



City of Wheatland

111 C Street– Wheatland, California 95692
Tel (530) 633-2761 – Fax (530) 633-9102

DATE: July 3, 2024

TO: All Interested Parties

**SUBJECT: NOTICE OF AVAILABILITY OF THE HERITAGE OAKS EAST PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (SCH# 2024031192)**

The City of Wheatland has prepared a Draft Environmental Impact Report (DEIR) to consider the potential environmental effects of the proposed Heritage Oaks East Project (proposed project). The project site consists of approximately 148.97 acres of undeveloped land and is identified by Assessor's Parcel Numbers (APNs) 015-490-023 through -028 and 015-720-009 through -013. The proposed project site is located west of State Route (SR) 65 and south of Main Street in the City of Wheatland, California. 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). Currently, the project site consists of generally flat, vacant land that has been subject to mass disturbance through regular mowing activities.

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, as discussed below. It should be noted that the proposed project currently includes 681 proposed units; however, all entitlements are based on a maximum of 685 units.

The project site is not on any hazardous waste sites list enumerated under Section 65962.5 of the Government Code.

The DEIR determined that impacts to all California Environmental Quality Act (CEQA) environmental topic areas would be less than significant or less-than-significant with the implementation of mitigation measures, with the exception of impacts related to air quality and greenhouse gases, which the DEIR determined would remain significant and unavoidable.

Copies of the DEIR can be reviewed online at the following web address:

<http://www.wheatland.ca.gov/departments/community-development/>

Reviewers should focus on the adequacy of the DEIR in discussing possible impacts upon the environment, ways in which adverse effects might be minimized, and alternatives to the

proposed project. Reviewers who wish to comment on the DEIR are urged to submit written comments to:

Kevin Valente, Senior Planner
Wheatland Community Development Department
111 C Street, Wheatland, CA 95692
(916) 372-6100
kvalente@raneymanagement.com

The public comment period is from July 3, 2024 through August 16, 2024. Written comments are due to the City of Wheatland by **5:00 p.m. on August 16, 2024**.

A public meeting or hearing is not currently scheduled on the proposed project. The City will provide a separate public notice prior to any such meetings or hearings.