

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: 507 State Route 65 Gas Station Project

Lead Agency: City of Wheatland Contact Person: Kevin Valente, Principal 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 Main Street Zip code: 95692
Lat/Long/: 39 ° 00 ' 29.7 " N 121 ° 25 ' 23.2 " W Total Acres: 1.85
Assessor's Parcel No. 015-490-018 Section: 4 Twp: 13N Range: 5E Base: MDBM
Within 2 miles: State Hwy#: 65 Waterways: Dry Creek, Grasshopper Slough, Bear River
Airports: N/A Railways: UPRR Schools: Wheatland Elementary School, Bear River Middle School, Wheatland Union High School, Virginia 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: Design Review

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 12,896 Acres 1.85 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

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 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).

Project Description: The 507 State Route 65 Gas Station Project (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. Suite "B" would include Suite "B.1" and Suite "B.2", at 800-sf each. The drive-through would be associated with Suite "B.2". The gas station would include six fuel islands with 12 pump stations. 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.

Reviewing Agencies Checklist

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

<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 # 3	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input 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 # 2	<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 checked="" 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 April 2, 2026 Ending Date May 1, 2026

Lead Agency: City of Wheatland

Shanif Merchant, Wheatland Simba
Applicant: Petroleum, LLC

Consulting Firm: Raney Planning & Management, Inc.

Address: 510 Preakness Court

Address: 1501 Sports Drive, Suite A

City/State/Zip: Danville, CA 94506

City/State/Zip: Sacramento, CA 95834

Phone: (925) 549-5799

Contact: Kevin Valente, Principal Planner

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____



Date: 04/02/2026

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