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: City of Wheatland General Plan 2026-2050

Lead Agency: City of Wheatland | Contact Person: Kevin Valente
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: N/A (City-wide project) | Zip code: 95692
Lat./Long/: 39 ° 00 ' 31.82 " N/ 121 ° 25 ' 25.89 " W | Total Acres: 10,438.25
Assessor's Parcel No. (City-wide project) | Section: 4 | Twp: 13N | Range: 5E | Base: MDBM
Within 2 miles: State Hwy#: SR 65 | Waterways: Grasshopper Slough
Airports: N/A | Railways: UPRR | Schools: Wheatland Union High School, Bear River Middle School

Document Type:

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

Local Action Type:

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

Development Type:

☐ Residential: *Units* _____ *Acres* _____
☐ Office: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Commercial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Industrial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Educational _____
☐ Recreational _____
☐ Water Facilities: *Type* _____ *MGD* _____
☐ Transportation: *Type* _____
☐ Mining: *Mineral* _____
☐ Power: *Type* _____ *MW* _____
☐ Waste Treatment: *Type* _____ *MGD* _____
☐ Hazardous Waste: *Type* _____
☒ Other: General Plan Update

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

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

Present Land Use/Zoning/General Plan Designation: The project site consists of the planning area for the 2026-2050 General Plan and totals 10,438.25 acres. The planning area contains all land within the City's boundaries, as well as the City's Sphere of Influence (SOI).

Project Description: The City of Wheatland is preparing a General Plan update to reflect current State laws and requirements, incorporate new data that reflects current physical and economic conditions in the City, incorporate organizational changes, and incorporate public, stakeholder, and decision maker input regarding the consensus vision for the future of Wheatland. The City of Wheatland General Plan 2026-2050 involves changes in land use designations which could lead to future development which has the potential to result in impacts in aesthetics, agricultural resources, air quality and greenhouse gas emissions, biological resources, cultural resources, hydrology, noise, public services, utilities and recreation, transportation, and tribal cultural resources.

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**".*

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

Local Public Review Period

Starting Date November 20, 2026 Ending Date December 21, 2026

Lead Agency: City of Wheatland

Consulting Firm: Raney Planning & Management, Inc

Address: 1501 Sports Drive

City/State/Zip: Sacramento, CA 95834

Contact: Kevin Valente

Phone: (916) 372-6100

Applicant: City of Wheatland

Address: 111 C Street

City/State/Zip: Wheatland, CA 95692

Phone: (916) 372-6100

Signature of Lead Agency Representative: Kevin Valente Date: 11/20/2026

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