



# City of Wheatland

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## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Date:** April 2, 2026  
**Project Name:** 507 State Route 65 Gas Station Project  
**Project Location:** City of Wheatland  
**APN:** 015-490-018  
**Project Applicant(s):** Shanif Merchant  
Wheatland Simba Petroleum, LLC.

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

**Project Description:** 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 and the site is zoned Heavy Commercial (C-3).

The 507 State Route 65 Gas Station Conditional Use Permit and Site Plan and Design Review 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 retail 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 proposed 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 improvements to SR 65. The proposed project would require City approval of a Conditional Use Permit and a Site Plan and Design Review.

The 507 State Route 65 Gas Station Conditional Use Permit and Site Plan and Design Review Project 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 507 State Route 65 Gas Station Conditional Use Permit and Site Plan and Design Review Project Initial Study/Mitigated Negative Declaration is also available on the City of Wheatland's website at <https://www.wheatland.ca.gov/community-development>.

It should be noted that the 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 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 April 2, 2026 and 5:00 PM May 1, 2026**.

Kevin Valente, Principal Planner  
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