

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: 1973 State Route 65 Annexation Project

Lead Agency: City of Wheatland Contact Person: Kevin Valente, Senior Planner
Street Address: 111 C Street Phone: (916) 372-6100
City: Wheatland Zip: 95692 County: Yuba

Project Location: County: Yuba City/Nearest Community: Wheatland
Cross Streets: State Route 65 and 1st Street Zip code: 95692
Lat/Long/: 39 ° 00 ' 44.3 " N 121 ° 25 ' 40.1 " W Total Acres: 1.8
Assessor's Parcel No. 015-260-004-000 and 015-273-001-000 Section: 4 Twp: 13N Range: 5E Base: MDBM
Within 2 miles: State Hwy#: 65 Waterways: Grasshopper Slough, Dry Creek, Bear River
Airports: N/A Railways: UPRR Schools: Wheatland Elementary School, Bear River Middle School, Wheatland Union High School

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: No development proposed

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: 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. It should be noted that although the project site is identified by two APNs, the project site consists of one parcel. 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.

Project Description: 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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Department of S.F. Bay Conservation & |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u> | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period

Starting Date 06/30/2023 Ending Date 07/31/2023

Lead Agency: City of Wheatland Applicant(s): Timothy Giblair, Surveyors Group Inc.

Consulting Firm: Raney Planning & Management, Inc. Address: 9001 Foothills Boulevard, Suite 170

Address: 1501 Sports Drive, Suite A City/State/Zip: Roseville, CA 95747

City/State/Zip: Sacramento, CA 95834 Email: tblair@sgicompanies.com

Contact: Angela DaRosa

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____



Date: 6/30/2023

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.