

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: 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: Malone Avenue/SR 65 Zip code: 95692
Lat./Long/: 39 ° 00 ' 28.36 " N / 121 ° 25 ' 21.56 " W Total Acres: 148.70 acres
APN: 015-490-023 through -028 and 015-720-009 through -013 Section: 4 Twp: 13N Range: 5E Base: MDBM
Within 2 miles: 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: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	<input type="checkbox"/> Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>General Development Plan, Design Review</u>

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>685</u> Acres <u>104.66</u>	<input type="checkbox"/> Water Facilities: Type _____ MGD _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Recreational _____	<input type="checkbox"/> Hazardous Waste: Type _____

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

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

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, four 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".

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

Local Public Review Period

Starting Date March 29, 2024 Ending Date April 29, 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: [Signature] Date: 3/29/2024

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