

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: Pottery World/Avoca Orchards 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 Levee Road Zip code: 95692
Lat/Long/: 39 ° 01 ' 09.7 " N 120 ° 26 ' 45.5 " W Total Acres: 140
Assessor's Parcel No. 015-100-053, -061, -084 and -089 Section: 32 Twp: 14N Range: 5E Base: MDBM
Within 2 miles: State Hwy#: 65 Waterways: Dry Creek, Grasshopper Slough, Bear River
Airports: N/A Railways: UPRR Schools: Wheatland Elementary School, Bear River Middle School, Wheatland Union High School

Document Type:

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

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: _____

Development Type:

Residential: Units _____ Acres _____ 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 _____ Hazardous Waste: Type _____
 Other: _____

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

Present Land Use/Zoning/General Plan Designation: The project area consists of two project sites: the approximately 30-acre Pottery World project site and the approximately 110-acre Avoca Orchards project site. Both sites consist of orchards, and an existing single-family residence and three associated outbuildings are located on the Pottery World site, and a maintenance yard and associated building are located on the Avoca Orchards site. The City of Wheatland General Plan designates the Pottery World site as Urban Reserve (UR), and the Avoca Orchards site as Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Medium Density Residential (MDR). Because the sites are not within the City of Wheatland, the sites do not have a City zoning designation. The Yuba County General Plan designates the sites as Natural Resources and the sites are zoned Agriculture (AE-40) by the County.

Project Description: The Pottery World/Avoca Orchards Project (proposed project) consists of the annexation of both sites (approximately 140 acres total) into the City of Wheatland. Annexation is ultimately subject to approval by Yuba Local Agency Formation Commission (LAFCo). The Pottery World site would require approval to amend the General Plan land use designation from UR to Employment, and Pre-Zone the project site with a City zoning designation of Light Industrial District (M-1). The Avoca Orchards site would require Pre-Zoning of the site with a City zoning designation of Residential Single-Family (R-1) and Two-Family Residential (R-2) consistent with the City's land use designation for the site. Development of the Pottery World or Avoca Orchards project sites is not currently proposed as part of the project. Any future development on the project sites would be subject to subsequent environmental review and approval by the City.

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

Local Public Review Period

Starting Date 02/17/2023

Ending Date 03/20/2023

Lead Agency: City of Wheatland

Applicant(s): James Rodda (Pottery World Site)
Peter Meier (Avoca Orchards Site)

Consulting Firm: Raney Planning & Management, Inc.

Address: 4419 Granite Drive (Mr. Rodda)
30 Theresa Court (Mr. Meier)

Address: 1501 Sports Drive, Suite A

City/State/Zip: Rocklin, Ca 95677 (Mr. Rodda)
Novato, CA 94947 (Mr. Meier)

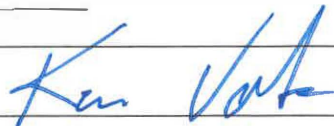
City/State/Zip: Sacramento, CA 95834

Email: jrodda@potteryworld.com
novatomeier@comcast.net

Contact: Kevin Valente, Senior Planner

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____



Date: _____

2/17/2023

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