



# City of Wheatland

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## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Date:** June 30, 2023  
**Project Name:** 1973 State Route 65 Annexation Initial Study/Mitigated Negative Declaration  
**Project Location:** City of Wheatland  
**APN(s):** 015-260-004-000 and 015-273-001-000  
**Project Applicant(s):** Timothy Giblair, Surveyors Group Inc.

Notice is hereby given that the City of Wheatland has prepared an Initial Study for the following project.

**Project Description:** The project site consists of a 1.8-acre portion of a 3.84-acre parcel located at 1973 State Route (SR) 65 in the City of Wheatland, California, and is identified by Assessor's Parcel Numbers (APNs) 015-260-004-000 and 015-273-001-000. The project site is currently undeveloped and contains scattered trees throughout the property. The project site is generally bound by Walker Telecomm to the north, Union Pacific Railroad (UPRR) tracks to the north and east, the remainder of the parcel to the south, and SR 65 to the west. The project site is located outside of the Wheatland city limits; however, the site is included in the Wheatland Sphere of Influence (SOI) and the Wheatland General Plan. The City of Wheatland General Plan designates the project site as Medium Density Residential (MDR). Because the project site is not within the City of Wheatland, the site does not have a City zoning designation. The Yuba County General Plan designates the site as Natural Resources and the site is zoned Agriculture (AE-40) by the County.

The proposed project consists of the annexation of the project site into the City of Wheatland. Annexation is ultimately subject to approval by Yuba Local Agency Formation Commission (LAFCo). The proposed project would require approval to amend the General Plan land use designation of the project site from MDR to Commercial, and Pre-Zone the project site with a City zoning designation of Heavy Commercial (C-3). The proposed project would not include any development at this time. Any future development on the project site would be subject to subsequent environmental review and approval by the City.

The 1973 SR 65 Annexation Initial Study/Mitigated Negative Declaration is available for public review at the City of Wheatland, City Hall, 111 C Street, Wheatland, CA 95692 between the hours of 8:00 AM and 5:00 PM Monday – Thursday. The 1973 SR 65 Annexation Initial Study/Mitigated Negative Declaration is also available on the City of Wheatland's website at <http://www.wheatland.ca.gov/departments/community-development/>.

It should be noted that the 1973 SR 65 Annexation project site is not listed on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

**Note: A public hearing notice will be distributed prior to Planning Commission and City Council consideration of the proposed project.**

Written comments should be submitted to the address below, or by email at [KValente@raneymanagement.com](mailto:KValente@raneymanagement.com), between **8:00 AM June 30, 2023 and 5:00 PM July 31, 2023**.

Kevin Valente, Senior Planner  
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