

**PUBLIC HEARING NOTICE AND NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION**

**Date:** February 17, 2023  
**Project Name:** Pottery World/Avoca Orchards Initial Study/Mitigated Negative Declaration  
**Project Location:** City of Wheatland  
**APN(s):** 015-100-053, -061, -084 and -089  
**Project Applicant(s):** Mr. James Rodda and Mr. Peter Meier

Notice is hereby given that the City of Wheatland has prepared an Initial Study and the City of Wheatland Planning Commission will, at 6:00 PM on April 4, 2023, hold a public hearing to consider City Council approval of a Mitigated Negative Declaration for the following project.

**Project Description:** 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.

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.

The Pottery World/Avoca Orchard Initial Study/Mitigated Negative Declaration is available for public review at the City of Wheatland, City Hall, 111 C Street, Wheatland, CA 95692 between the hours of 8:00 AM and 5:00 PM Monday – Thursday. The Pottery World/Avoca Orchards Initial Study/Mitigated Negative Declaration is also available on the City of Wheatland's website at <http://www.wheatland.ca.gov/departments/community-development/>.

It should be noted that the Pottery World/Avoca Orchards project are is not listed on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

**Note: A public hearing notice will be distributed prior to City Council consideration of the proposed project.**

Written comments should be submitted to the address below, or by email at [KValente@raneymanagement.com](mailto:KValente@raneymanagement.com), between **8:00 AM February 17, 2023 and 5:00 PM March 20, 2023**.

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