

## 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: Farmstead Subdivision Project

Lead Agency: City of Winters, Community Development Department Contact Person: Kirk Skierski, Senior Planner  
Street Address: 318 First Street Phone: (530) 794-6714  
City: Winters Zip: 95694 County: Yolo

**Project Location:** County: Yolo City/Nearest Community: Winters  
Cross Streets: SR 128 and Timber Crest Road Zip code: 95694  
Lat/Long/: 38 ° 31 ' 51.2 " N 121 ° 57 ' 42.2 " W Total Acres: 61.9  
Assessor's Parcel No: 038-050-018 Section: 22 Twp: 8N Range: 1W Base: MDBM  
Within 2 miles: State Hwy#: SR 128, I-505 Waterways: Dry Creek  
Airports: N/A Railways: N/A Schools: Winters Joint Union High, Wolfskill High, Winters Elementary, Winters Middle, Shirley Rominger Intermediate

### Document Type:

**CEQA:** ☒ NOP ☐ Draft EIR **NEPA:** ☐ NOI **Other:** ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: \_\_\_\_\_  
☐ Mit Neg Dec ☐ Other: \_\_\_\_\_ ☐ FONSI

### Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation  
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit ☐ Use Permit ☐ Coastal Permit  
☐ Community Plan ☐ Development ☒ Land Division ☒ Other: Affordable Housing Plan, Development Agreement  
☐ Site Plan (Subdivision, etc.)

### Development Type:

☒ Residential: Units 284 Acres 40.9 ☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Transportation: Type \_\_\_\_\_  
☒ Commercial: Sq.ft. 135,000 Acres 12.4 Employees \_\_\_\_\_ ☐ Mining: Mineral \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
☐ Educational \_\_\_\_\_ ☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☒ Recreational Parks, 5.4 acres ☐ Hazardous Waste: Type \_\_\_\_\_  
☒ Other: Open Space/Drainage Channel, 3.2 acres

### 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 type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input 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 type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input 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>Energy</u>

**Present Land Use/Zoning/General Plan Designation:** The project site currently serves as an undeveloped agricultural field used for annual row crops with topography that is generally flat. The site is zoned Open Space (O-S), Single Family Residential 7,000 Square Foot Average Minimum (R-1), and Neighborhood Commercial (C-1). The City of Winters General Plan designates the site as Open Space (OS), Low Density Residential (LR), and Neighborhood Commercial (NC).

**Project Description:** The proposed project would include the subdivision of the project site to develop 200 single-family residences, 84 multi-family residences, 135,000 square feet of commercial uses across seven lots, and various associated improvements including, but not limited to, open space, a drainage channel, parks, and circulation improvements. The project would require approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Affordable Housing Plan, and Development Agreement.

## 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".

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

## Local Public Review Period

Starting Date 11/18/2021 Ending Date 12/17/2021

City of Winters, Community  
Lead Agency: Development Department Sponsor: Wood Rodgers, Inc.  
Consulting Firm: Raney Planning & Management, Inc. Address: 3301 C Street, Building 100-B  
Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95816  
City/State/Zip: Sacramento, CA 95834 Phone: ( 916 ) 341-7760  
Contact: Rod Stinson, Vice President  
Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 11/18/21

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