:

111 C Street, Wheatland, CA 95692

Signature (Public Agency):

A handwritten signature in black ink, appearing to be 'K. V. B.', written over a horizontal line.

Title: Senior Planner

Date: 03/21/25

Date received for filing at OPR: _____