



# Johnson Rancho Plan Area 51.26 acres Wheatland, CA

**Project Description:** The City of Wheatland (the "City"), incorporated in 1874, is one of two incorporated cities in Yuba County. It lies at the southernmost end of Yuba County, approximately 14 miles southeast of the Yuba City/Marysville area in California's Sacramento Valley. Regionally, the City of Sacramento is located approximately 40 miles to the south. Wheatland is located along SR 65, which connects the Cities of Roseville and Rocklin to the south with the Olivehurst area and SR 70 to the north.

The Johnson Rancho and Hop Farm Annexation Project consist of approximately 4,149 acres. The Johnson Rancho properties include approved General Plan land uses, pre-zoning and Stage One design guidelines, within the City Limits of Wheatland.

The Subject is designated LDMR which allows 4.1 dwelling units per acre, yielding up to a projected 210 single family units on the site. Alternatively, the Subject is bounded on the north by a subdivision of 5 acre ranchettes, which could potentially quickly yield 10 similar lots on the Subject for a near term development plan.

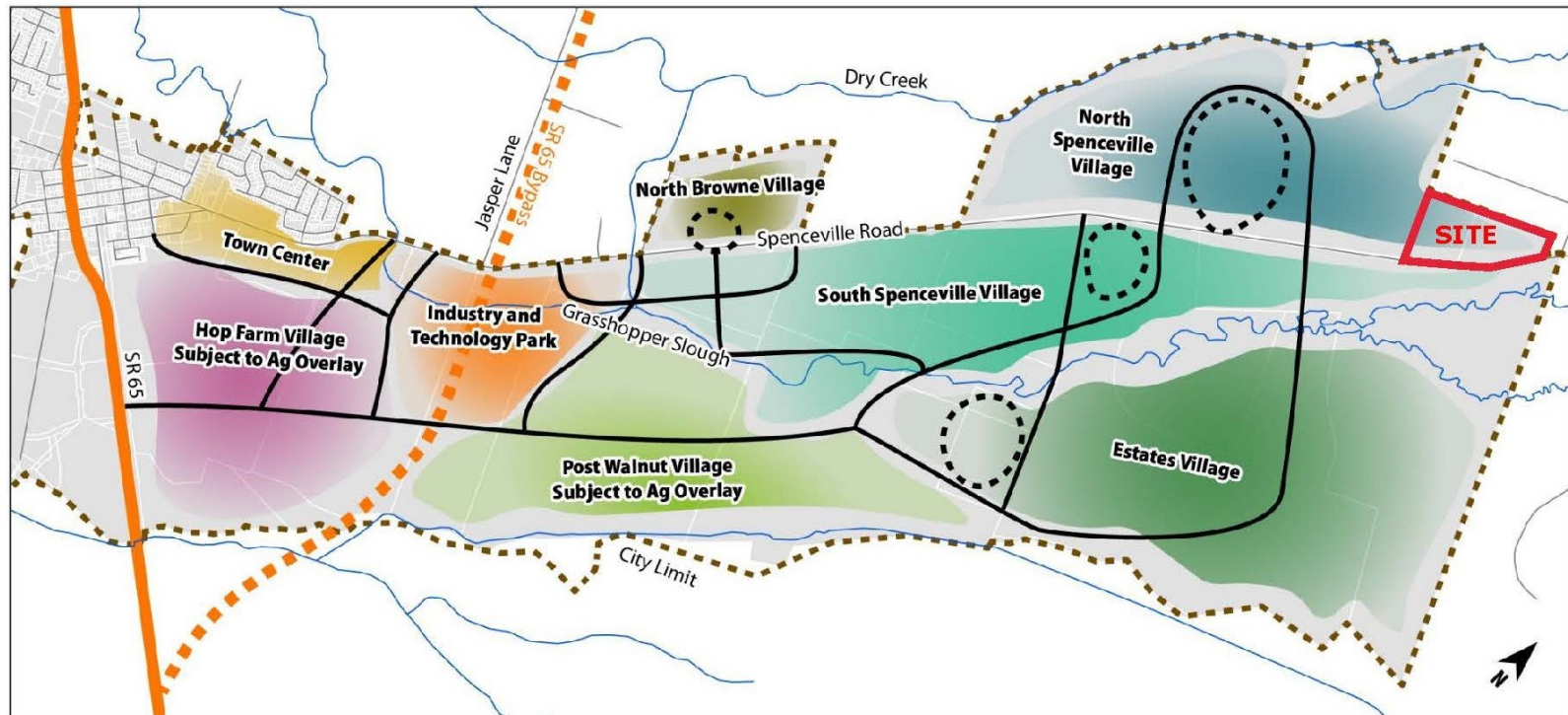
**PRICE: \$1,475,000**

**EXCLUSIVE AGENT:**  
Doug Bayless

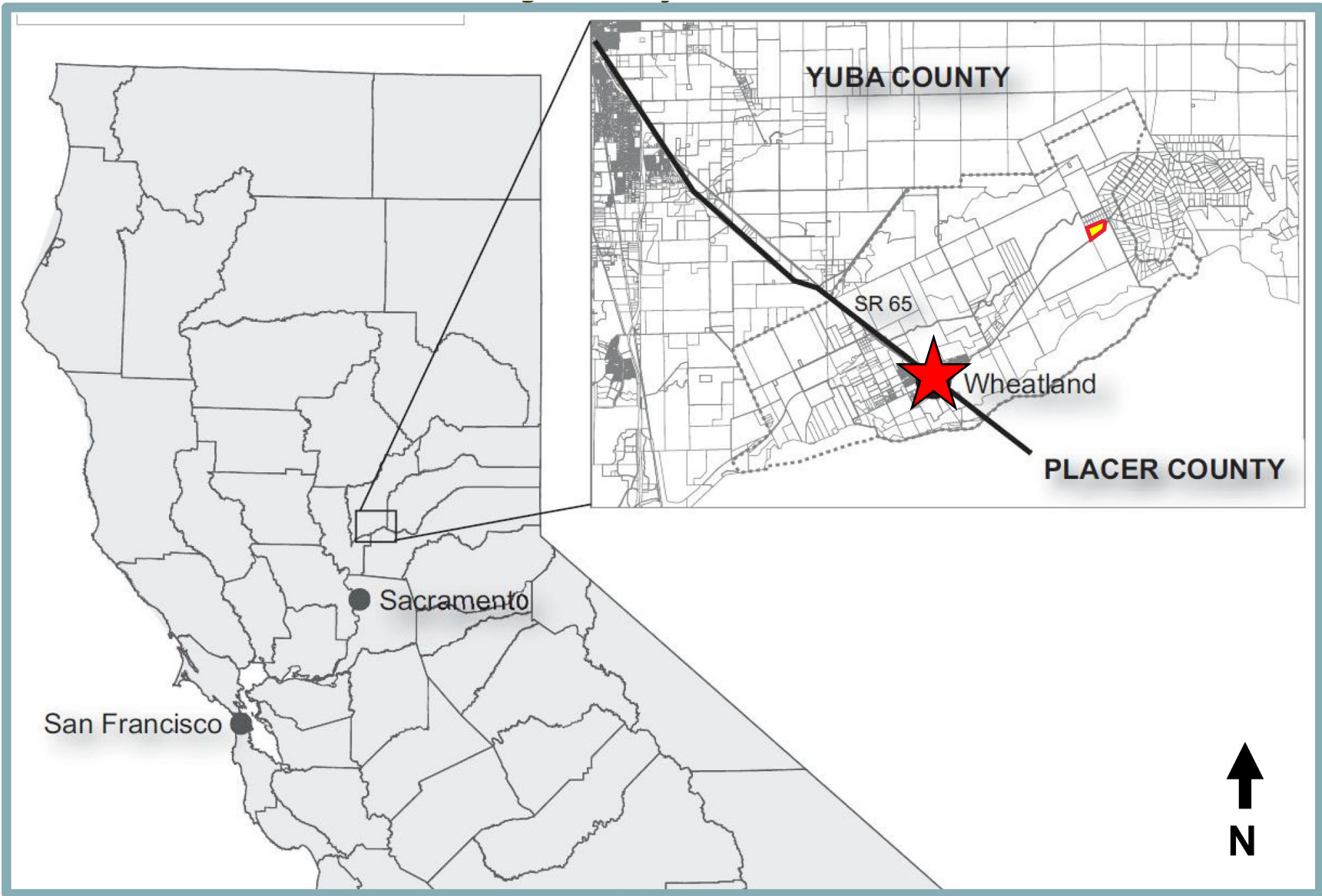
**Location:** The property is located approximately 4.5 miles east from the center of Wheatland and Highway 65 on Spenceville Road, a direct connector to Beale Air Force Base. were only granted to the participating planning areas within Village 7, which included the Lewis Property planning area. As each of the remaining, non-participating planning areas seek full development entitlements, the GDP must be amended to include them. Amendments to the GDP may be used to identify additional standards for a specific planning area within Village 7.

Yuba County APNs 072-170-050 & 072-170-060

Village Land Use Concept



**Bayless Properties, Inc. DRE 01523148** 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825



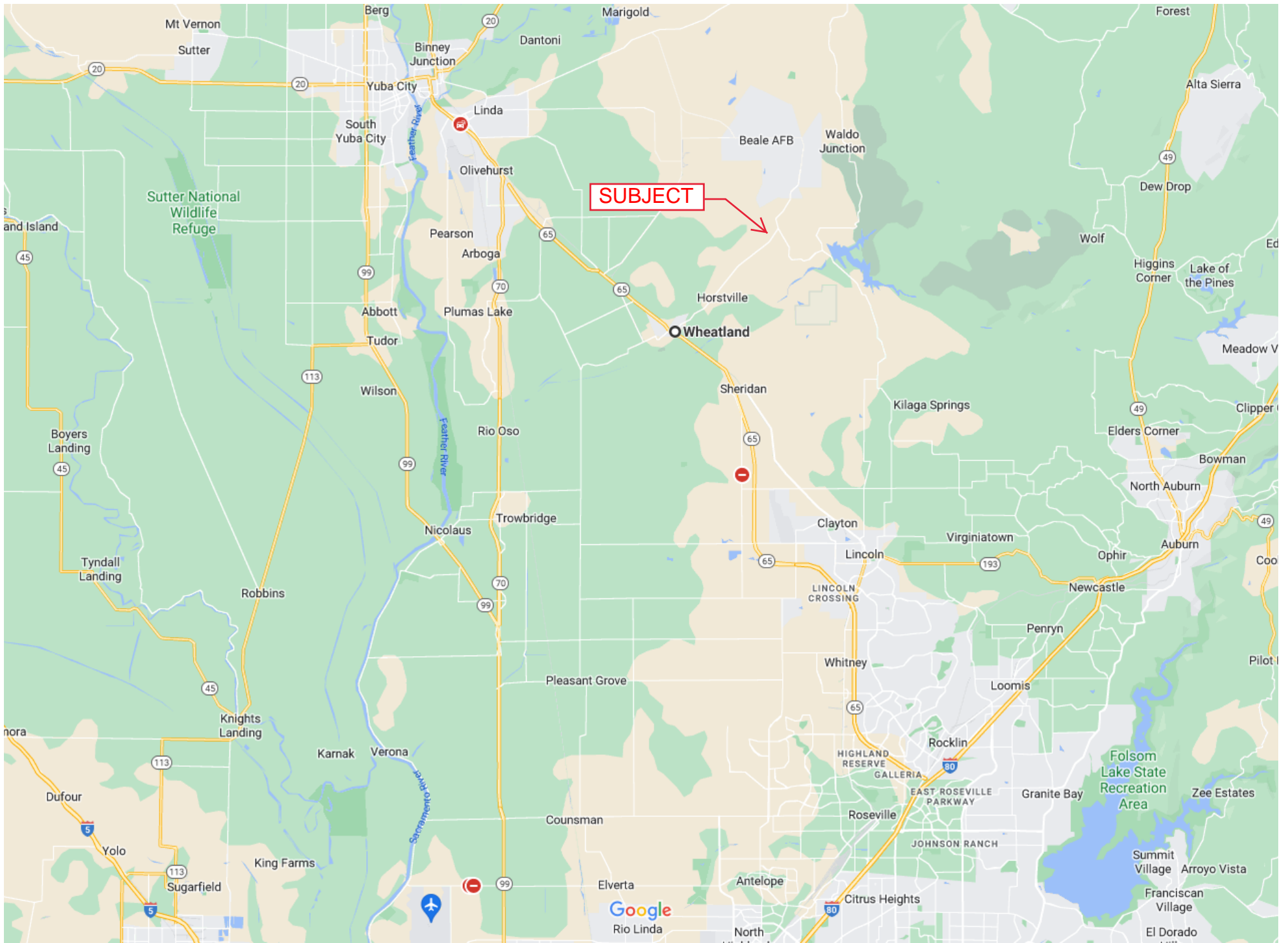
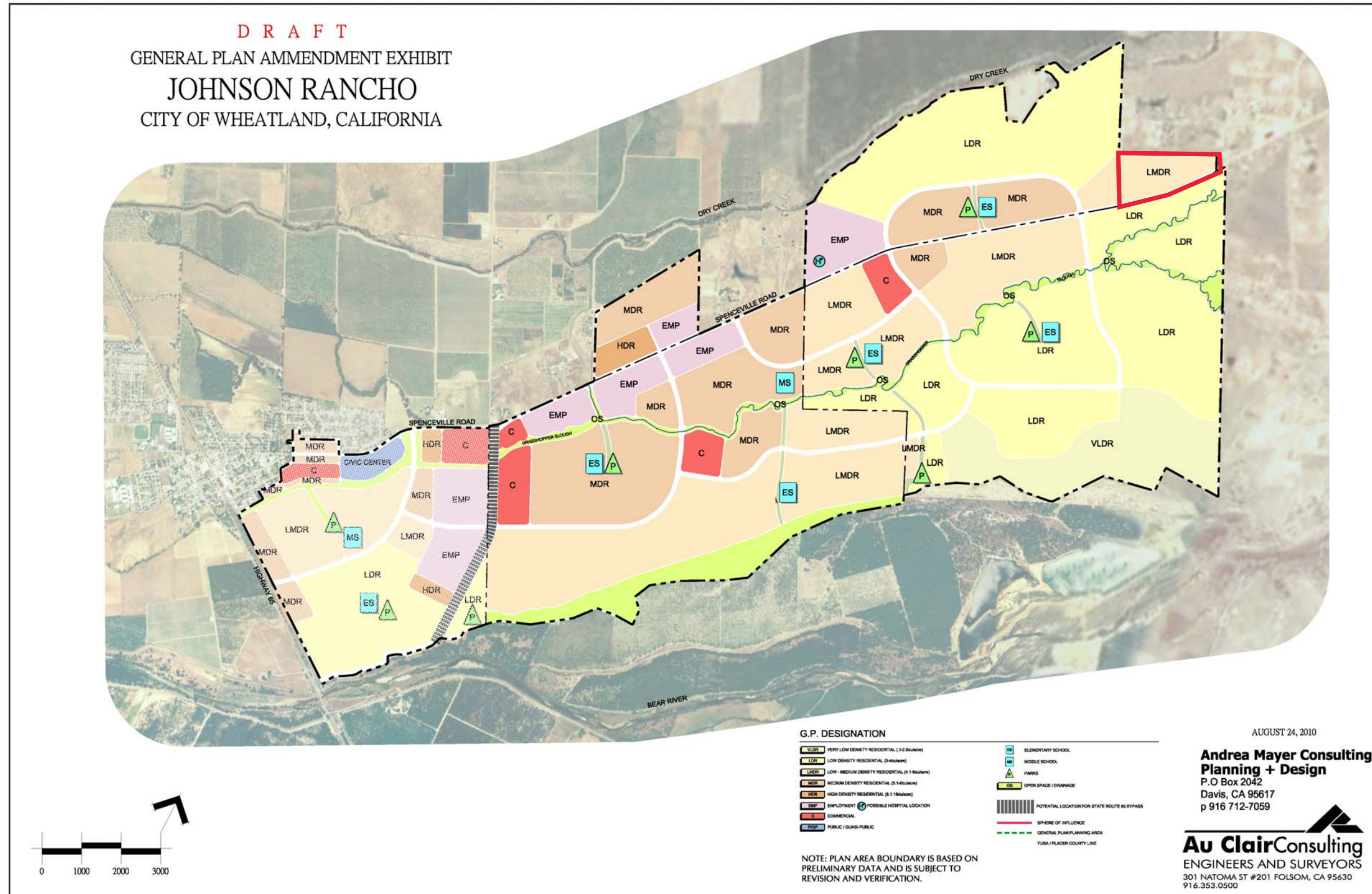


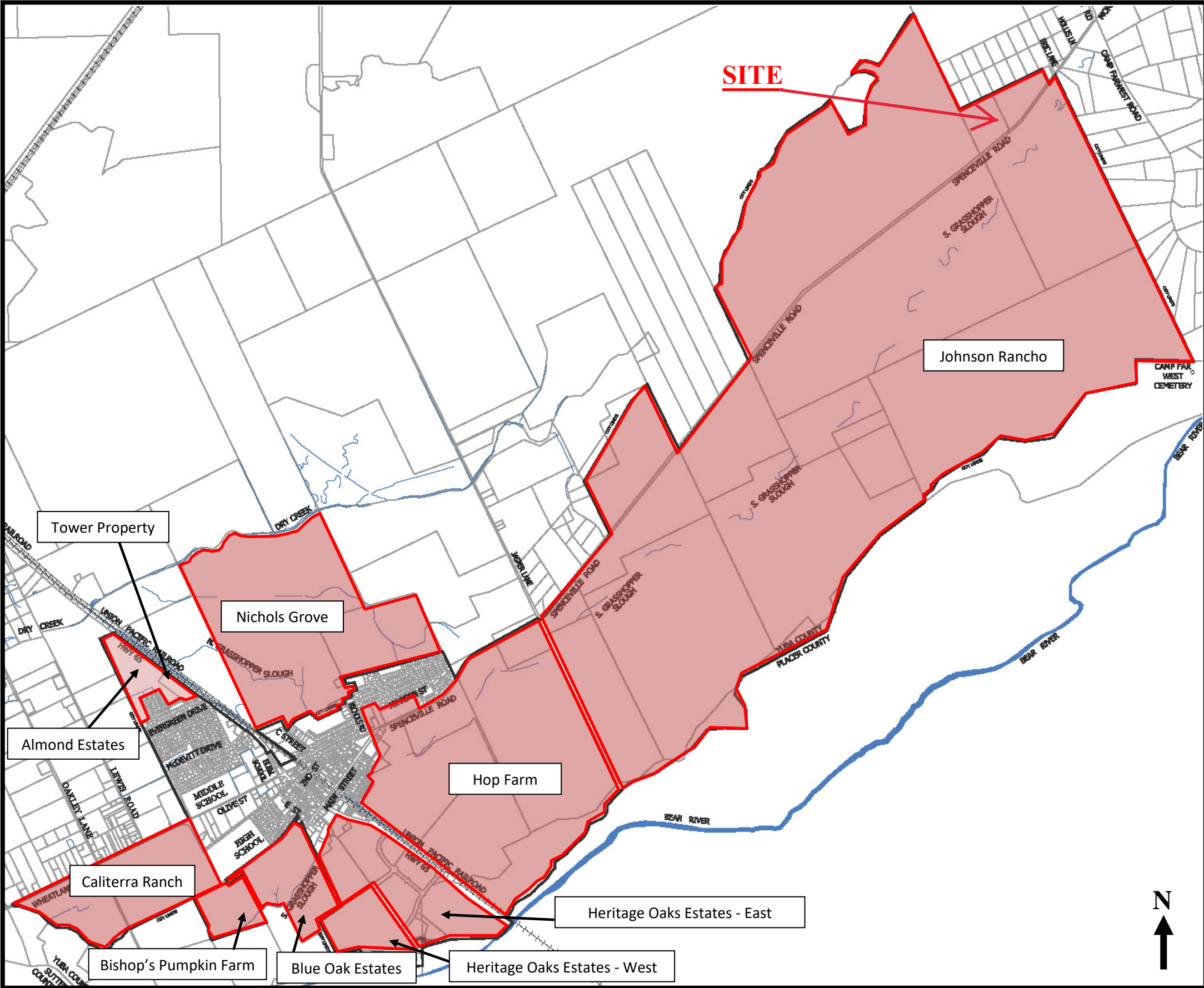


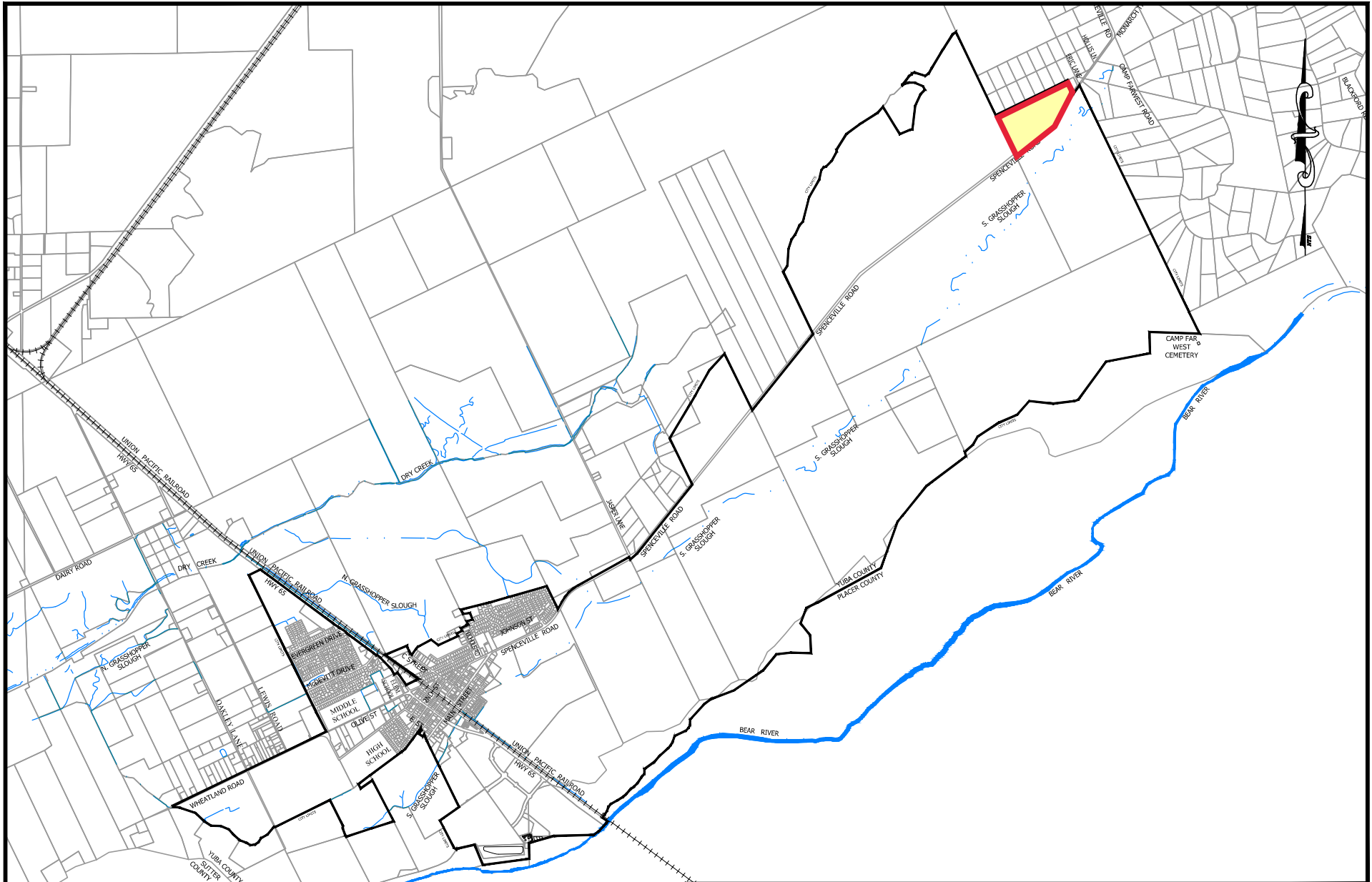
Figure 4.2-2  
 General Plan Amendment Exhibit





City of Wheatland Current Projects – As of April 2019





**Coastland Civil Engineering, Inc.**  
11810 Kemper Road, Auburn, CA 95603  
530.888.9929 530.889.9979 Fax



**CITY OF WHEATLAND**  
**CITY LIMIT AREA**  
**TOTAL = 8.19 sq miles**

Limitation of Liability for Informational Report

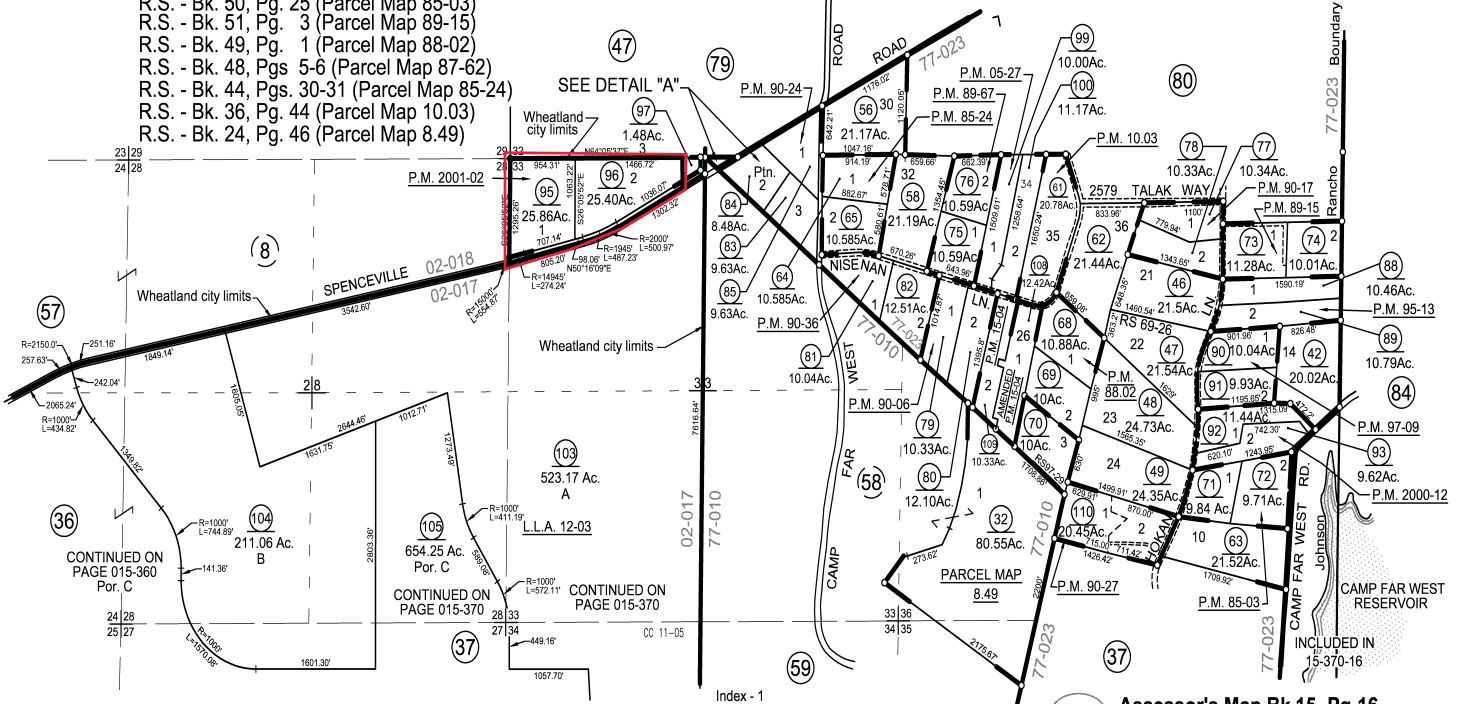
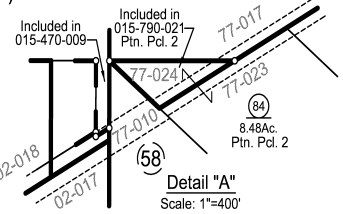
SEC. 28, 33 & 36 JOHNSON RANCHO

Tax Area Code  
02-017 77-023  
02-018  
77-010

15-16

- CC 2011-05 (L.L.A. 12-03)
- R.S. - Bk. 90, Pg. 42 (PM 2005-27)
- R.S. - Bk. 84, Pg. 31 (R.O.S. 2005-22)
- R.S. - Bk. 74, Pgs. 38-40 (Parcel Map 2001-02)
- R.S. - Bk. 72, Pgs. 16-17 (Parcel Map 2000-12)
- R.S. - Bk. 69, Pg. 28 (Parcel Map 97-09)
- R.S. - Bk. 69, Pg. 26 (R.O.S. 98-06)
- R.S. - Bk. 68, Pg. 50 (Parcel Map 95-13)
- R.S. - Bk. 62, Pg. 7 (Parcel Map 90-27)
- R.S. - Bk. 53, Pg. 43 (Parcel Map 90-24)
- R.S. - Bk. 53, Pg. 39 (Parcel Map 90-36)
- R.S. - Bk. 52, Pg. 43 (Parcel Map 90-06)
- R.S. - Bk. 52, Pg. 33 (Parcel Map 90-17)
- R.S. - Bk. 52, Pg. 5 (Parcel Map 89-67)
- R.S. - Bk. 50, Pg. 25 (Parcel Map 85-03)
- R.S. - Bk. 51, Pg. 3 (Parcel Map 89-15)
- R.S. - Bk. 49, Pg. 1 (Parcel Map 88-02)
- R.S. - Bk. 48, Pgs. 5-6 (Parcel Map 87-62)
- R.S. - Bk. 44, Pgs. 30-31 (Parcel Map 85-24)
- R.S. - Bk. 36, Pg. 44 (Parcel Map 10-03)
- R.S. - Bk. 24, Pg. 46 (Parcel Map 8-49)

- R.S. - Bk. 97, Pg. 14 (Parcel Map 15-04)
- R.S. - Bk. 97, Pg. 29 (R.O.S. 17-03)
- R.S. - Bk. 98, Pg. 4 (AMENDED Parcel Map 15-04)



Index - 1  
 NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

12/19 Assessor's Map Bk. 15, Pg. 16  
 County of Yuba, Calif.

NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.



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The terms and conditions set forth above apply to this Brochure in its entirety.

**Bayless Properties, Inc. DRE 01523148** 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825

Phone: 916-641-0300 E-mail: [doug@baylessproperties.com](mailto:doug@baylessproperties.com) CA DRE# 00872277 [www.baylessproperties.com](http://www.baylessproperties.com)

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