City of Wheatland

111 C Street– Wheatland, California 95692
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DATE: November 20, 2026

TO: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

SUBJECT: **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE CITY OF WHEATLAND 2026-2050 GENERAL PLAN**

REVIEW PERIOD: November 20, 2026 through December 21, 2026

The City of Wheatland Community Development Department is the lead agency for the preparation of an Environmental Impact Report (EIR) for the 2026-2050 General Plan (proposed project). The scope of the EIR has been proposed based on a determination by the City of Wheatland. The City of Wheatland has directed the preparation of an EIR in compliance with the California Environmental Quality Act (CEQA).

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines, Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City of Wheatland is also soliciting comments on the scope of the EIR from interested parties and organizations.

NOP COMMENT PERIOD: Written comments should be submitted at the earliest possible date, but not later than 5:00 PM on December 21, 2026, to Kevin Valente, Principal Planner, Wheatland Community Development Department, 111 C Street, Wheatland, CA 95692, or kvalente@raneymanagement.com.

SCOPING MEETING: A public scoping meeting will be held by the City to inform agencies and interested parties regarding the EIR for the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope of the EIR.

The scoping meeting will be held in-person on Tuesday, December 15, 2026, at 6:00 PM at the following address:

Wheatland Community Center
101 C Street
Wheatland, CA 95692

PROJECT DESCRIPTION

PROJECT LOCATION AND SETTING

The project site consists of the 2050 General Plan Study Area (Study Area), which contains all land within the City of Wheatland City Limits and Sphere of Influence (SOI). The analysis included in the EIR will address the environmental impacts of buildout of the Study Area. The Study Area is located in Northern California's Central Valley along State Route (SR) 65 in Yuba County. The Study Area is located immediately north of the Bear River and the tri-County boundary of Sutter, Placer, and Yuba Counties. Marysville (the County seat) and Yuba City, which are both approximately 12 miles to the north of Wheatland, are the closest cities of significant size (see Figure 1). Sacramento is approximately 40 miles to the south and Beale Air Force Base is located eight miles to the northeast. Wheatland is also the gateway City to Camp Far West, a recreation area of regional significance. Located within a primarily agricultural region, Wheatland is completely surrounded by agricultural lands.

The Study Area is approximately six and a half miles long from west to east and two and a half miles long from north to south. The Study Area consists of generally flat land, and undeveloped portions of the Study Area are generally made up of grassland and agricultural uses. The northeastern boundary of the Study Area follows Dry Creek and the southern boundary of the Study Area follows the Bear River. The City has two municipal boundaries, including the City Limits and the City's SOI, which is consistent with the Study Area boundaries, both of which are shown in Figure 2 and Figure 3, respectively.

GENERAL PLAN HISTORY AND PUBLIC PARTICIPATION

The City adopted its first General Plan in 1971. The first comprehensive update of the General Plan occurred in 2006 in response to changes in the community and the region since the adoption of the 1971 General Plan. Although a variety of amendments to the General Plan have been adopted since 2006, the proposed 2050 General Plan is the second comprehensive update. The 2050 General Plan is being prepared to reflect current State laws and requirements and to incorporate the following: new data that reflects current physical and economic conditions in the City; organizational changes; and public, stakeholder, and decision maker input regarding the consensus vision for the future of Wheatland.

Figure 1
Regional Location



*Figure not OCR compatible

Figure 2
City of Wheatland City Limits

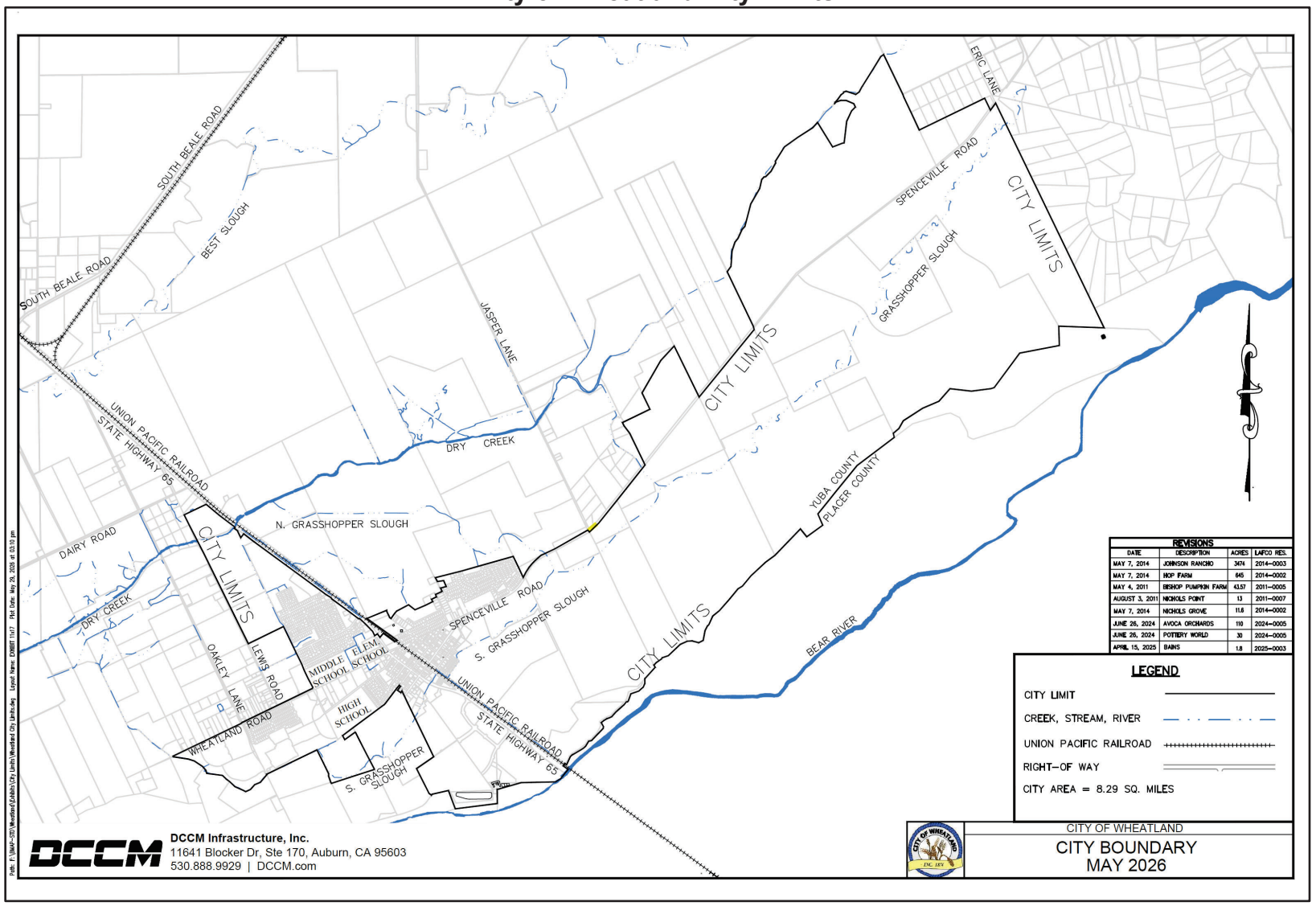


*Figure not OCR compatible

Figure 3
Proposed General Plan Land Use Map

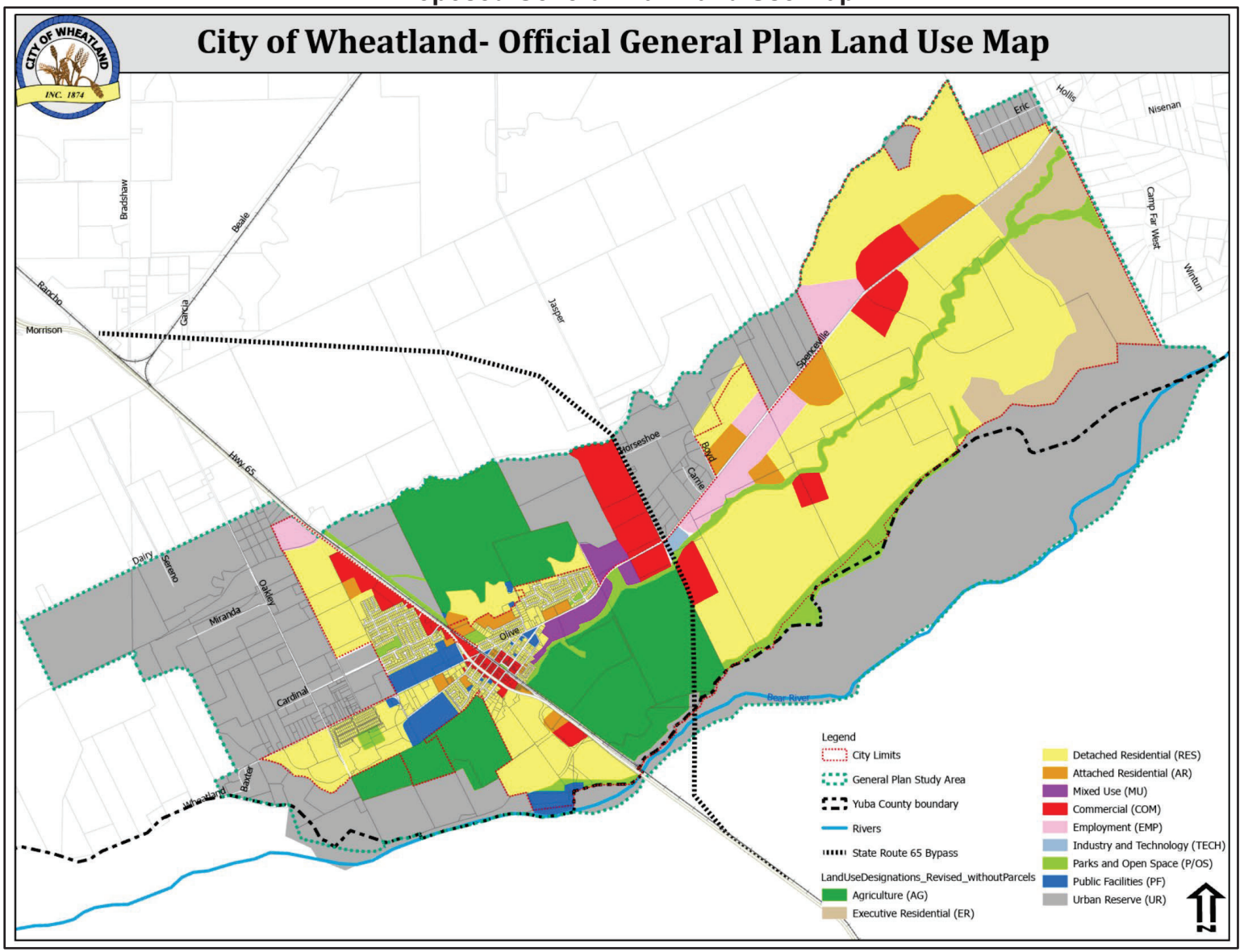


*Figure not OCR compatible

The 2050 General Plan reflects the preferences of the community for its future as a result of the participation of Wheatland citizens in its preparation. The public participation program for the 2050 General Plan included several key components, as outlined below.

In 2024, the Wheatland City Council formed an Ad-Hoc Committee consisting of two City Council members and two Planning Commission members to serve as the General Plan Advisory Committee (GPAC). The four appointed members of the GPAC met with City staff and the City's General Plan Consultants at four noticed public meetings between April 2024 and August 2024. During those four public meetings, the GPAC provided feedback and guidance to City staff and the City's General Plan Consultants regarding goal and policy discussions on all contents of the 2050 General Plan. After the November 2024 election, the City elected two new City Council members, and City staff received direction from the new City Council to dissolve the GPAC and hold joint public meetings with the full City Council and Planning Commission as the new GPAC. In 2025, the new GPAC met with City staff and the City's General Plan Consultants at four duly noticed public meetings between March 2025 and June 2026. The GPAC provided feedback and guidance to City staff and the City's General Plan Consultants and reviewed the draft goals, policies, and action items for the 2050 General Plan.

PROJECT CHARACTERISTICS

The planning context of the 2050 General Plan, the City's vision statement and project objectives, the structure and content of the General Plan, and the anticipated land uses are discussed in further detail within the sections below.

Planning Context

California state law requires each county, and each incorporated city or town, to adopt a comprehensive general plan "for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). A general plan is intended to set forth the community's development goals and express public policy relative to the distribution of future land uses, both public and private. Because the general plan affects the welfare of current and future generations, State law requires that the plan take a long-term perspective (California Government Code Section 65300).

The City has drafted a comprehensive update to its General Plan. The 2050 General Plan translates the City's consensus vision into goals for each topic addressed therein. The 2050 General Plan projects conditions and needs into the future as a basis for determining appropriate objectives. The 2050 General Plan also establishes policies for day-to-day decision making based on those objectives.

The timeframes for effective planning vary among issues. Differences in timeframe also affect the formulation of 2050 General Plan goals, policies, and action items. Goals are oriented to the longer term. Policies have a shorter timeframe in terms of expected outcomes. Action items generally have the shortest time span because they must respond to the demands of funding sources, the results of the City's activities, and the City's near-term opportunities and challenges. The 2050 General Plan incorporates a 20-year planning horizon. The horizon does not mark an end point but rather provides a general

timeframe for use in forecasting and other analysis required to support the development and environmental review of the General Plan.

State law places a general plan atop the hierarchy of land use regulations. Local ordinances and other City plans must conform to the 2050 General Plan policy direction. The 2050 General Plan provides a governing basis for all other plans and planning documents and all codes, ordinances, and policies related to land use, transportation, environmental resources, public and environmental health and safety, social equity, infrastructure, and related topics.

The City must make a "consistency" finding with the 2050 General Plan for any subdivision map, zoning action, public facility plans, and other functions of local government requiring discretionary review. Court decisions have concluded that a "consistency" determination cannot be made if the local jurisdiction does not have a legally adequate general plan. In effect, local governments cannot issue development permits or perform many vital public functions without a legally adequate general plan.

In California, general plans are the guiding policy documents for local governments. Local agencies implement general plans in part through the adoption and enforcement of zoning codes, subdivision ordinances, and other regulations. General plan land use designations and policies provide a framework for zoning designations and development standards. Design regulations must also be consistent with the general plan. General plans often contain policies that direct the content of municipal code sections and ordinances that regulate grading, building permits, open space dedications, landscaping requirements, parkland dedication, off-street parking requirements, transportation infrastructure, signage, improvement standards, impact fees, and other planning-related codes and ordinances.

Vision Statement and Project Objectives

The City's Community Vision, prepared by the City Council in 2008, was used to inform the content of the proposed 2050 General Plan. The Community Vision includes the following Vision Statement:

> Wheatland is committed to being a forward thinking non-reactionary City that values its small-town feel, and its agricultural and historical heritage. The Community Vision of the City will be guided by the following:
>
> - A cohesive community where strong neighborhoods are the center of community identity, while the existing downtown is enlivened to ensure that the City maintains an identifiable sense of place.
> - A community in which open spaces are retained to provide visual relief from urban spaces, connectivity, natural infrastructure, agricultural production, and wildlife habitat enhancement.
> - A community in which the natural environment is not just sustained but continually improved through the regeneration of natural systems.
> - A community connected to the world, while striving to provide much of the City's required energy and economic opportunities locally.
> - A community in which mobility is defined by the full range of motive options, including pedestrian, bicycle, public transit, private automobile, and developing transportation technologies that may become available in the future.

- A community that is not dependent on continued future growth to fund existing City services, operations, or liabilities.

As shared by residents, the community's vision for the future of Wheatland is based primarily on:

- Small-Town Values:
  - Provide a sense of community: know your neighbors, have community spaces to gather with friends and family, participation in local government operations.
  - Provide safe and convenient access to all parts of City using all modes of transportation, preservation of community history, agricultural roots.
  - Provide small, distinct residential villages centered around an amenity such as schools or parks.
  - Provide open space surrounding the City, connected by bicycle and pedestrian trails.
  - Promote development in which a community focal point, including a mixture of retail, office, residential, public, and commercial uses, is surrounded by residential uses at varying densities, providing a transition between urban and rural uses and retaining the City's small-town character.

- Agriculture and Agricultural Tourism:
  - Emphasize the importance of agriculture to the City.
  - Encourage good relationships between Agriculture and the City's residents.

The City has a long-standing agricultural tradition that continues to shape its economy, landscape, and community identity. Agriculture has historically served as both an economic foundation and a defining cultural feature of Wheatland, contributing to employment, food production, open-space preservation, and the City's small-town character. Despite regional growth pressures and changing economic conditions, agriculture remains a valued and viable land use within the community.

CEQA requires that an EIR provide a statement of project objectives (CEQA Guidelines Section 15124). The statement of objectives is used to guide the environmental impact analysis and to evaluate alternatives to the proposed project. As noted previously, the City held a series of public workshops to solicit input during the 2050 General Plan update process. The extensive engagement conducted to support the 2050 General Plan has produced a shared vision for the City's future. The vision also serves as the EIR's project objectives:

1. To guide the physical development of Wheatland over the next 20 years.
2. To allow for future development within the Wheatland Study Area, while preserving the City's existing identity and character.
3. To ensure the community infrastructure keeps pace with development.
4. To ensure the provision of a safe and convenient circulation system in the City.
5. To encourage future economic growth within the City of Wheatland, while also providing adequate housing for all economic segments of the community.
6. To provide economic growth that balances the existing development and future growth in Wheatland.
7. To preserve agricultural land and uses in and adjacent to Wheatland and to ensure that there are open space buffers between Wheatland and surrounding cities.

8. To protect current and future Wheatland residents from adverse effects of noise and other potential environmental hazards.
9. To preserve and maintain the natural resources and features in Wheatland that contribute to the City's unique community character and quality of life.
10. To ensure compatibility between existing and future land uses.
11. To identify the City's land uses, circulation, environmental, economic, and social goals and policies as they relate to future growth and development.
12. To provide the basis for the City's decisions on development approvals and exactions.
13. To provide citizens with opportunities to participate in the planning and decision making process of the City.
14. To inform citizens, developers, decision makers, and other cities and counties of the ground rules that guide development in the City.
15. To establish growth assumptions for the City's infrastructure planning and financing.
16. To serve as a self-mitigating document, such that potential environmental impacts resulting from future development projects within the Study Area will be fully mitigated through implementation of and compliance with applicable General Plan policies.

General Plan Structure and Contents

As specified in California Government Code Section 65302, nine "elements" are required for a general plan: land use, circulation, housing, conservation, open space, noise, safety, environmental justice (if the jurisdiction has a disadvantaged community), and air quality. The elements, or portions thereof, may be combined or separated, in whatever way best meets the needs of the local jurisdiction. In addition to the mandatory elements, a jurisdiction may also adopt any other elements that relate to the jurisdiction's physical development (California Government Code Section 65303). The California Governor's Office of Land Use and Climate Innovation (LCI) has adopted the State General Plan Guidelines (GPG) for the preparation and content of general plans for all cities and counties in California. The level of discussion given to each issue in the 2050 General Plan depends on the local conditions and the relative local importance of that issue.

For example, Chapter 4.8 of the LCI's GPG includes guidance for determining whether an environmental justice element or equivalent is required in a local jurisdiction, including identifying the location of disadvantaged communities (as defined in Gov. Code, Section 65302, subd. (h)(4)(A)), as well as the nature of their environmental burdens, health risks, and needs.[1] The City of Wheatland does not meet the State requirements for a disadvantaged community. The California Environmental Protection Agency's Office of Environmental Health Hazard Assessment maintains the CalEnviroScreen SB 535 Disadvantaged Communities mapping tool (Disadvantaged Communities mapping tool), which identifies all disadvantaged communities throughout the State of California. According to the Disadvantaged Communities mapping tool, the Wheatland Study Area

[1] Office of Land Use and Climate Innovation. *General Plan Guidelines* [Chapter 4: Required Elements]. Available at https://www.lci.ca.gov/planning/general-plan/guidelines/. Accessed November 2026.

does not contain lands identified as disadvantaged.[2] As such, the Wheatland Study Area is not considered a disadvantaged community, and, therefore, an environmental justice element was not included as part of the 2050 General Plan.

In addition, pursuant to the LCI's GPG, an air quality element is required by jurisdictions within the San Joaquin Valley Air Pollution District to ensure that air quality measures are included in the General Plan. Additionally, communities that must include an environmental justice element must also have an air quality element. The City is not located within the San Joaquin Valley Air Pollution District and is not required to include an environmental justice element, as discussed above. As such, the 2050 General Plan does not include an air quality element. Goals, policies and action items related to air quality and GHG emissions are included in the Environmental Resources Element, as discussed above. Pursuant to CEQA, the EIR will address potential environmental impacts related to air quality and GHG emissions resulting from the buildout of the 2050 General Plan.

The following presents the elements included in the 2050 General Plan and summarizes the content of each.

Land Use Element
The Land Use Element of the 2050 General Plan identifies allowed land uses, the Land Use Map, and principles that will guide the distribution and intensity of development throughout the Study Area, the development pattern, and the community design and character. The goals, policies, and action items are largely the same as under the existing 2006 General Plan, but with revisions for clarity and to remove duplication. The proposed Land Use Map, included as Figure 3 and shown in Figure LU-1 of the General Plan, includes key land use changes, such as the revised approach to single-family housing to now be identified as detached single-family housing or attached housing, an increase in the Agricultural (AG) land uses, and an increase in land designated as Urban Reserve (UR).

Circulation Element
The Circulation Element of the 2050 General Plan includes goals and policies related to the City's circulation system, and the various transportation modes available to, or needed within the City. The 2050 General Plan identifies the general location and the extent of existing and proposed major components of the transportation and traffic circulation system, as well as transportation improvements and circulation, including transit, bicycles, and pedestrians. Key changes include the addition of the planned Beale Expressway as the first phase of construction of the SR 65 Bypass. The Beale Expressway would extend from SR 65 at the southern boundary of the Study Area and connect to Jasper Lane. The Circulation Element of the 2050 General Plan would also remove the previously planned Ring Road in order to accommodate land use changes that have occurred since the 2006 General Plan and to better align with the proposed land use designations. Although level of service (LOS), which signifies automobile delay, has historically been used to evaluate

[2] Office of Environmental Health and Hazard Assessment. *CalEnviroScreen SB 535 Disadvantaged Communities (2022 Update).* Available at: https://experience.arcgis.com/experience/1c21c53da8de48f1b946f3402fbae55c/page/SB-535-Disadvantaged-Communities. Accessed November 2026.

transportation impacts under the CEQA, State law now requires transportation impacts to be evaluated primarily using Vehicle Miles Traveled (VMT), rather than automobile delay. VMT measures the amount of vehicle travel generated by a project and provides a broader assessment of transportation-related environmental impacts. The City may continue to use LOS to inform transportation planning, and infrastructure decisions, consistent with locally adopted standards, while applying VMT-based analysis where required under CEQA. Both measures can help the City balance regional mobility, local access, transportation safety, and future growth while preserving Wheatland's small-town character.

Housing Element

The City's 2021-2029 Housing Element Update (Housing Element) identifies existing and projected housing needs and establishes goals, policies, and programs for the preservation, improvement, and development of housing in the City. The Housing Element meets detailed requirements of State housing element law, including requirements for a residential land inventory sufficient to meet the City's share of the regional housing need. The Housing Element is reviewed by the California Department of Housing and Community Development (HCD) and must be updated every eight years. The Housing Element was updated separately and evaluated through a separate Initial Study. The Housing Element was adopted by the Wheatland City Council on February 8, 2022 and certified by HCD on May 2, 2024. The development assumptions used to inform the analysis throughout the EIR will be consistent with the updated 2021-2029 Housing Element.

Environmental Resources Element

The Environmental Resources Element of the 2050 General Plan addresses the conservation, development, and use of natural resources and the preservation and utilization of lands and waters devoted to or managed for open space uses. The 2050 General Plan addresses natural resources such as water, open space, mineral resources, native plants, and wildlife habitats, and aims to balance the potential for urban growth with the long-term stewardship of environmental assets. The element is intended to cover the requirements of a conservation element and an air quality element pursuant to State requirements.

Recreational, Educational, and Community Services Element

The Recreational, Educational, and Community Services Element identifies the goals, policies, and action items to ensure the adequate provision of recreational facilities, public parks, libraries and a pedestrian and bicycle trail system for the benefit of existing and future citizens. Circulation issues related to the City's bicycle and pedestrian trail system are discussed within the Circulation Element. The element is intended to cover the requirements of an open space element pursuant to State requirements.

Noise Element

The Noise Element of the 2050 General Plan establishes the framework for evaluating, managing, and mitigating noise throughout Wheatland by setting standards for transportation and non-transportation noise sources and identifying strategies to shield noise-sensitive uses from excessive noise levels. In particular, the Noise Element

addresses noise concerns as they relate to Wheatland's quiet atmosphere and the City's identity as a welcoming, family-oriented small City.

Safety Element
Safety goals and policies are included in the Health and Safety Element of the 2050 General Plan. The Health and Safety Element also establishes goals, policies, and action items for urban growth and development in relation to a wide range of public safety issues. Safety hazards may be naturally induced, such as seismic and geological, flood, and wildland fire hazards; some hazards may be the result of natural hazards exacerbated by human activity and alteration of the natural environment, such as dam failure, wildfires and urban fires, and development in sensitive areas subject to flooding, erosion, and landslides. Some hazards are manmade, including aircraft crash hazards and hazardous materials incidents. The Health and Safety Element addresses safety concerns related to fire-related hazards, flooding hazards, railroad hazards, evacuation planning, aircraft crash hazards, hazardous materials, and climate change hazards.

Small Town Character Element
The Small Town Character Element of the 2050 General Plan outlines the vision and principles guiding the development of Wheatland, ensuring the City retains a unique charm and character while evolving to meet the needs of the City's residents as the City grows. The Small Town Character Element encapsulates the desires of the community to retain the City's agricultural heritage and small town atmosphere. All other elements of the 2050 General Plan, and the corresponding goals, policies, and action items are focused on implementing the City's vision.

Agriculture and Agricultural Tourism Element
The Agriculture and Agricultural Tourism Element establishes a comprehensive framework to preserve and support agricultural lands, operations, and related industries, while accommodating appropriate diversification and innovation. The 2050 General Plan recognizes that modern agricultural viability often depends on flexibility, allowing farmers and agricultural operators to respond to evolving markets, climate conditions, labor availability, and consumer demand. Accordingly, the Agriculture and Agricultural Tourism Element provides policies and action items that promote the long-term productivity of agricultural lands, reduce land-use conflicts, and encourage value-added activities such as ag-tourism, direct sales, and limited processing. At the same time, the 2050 General Plan emphasizes protection of public health, safety, infrastructure capacity, and neighborhood quality of life. The intent is to balance agricultural vitality with community livability, ensuring that agriculture remains an integral part of Wheatland's future, rather than a remnant of the City's past.

Economic Development Element
The Economic Development Element of the 2050 General Plan establishes goals for economic growth in the community and the policies and action items that will facilitate the nature of growth desired by the City. The 2050 General Plan is designed to assist in maintaining and expanding a strong, diversified, and balanced revenue base and to maintain and create new high-quality employment opportunities in traditional and

emerging industries that, over time, better match the skills and occupations of local employed residents.

Historic Preservation Element
The Historic Preservation Element recognizes Wheatland's historic, cultural, and archaeological resources as essential components of the community's identity, sense of place, and long-term sustainability. In small towns, where growth often occurs incrementally and community identity is closely tied to local history, preservation plays a particularly important role. Furthermore, the City lies within the traditional homelands of the Nisenan peoples, including Valley Nisenan communities historically associated with the lower river corridors and broader Central Valley foothills. The Historic Preservation Element establishes a comprehensive framework for identifying, evaluating, preserving, and celebrating Wheatland's historic, tribal cultural, and cultural resources. The Historic Preservation Element emphasizes voluntary participation, respect for private property rights, coordination with local and regional partners, and integration with land use planning, environmental review, and economic development strategies.

Public Facilities and Services Element
The Public Facilities and Services Element of the 2050 General Plan establishes the goals, policies, and action items for the City-provided public facilities and services, including utility systems, with respect to existing and projected populations. The 2050 General Plan addresses water, sewer, storm drainage, solid waste, public safety, utilities, cemeteries, and communications.

General Plan Land Uses
Land use planning is at the heart of every general plan. Decisions about the different types of land uses and densities, and where those land uses will be allowed to occur in the future, shape the character of the City. Land use decisions affect everything from residential, commercial, and industrial development, to the civic, parks, and recreational facilities that sustain and improve the community's way of life, as well as to the trails, bike lanes, roadways, and utilities necessary to support daily living.

Land use decisions also affect growth, how much growth will occur, where growth will be located, and the mechanisms the City will adopt to accommodate increased population, employment, and economic activity. The 2050 General Plan provides decision makers, City staff, other public agency staff, property owners, interested property developers and builders, and the public-at-large with the policy direction for managing land use change.

The 2050 General Plan maintains the historical arrangement of land uses, because the City recognizes the importance of the land use pattern in determining community character. Higher-intensity uses are intended to be concentrated in the following areas: (1) adjacent to the Old Downtown; (2) along Spenceville Road and the planned Beale Expressway; and (3) adjacent to SR 65. Land uses surrounding the aforementioned areas are intended to be progressively less intense (and with progressively lower densities and intensities) as the distance from the Old Downtown area increases. The City's intent is to preserve the existing semi-rural feel and small-town character, while also accommodating reasonable change in the future.

The proposed Land Use Map (see Figure 3) establishes the general development pattern in the Study Area. Consistent with the City's land use designations and density/intensity standards, the City anticipates that some vacant and underutilized properties would develop over time to align with the intent of the 2050 General Plan. Certain areas designated for development may not be developed between present and 2050. Some areas might be developed at the upper end of the allowable density/intensity ranges, while other areas might develop at the lower end.

Although the City has used the best available land use designation assumptions, future general plan updates may still be necessary. The City may update land use assumptions from time to time, as necessary, either in the context of a general plan amendment or update, or as a separate exercise for planning purposes.

Table 1 below presents the estimated development that could occur under the proposed 2050 General Plan. The estimates presented in Table 1 are not City policy; in other words, they are not "targets" that the City intends to meet in the future. Rather, the assumptions are derived strictly for the purposes of analysis, and to illustrate to agencies and members of the public how conditions in the City could change by the year 2050 under the policy guidance provided in the proposed 2050 General Plan. The estimated 16,830 total residential units that could be built under the 2050 General Plan constitutes an increase of 5,430 residential units as compared to the 2006 General Plan, which allowed for the buildout of 11,400 residential units. Demographic changes, environmental constraints, the land economic context, infrastructure availability and costs, regulatory guidance, and other factors outside the City's control will dictate, to some extent, the actual location and amount of development between present and 2050.

General Plan Land Use Designations
The 2050 General Plan includes the following land use designations.

Executive Residential (ER)
The ER designation provides for very-low density and estate-style residential development, including detached homes, accessory dwelling units, and other residential uses allowed by State law. The ER designation is intended where lower density is appropriate because of community character, or edge conditions, agricultural interfaces, or where infrastructure limitations, or other site constraints exist. The residential density for the ER designation would range from1.0 to 2.9 dwelling units per gross acre and the maximum Floor Area Ratio (FAR) for accessory non-residential uses would be 0.30.

Detached Residential (RES)
The RES designation provides for predominantly detached residential neighborhoods while allowing a range of accessory, small-scale, and alternative housing types required or permitted by State law. Neighborhoods should include connected streets, sidewalks, parks, and convenient access to schools and services. The residential density for the RES designation would range from 3.0 to 8.0 dwelling units per gross acre and the maximum FAR for accessory non-residential uses would be 0.40.

Table 1 Proposed Land Uses			
General Plan Land Use Designation	**Acres**	**DU/AC[1] or FAR**	**Residential Units or Non-Residential Square Feet**
Agriculture (AG)	1,172.46	0.10 FAR	--
Executive Residential (ER)	530.89	2.9 du/ac	1,540
Detached Residential (RES)	2,954.35	4.0 du/ac	11,817
Attached Residential (AR)	217.07	16.0 du/ac	3,473
Mixed Use (MU)	80.81	0.50 FAR	1,760,041 sf
Commercial (COM)	425.91	0.50 FAR	9,276,319 sf
Employment (EMP)	225.28	0.50 FAR	4,906,598 sf
Industry and Technology (TECH)	10.65	0.50 FAR	231,957 sf
Parks and Open Space (PARK)	331.26	--	--
Public Facilities (PF)	128.9	0.50 FAR	2,807,442 sf
Urban Reserve (UR)	4,198.41	--	--
Total	**10,438.25**		

1. Dwelling units per acre (DU/AC) and Floor Area Ratio (FAR) are based on reasonable buildout numbers, as determined in the Housing Element.

Attached Residential (AR)
The AR designation provides for single-family and multi-family attached homes, including multiplexes, townhomes, apartments, condominiums, senior housing, affordable housing, and other housing types appropriate at moderate and high densities. The residential density for the AR designation would range from 8.1 to 30.0 units per gross acre and the maximum FAR for accessory non-residential uses: 0.50.

Agriculture (AG)
The AG designation provides for commercial agricultural operations and related activities, including crop and livestock production, horticulture, agricultural support uses, agricultural worker housing, direct sales, limited processing, and compatible agricultural tourism. Ag-tourism and ancillary uses should support the continued economic viability of agriculture while managing impacts on nearby residents and infrastructure. The maximum non-residential FAR for the AG designation would be 0.10, except where a more specific standards is established through an adopted plan or zoning regulation.

Mixed Use (MU)
The MU designation provides for a complementary mix of residential, retail, service, office, civic, entertainment, and community-serving uses. Mixed-use development is particularly appropriate in and near services and community amenities. The residential density for the MU designation would range from 8.1 to 30.0 dwelling units per gross acre, and the maximum non-residential FAR would be 0.50. Residential and mixed-use development shall be processed in accordance with the Zoning Ordinance and all applicable ministerial or by-right approval requirements of State law.

Commercial (COM)
The COM designation provides for neighborhood-, community-, and visitor-serving retail and service uses, restaurants, offices, lodging, entertainment, compatible public and quasi-public uses, and similar and compatible uses. Commercial uses should be designed to support local businesses, reduce retail leakage, and provide safe pedestrian and bicycle connections where feasible. The maximum FAR for the COM designation would be 0.50.

Employment (EMP)
The EMP designation provides for employment-generating uses such as professional and medical offices, warehouses, light manufacturing, flex space, business services, and compatible commercial uses that support employment districts. Development should provide quality jobs while managing truck traffic, noise, lighting, and other impacts on nearby sensitive uses. The maximum FAR for the EMP designation would be 0.50.

Industry and Technology (TECH)
The TECH designation provides for research and development, emerging technology-oriented businesses, laboratories, advanced manufacturing, incubator and maker spaces, data- and communications-intensive businesses, and other compatible innovation-oriented uses. The TECH designation is intended to support partnerships involving the Yuba Applied Research Center (YARC) and Beale Air Force Base, educational institutions, and private industry while maintaining compatibility with Wheatland's community character and infrastructure capacity. The maximum FAR for the TECH designation would be 0.50.

Public Facilities (PF)
The PF designation provides for governmental, educational, institutional, utility, cultural, health, cemetery, worship, and other public or quasi-public facilities, including libraries, civic buildings, public safety facilities, meeting halls, and similar and compatible uses. The maximum FAR for the PF designation would be 0.50.

Parks and Open Space (PARK)
The PARK designation provides for parks, trails, recreation, greenbelts, habitat and resource protection, drainage and flood management functions, reservoirs, canals, and other open space uses. Lands subject to public health and safety hazards such as floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features may also be included where permanent or long-term open space is appropriate. Such land areas are primarily publicly owned but may include private property. The maximum FAR for the PARK designation would be 0.10, which is intended for any limited support facilities such as restrooms, concession stands, etc.

Urban Reserve (UR)
The UR designation is applied to land that may be considered for future development but is not currently assigned a land use designation. Urban development may not occur until the City completes the planning, environmental, infrastructure, fiscal, and service analyses necessary to determine an appropriate land use pattern, and adopts a General Plan amendment and any other required approvals. Interim uses should generally remain agricultural, open space, or other low-intensity uses that do not impede future comprehensive planning.

ENVIRONMENTAL EFFECTS

The following paragraphs provide a general discussion of the anticipated topics that will be included in the technical sections of the EIR. Each Technical Section of the EIR will include a description of the existing environmental setting, identification of the thresholds of significance, description of the methodology used for analysis, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. In addition to any applicable City documents, project-specific technical studies are being prepared by technical experts to support the EIR's analyses.

It should be noted that, while the EIR will evaluate the reasonably foreseeable effects of buildout of the 2050 General Plan pursuant to the proposed Land Use Map, site-specific development proposals do not exist at this time. Thus, the EIR will include program-level, or "first-tier," analysis for the development of the City pursuant to the proposed Land Use Map, consistent with California Public Resources Code (PRC) Sections 21083.3, 21093, and 21094; and 14 California Code of Regulations (CCR) Sections 15152 and 15168. A Program EIR provides the necessary environmental review and impact mitigation for adoption and implementation of the 2050 General Plan, as well as program-level review for any subsequent actions related to implementation of general plan goals and policies. Detailed site-specific analyses will not be included. The City will review subsequent projects for consistency with the EIR, and, if necessary, prepare appropriate environmental documentation pursuant to CEQA provisions for subsequent projects.

AESTHETICS

The Aesthetics chapter of the EIR will summarize the existing Study Area aesthetics and visual setting. The chapter will describe program-level aesthetics issues regarding project development such as potential impacts to the existing visual character or quality of the Study Area, as well as light and glare.

AGRICULTURAL RESOURCES

The Agriculture Resources chapter of the EIR will provide information regarding the existing agricultural setting of the Study Area. The analysis will include a review of the California Department of Conservation's (DOC) Farmland Mapping and Monitoring Program, as well as additional soil characteristics, soil resource quality, and surrounding agricultural lands. Information related to the Farmland Mapping and Monitoring Program will become the basis for a determination of whether the project is likely to result in significant impacts with respect to conversion of agricultural land to the proposed uses. The Agricultural Resources chapter will include an analysis of conflicts with existing zoning for agricultural uses.

AIR QUALITY, GHG EMISSIONS, AND ENERGY

The Air Quality, GHG Emissions, and Energy chapter of the EIR will include an evaluation of the potential air pollutants that would be generated by the proposed project. The air quality and GHG emissions analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMod) software program and following the Feather River Air Quality Management District (FRAQMD) guidelines.

The air quality impact analysis will address short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., reactive organic gases [ROG], nitrogen oxides [NO_X], and particulate matter [PM_{10}]). The project's cumulative contribution to regional air quality will be discussed. The analysis will also address any potential odor impacts that may occur, as well as toxic air contaminant (TAC) emissions.

The GHG emissions analysis will include a quantitative estimate of carbon dioxide equivalent emissions from the proposed project, including indirect emissions (e.g., electricity, natural gas). The chapter will include an analysis of the project's consistency with the City of Wheatland Climate Action Plan (CAP).

The significance of air quality and GHG impacts will be determined in comparison to FRAQMD significance thresholds and the CAP. FRAQMD-recommended mitigation measures and CAP reduction measures will be incorporated, if needed, to reduce any significant air quality impacts to the maximum extent practicable, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified, as feasible.

Finally, the EIR will analyze whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources as the Study Area develops. The discussion will also evaluate whether the proposed project would conflict with or obstruct a State or local plan for renewable energy, as well as the project's consistency with the CAP.

BIOLOGICAL RESOURCES

The Biological Resources chapter of the EIR will summarize the setting and describe the potential project effects to plant communities, wildlife, and wetland and riparian communities, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species for the Study Area.

CULTURAL RESOURCES

The Cultural Resources chapter of the EIR will describe the potential effects to historical and archaeological resources due to implementation of the proposed project. Analysis in the chapter will be based on information contained in the City of Wheatland General Plan Background Report.

HYDROLOGY AND WATER QUALITY

The Hydrology and Water Quality chapter will summarize setting information and identify potential project impacts to storm water drainage, flooding, groundwater (depletion and recharge), and water quality, including stormwater runoff quality.

LAND USE AND PLANNING/POPULATION AND HOUSING

The Land Use and Planning/Population and Housing chapter of the EIR will evaluate the consistency of the proposed project with regional policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. In addition, the chapter will include an evaluation of the potential for the project to induce substantial unplanned

population growth in the area, either directly or indirectly (i.e., through extension of roads or other infrastructure). The chapter will rely on available information for the Study Area, including from the Wheatland Housing Element and the Sacramento Area Council of Governments' (SACOG's) Metropolitan Transportation Plan/Sustainable Communities Plan (MTP/SCS).

NOISE

The Noise chapter of the EIR will address potential noise impacts as a result of buildout of the 2050 General Plan, including traffic noise levels on the local roadway network. The analysis of traffic noise levels will include noise contours prepared by an acoustical engineer. The chapter will also address potential impacts related to groundborne vibration.

PUBLIC SERVICES AND UTILITIES

The Public Services and Utilities chapter will evaluate whether the proposed project could increase demands upon local service providers (e.g., fire, police, schools) and local recreational facilities. In accordance with Appendix G, the focus of the analysis will be on whether the project's demand would require physical alteration of, or need for new governmental facilities, in order to maintain acceptable service ratios, response times, or other performance objectives, the construction of which could cause significant environmental impacts.

Additionally, the chapter will evaluate the proposed project's increase in water supply demand and wastewater generation to determine whether the existing water and sewer infrastructure systems have adequate capacity (wastewater) and supply (water) to accommodate demands from the proposed project, or if system upgrades would be required. The chapter will also evaluate the receiving landfill's capacity to accommodate the increase in solid waste associated with the proposed project. Electricity and natural gas service will also be addressed in the chapter.

TRANSPORTATION

The Transportation chapter of the EIR will be based on a transportation analysis prepared specifically for the proposed project. Impact determination for CEQA purposes will be based on VMT, consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020. The VMT analysis will be quantitative in nature.

The proposed project's impacts to alternative modes such as pedestrian, bicycle, and transit facilities will be assessed based on consistency with the City's Bikeway Master Plan and the Yuba-Sutter Transit NextGen Transit Plan and the significance criteria contained in Appendix G of the CEQA Guidelines. The EIR chapter will also include an analysis of the project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access.

TRIBAL CULTURAL RESOURCES

The Tribal Cultural Resources chapter will describe the potential effects to tribal cultural resources from buildout of the proposed project. The City will conduct Native American

tribal consultation pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18. Non-confidential input from tribes will be incorporated into the Tribal Cultural Resources chapter.

OTHER EFFECTS

All remaining CEQA Guidelines Appendix G Checklist topics will be addressed in the Other Effects chapter of the EIR. Accordingly, the Other Effects chapter of the EIR will address Geology and Soils; Hazards and Hazardous Materials; and Wildfire.

STATUTORILY REQUIRED SECTIONS

Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the proposed project. A summary of any significant and unavoidable impacts identified within the EIR will be included in the Statutorily Required Sections chapter, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the cumulative impacts, will be included in each technical chapter of the EIR.

In accordance with Section 15130 of the CEQA Guidelines, an analysis of cumulative impacts associated with the proposed project will be undertaken and discussed in the Statutorily Required Sections chapter of the EIR.

DISCUSSION OF ALTERNATIVES

In accordance with Section 15126.6(a) of the CEQA Guidelines, several project alternatives, including the No Project Alternative, will be analyzed. For the proposed project EIR, the Alternatives section will evaluate at a minimum three alternatives: the No Project Alternative and two other alternatives, which will be determined during the preparation of the EIR. The project alternatives will be selected when more information related to project impacts is available in order to be formulated to reduce significant project impacts.

The alternatives analysis will “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives” (CEQA Guidelines Section 15126.6[a]). The chapter will also include a section of alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such detail may include conceptual land use plans for each alternative, basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative in comparison to the proposed project.