



Notice of Availability of a Draft Environmental Impact Report (Draft EIR)

The Draft EIR (State Clearinghouse No. 2021110261) for the Farmstead Subdivision Project is now available for review. Public comment on this document is invited for a 45-day period extending from September 13, 2024 through October 28, 2024. More information is provided below.

PROJECT NAME: Farmstead Subdivision Project

PROJECT LOCATION: The approximately 61.9-acre project site is located to the northwest of the intersection of State Route (SR) 128 and Timber Crest Road in the City of Winters, California. The project site is identified by Assessor's Parcel Number (APN) 038-050-081.

PROJECT DESCRIPTION: The proposed project would consist of various residential uses, including a subdivided 188-unit single-family residential community, a 57-unit townhome community, and an 84-unit multi-family residential complex; three commercial lots totaling 3.3 acres; 6.9 total acres of park uses; a new drainage channel parallel to the eastern site boundary; internal roadway improvements; associated utility improvements; new landscaping; and frontage improvements.

Primary site access would be provided from SR 128 by way of two new entrances, East Main Street and Street A, which would provide access to new internal roads (Streets B through F and Broadview Lane). The internal road network would be comprised of streets designed similarly to Street A and would provide access to the various uses within the site. Covered parking would be provided for each single-family residence within garages. In addition, the minor residential streets would include eight-foot-wide lanes on each side of the street for on-street parking. Surface parking lots would be provided as part of development of the townhome, high-density residential, and commercial uses. The proposed project is anticipated to include a maximum of two surface parking spaces for each townhome/high-density residential unit, which would result in a maximum total of 282 surface parking stalls. With respect to commercial parking areas, the project is anticipated to include 288 surface parking stalls. Overall, the project would include a total of 570 surface parking stalls.

The proposed project would also include various frontage improvements along SR 128. East of the proposed East Main Street, the project would include construction of a new 12-foot-wide right-turn lane, an attached six-foot-wide bicycle lane, a new 14-foot-wide ditch, and a detached eight-foot-wide Class I multi-use pathway and landscaping. West of East Main Street, the proposed project would construct a 26-foot-wide ditch, an eight-foot-wide Class I multi-use pathway, and landscaping.

Water and sewer service would be provided to the proposed structures by the City of Winters through new connections to the existing water and sewer infrastructure in the project vicinity. All new water and sewer infrastructure installed as part of the proposed project would be designed

in accordance with the applicable standards established by the City of Winters Standard Specifications. The project would also include new on-site stormwater facilities to detain and treat stormwater runoff from the site's new impervious surfaces, as well as runoff from adjacent properties. Stormwater flows would ultimately be conveyed southward through proposed box culverts under SR 128 to the detention basin adjacent to the off-site Pacific Gas & Electric Company (PG&E) Gas Safety Facility, which ultimately discharges to Putah Creek.

The project would require City approval of a General Plan Amendment (GPA), Rezone, Tentative Subdivision Map, Planned Development (PD), and an Affordable Housing Plan. The project could potentially also include a Development Agreement.

ENVIRONMENTAL TOPICS EVALUATED: The Initial Study prepared and included as an appendix to the Draft EIR found that impacts related to Forestry Resources, Geology and Soils (with the exception of potential impacts to unique paleontological resources), Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Recreation, and Wildfire would be less than significant with mitigation, less than significant, or result in no impact. The Initial Study determined that potentially significant impacts could occur related to Aesthetics; Agricultural Resources; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural and Tribal Cultural Resources (including paleontological resources); Land Use and Planning/Population and Housing; Noise; Public Services and Utilities; and Transportation. The resource topic areas identified as having potentially significant impacts in the Initial Study were analyzed further as part of the Draft EIR. The Draft EIR also evaluated potential cumulative and growth-inducing effects of the proposed project.

NO HAZARDOUS SITES: The project site does not contain any sites listed on State databases compiled pursuant to California Government Code Section 65962.5.

AVAILABILITY OF DRAFT EIR: The Draft EIR and other project materials are now available for public review and download on the City of Winters website at: <https://www.cityofwinters.org/179/Community-Development>. Printed copies of the document are available for public review at the following location during normal business hours:

City of Winters Community Development Department
318 First Street
Winters, CA 95694

Should an electronic copy of the document be required, members of the public may bring a thumb drive to the Department of Community Development to copy the document onto.

PUBLIC REVIEW PERIOD FOR THE DRAFT EIR: September 13, 2024 to October 28, 2024

All comments on the Draft EIR must be received by the City no later than 5:00 PM on October 28, 2024 to be considered. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the City's discretion. Comments must be directed to:

David Dowswell, Contract Planner
City of Winters Community Development Department
318 First Street
Winters, CA 95694