

**Notice of a Public Scoping Meeting for the Farmstead Subdivision Project's
Notice of Preparation to prepare an Environmental Impact Report
City of Winters
Planning Division**

Notice is Hereby Given that the City of Winters, Planning Division, will hold a public scoping meeting to inform interested parties about the Farmstead Subdivision Project and the project's Notice of Preparation to prepare an Environmental Impact Report. This scoping meeting will allow agencies and the public an opportunity to provide comments on the scope and content of the EIR. The scoping meeting will be Zoom meeting held on **November 30, 2021, at 2:30 PM**. The Zoom meeting information is located below. Additional project information is located below and can also be found on the City's website.

The City of Winters is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Farmstead Subdivision Project. The EIR is being prepared in compliance with the California Environmental Quality Act (CEQA). CEQA Section 15082 states that once a decision is made to prepare an EIR, the lead agency must prepare a NOP to inform all responsible agencies that an EIR will be prepared. The purpose of the NOP is to provide sufficient information describing the proposed project and the potential environmental effects in order to enable responsible agencies to make a meaningful response regarding the scope and content of the information that should be included in the EIR. Comments are also being solicited from the public.

Comment Period: Comments can be sent anytime during the 30-day NOP comment period. The comment period began on November 18, 2021, and ends December 17, 2021, at 5:00 PM. All comments must be directed to the following contact/address:

City of Winters Community Development Department
Attn: Kirk Skierski, Senior Planner
318 First Street
Winters, CA 95694
(530) 794-6718
Kirk.Skierski@cityofwinters.org

Scoping Meeting Zoom Information (November 30, 2021, at 2:30 PM):

- Call in number: 1-669-900-6833;
- Zoom Meeting ID: 819 1138 0089;
- Passcode: 066569; or
- Access via link:
<https://us02web.zoom.us/j/81911380089?pwd=U1A1RjR6Z0E4dXlrYnA1bUFCU1NLQT09>

Project Description: The proposed project would include subdivision of a portion of the project site to develop 200 single-family residential units on 36.7 gross acres, 84 multi-family residential units on 4.2 gross acres, 135,000 square feet (sf) of commercial uses across seven lots totaling 12.4 gross acres, 3.2 gross acres of open space and Drainage Channel, and 5.4 gross acres of parkland. In addition, the project would include several roadway improvements. The proposed project would require approval of the following entitlements: General Plan Amendment (GPA), Rezone, Tentative Subdivision Map (TSM), Affordable Housing Plan, and a Development Agreement (DA).

Project Location: The project site is located within the eastern portion of the City of Winters, west of Interstate (I) 505 (see Figure 1). The project site, identified by Yolo County Assessor's Parcel Number (APN) 038-050-018, is located northwest of the intersection of State Route (SR) 128/Timber Crest Road, and immediately north of the intersection of SR 128/East Main Street (see Figure 2). It is noted that the portion of SR 128 adjacent to the project site is also designated as East Grant Avenue.