

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 507 State Route 65 Gas Station Project

Lead Agency: City of Wheatland

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Project Location: Wheatland, Yuba

City

County

Project Description (Proposed actions, location, and/or consequences).

The approximately 1.85-acre project site is located at 507 State Route (SR) 65 in the City of Wheatland, California, and is identified by Assessor's Parcel Number (APN) 015-490-018. The project site is currently undeveloped and contains scattered trees throughout the property. The City of Wheatland General Plan designates the project site as Commercial (COM) and the site is zoned Heavy Commercial (C-3).

The proposed project would include the development of the project site with a 4,816-square foot (sf) gas station fuel canopy; a 6,400-sf commercial building including a 4,000-sf convenience store (Suite "A") and a 2,400-sf quick-serve restaurant (QSR) suite with a drive-through (Suite "B"); and a 1,680-sf carwash and vacuums. A total of 58 parking spaces would be included throughout the site and site access would be provided by a new driveway from SR 65. In addition, the proposed project would include landscaping and utilities improvements and off-site improvements to SR 65. The proposed project would require City approval of a Conditional Use Permit and Site Plan and Design Review.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to, preconstruction surveys and assessments and avoidance measures if special-status species are identified on-site; implementation of avoidance/protection measures should any cultural, tribal cultural, or paleontological resources be identified on-site; preparation of and compliance with a project-specific, design-level Final Geotechnical Investigation; preparation of a surficial soil sample laboratory analysis to determine presence of soil contaminants; preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of all Best Management Practices (BMPs) required therein; and implementation of noise reduction measures during construction and operation of the proposed project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. Typical concerns related to development projects in the City include:

- adverse impacts to wildlife habitat;
- increases in air quality pollutants/greenhouse gas emissions;
- increase in noise;
- increase in local traffic; and
- potential impacts related to cultural or tribal cultural resources.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Fish and Wildlife (CDFW);
- California Department of Transportation (Caltrans);
- Feather River Air Quality Management District (FRAQMD);
- Regional Water Quality Control Board (RWQCB); and
- U.S. Fish and Wildlife Service (USFWS).