

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021110261

Project Title: Farmstead Subdivision Project

Lead Agency: City of Winters Community Development Department

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Project Location: Winters  
City

Yolo  
County

Project Description (Proposed actions, location, and/or consequences).

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 038-050-018. 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).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study prepared for the proposed project identified a number of impacts as less than significant with implementation of mitigation measures, less than significant, or no impact including in the following issue areas: 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. Implementation of the mitigation measures set forth in the Initial Study would be sufficient to reduce impacts to a less-than-significant level.

The Draft EIR provides an evaluation of the potential environmental impacts of the proposed project 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, and includes mitigation measures to reduce impacts. As described in the Draft EIR, various impacts related to Agricultural Resources, Greenhouse Gas Emissions, and Transportation have been determined to remain significant and unavoidable, even with implementation of the mitigation measures set forth in the Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of known controversy for the proposed project include the following:

Compliance with all permitting requirements, applicable plans, and policies; potential impacts to surface, groundwater, and water quality during and after construction, including impacts to Putah Creek; soil erosion and sedimentation impacts; wildfire risk and fire protection; the presence of historic oil well on-site; impacts related to the creation of light and glare; aesthetic impacts of new parking lots, signage, and landscaping trees; compliance with Yolo County General Plan policies regarding setbacks between urban and agricultural uses; impacts on any current and future agricultural operations in the vicinity; compatibility with Williamson Act contracts; heat island effects; impacts to air quality; impacts of energy use; impacts on biological resources and protected species; potential impacts to cultural and tribal cultural resources; the proposed mix of housing types; noise increases in adjacent neighborhoods; reduced availability of public services in adjacent neighborhoods; impacts to the City's water supply; impacts on infrastructure, traffic, and facilities; evacuation scenarios generated by the proposed project; pedestrian and bike connectivity; adequacy of potential VMT mitigation; and sidewalk design and compliance with the Americans with Disabilities Act.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- Yolo-Solano Air Quality Management District (YSAQMD);
- California Department of Transportation;
- California Department of Fish and Wildlife;
- Yolo Habitat Conservancy;
- U.S. Fish and Wildlife Service;
- Central Valley Regional Water Quality Control Board; and
- U.S. Army Corps of Engineers.