

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 # 2024031192

Project Title: Heritage Oaks Estates East Project

Lead Agency: City of Wheatland Contact Person: Kevin Valente, Senior 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 Malone Avenue Zip code: 95692

Lat./Long/: 39 ° 00 ' 20.44 " N/ 121 ° 25 ' 11.6 " W Total Acres: 148.70

Assessor's Parcel No. 015-490-023 through -028; Section: 3, 4 and 9 Twp: 13N Range: 5E Base: MDBM
015-720-009 through -013

Within 2 miles: State Hwy#: SR 65 Waterways: Grasshopper Slough, Bear River

Airports: N/A Railways: UPRR Schools: Wheatland Union High School, Bear River Middle School, Wheatland Elementary 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 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, General Development Plan,

Development Type:

Residential: Units 685 Acres 104.66 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational Community parks, 17 acres Hazardous Waste: Type _____

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, Energy

Present Land Use/Zoning/General Plan Designation: The project site is currently undeveloped. The City of Wheatland General Plan designates the site as Low Density Residential (LDR) and Park and the site is zoned Planned Development (PD).

Project Description: The proposed project would generally include the development of the project site with up to 685 single-family residences divided into 10 villages, as well as various associated improvements, including, but not limited to, three community parks, a paseo connecting the northern and southern villages, a landscape corridor along SR 65, open space areas, an internal roadway system, and various landscaping and utility improvements.

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".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u> | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Colorado River Board Commission | <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 & Game Region # <u>2</u> | <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 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 type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period

Starting Date July 3, 2024 Ending Date August 16, 2024

Lead Agency: City of Wheatland Applicant: Lewis Planned Communities
Consulting Firm: Raney Planning & Management, Inc Address: 9216 Kiefer Boulevard, Suite 4
Address: 1501 Sports Drive City/State/Zip: Sacramento, CA 95826
City/State/Zip: Sacramento, CA 95834 Phone: (916) 363-2617
Contact: Kevin Valente, Senior Planner
Phone: (916) 372-6100
Signature of Lead Agency Representative:  Date: 7/3/2024

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