

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 # 2021110261

Project Title: Farmstead Subdivision Project

Lead Agency: City of Winters, Community Development Department Contact Person: David Dowswell, Contract Planner
Street Address: 318 First Street Phone: (530) 794-6718
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 329 Acres 49.5 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 37,000 Acres 3.3 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational Parks, 6.9 acres Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation: The project site currently consists of undeveloped agricultural uses and is generally flat. The City of Winters General Plan designates the site as Open Space (OS), Low Density Residential (LR), and Neighborhood Commercial (NC). The site is zoned Open Space (O-S), Single Family Residential 7,000 Square-Foot Average Minimum (R-1), and Neighborhood Commercial (C-1).

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

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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>5S</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 checked="" 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 checked="" type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input checked="" type="checkbox"/>	Fish & Wildlife Region # <u>2</u>	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Forestry & Fire Protection, Department of	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	General Services, Department of	<input checked="" 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 06/04/2025 Ending Date 06/16/2025

City of Winters, Community
Lead Agency: Development Department **Applicant:** 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: 06/04/2025

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