

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024031192

Project Title: Heritage Oaks Estates East Project

Lead Agency: City of Wheatland

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Project Location: Wheatland

City

Yuba

County

Project Description (Proposed actions, location, and/or consequences).

The project site consists of approximately 148.70 acres of undeveloped land and consists of generally flat, vacant land that has been subject to mass disturbance through regular mowing activities. The proposed project site is located west of State Route (SR) 65 and south of Main Street in the City of Wheatland, California and is identified by Assessor's Parcel Numbers (APNs) 015-490-023 through -028 and 015-720-009 through -013. The City of Wheatland General Plan designates the site as Low Density Residential (LDR) and Park, and the project site is zoned Planned Development (PD).

The proposed project would include the development of up to 685 single-family residences, as well as various associated improvements, including, but not limited to, several community parks, a landscape corridor, open space, an internal roadway system, and various landscaping and utility improvements. The proposed project would require City approval of a General Plan Amendment, Rezone and associated General Development Plan, Vesting Tentative Subdivision Map, and Site Plan and Design Review. It should be noted that the proposed project currently includes 681 proposed units; however, all entitlements are based on a maximum of 685 units.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR evaluated the potential for significant impacts to occur related to the following CEQA environmental topic areas: Aesthetics, Agriculture and Forestry Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, Tribal Cultural Resources, and Wildfire. The Draft EIR includes mitigation measures that would reduce any identified impacts to the maximum extent feasible. The Draft EIR determined that feasible mitigation measures do not exist to reduce impacts related to Air Quality and Greenhouse Gas Emissions, and, as a result, the project would result in significant and unavoidable impacts related to such. All other impacts would be less-than-significant or less-than-significant with mitigation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy that were identified in the NOP comment letters include the following:

- Changes to drainage patterns and water quality within, upstream, and downstream of the project site.
- Traffic congestion.
- Wear and tear on the road from increased use.
- Compliance with Assembly Bill 52 and Senate Bill 18 requirements.
- Contacting the appropriate information centers regarding archaeological records searches and field surveys.
- Conducting a Sacred Lands File search and attaining a Native American Tribal Consultation list from the Native American Heritage Commission (NAHC).
- Inadvertently discovered Native American cultural items and/or human remains.
- Impacts to farmland.
- Impacts to habitat for bees.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- Central Valley Regional Water Quality Control Board (CVRWQCB);
- California Department of Transportation (DOT);
- California Department of Fish and Wildlife (DFW);
- Feather River Air Quality Management District (FRAQMD); and
- U.S. Fish and Wildlife Services (USFWS).