

Farmstead Subdivision Project

NOP Scoping Meeting
Tuesday, November 30, 2021



PRESENTED BY:



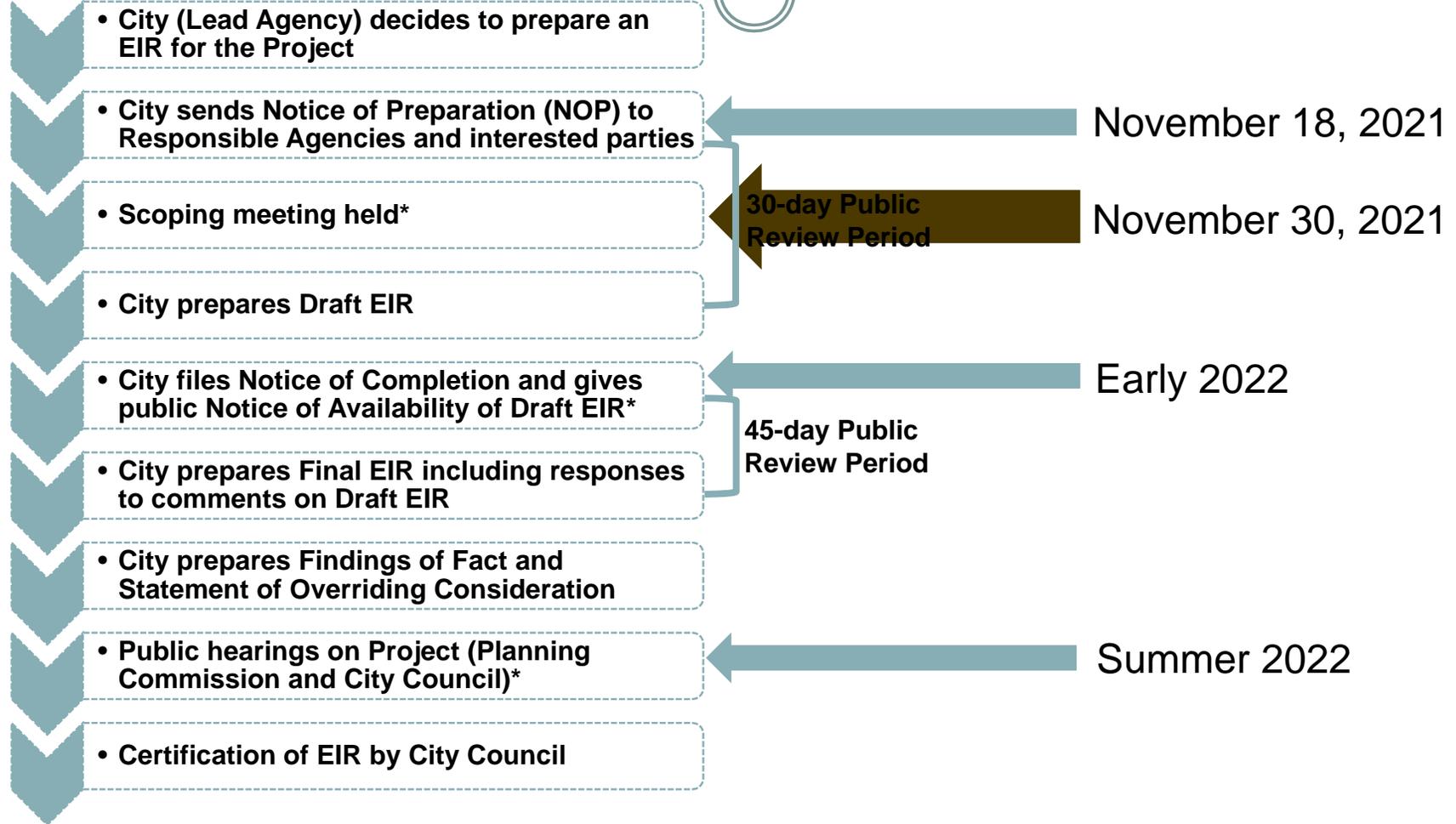
Meeting Overview



1. CEQA Process
2. Purpose of a Scoping Meeting
3. Project Summary
4. EIR Scope



CEQA Process



CITY COUNCIL MAKES DECISION ON PROJECT

**Opportunities for public contribution*

Purpose of Scoping Meeting



- Opportunity for public to comment on environmental issues
- Determine scope of EIR analysis
- Not a Question & Answer session



Regional Project Location



Project Location and Surrounding Land Uses



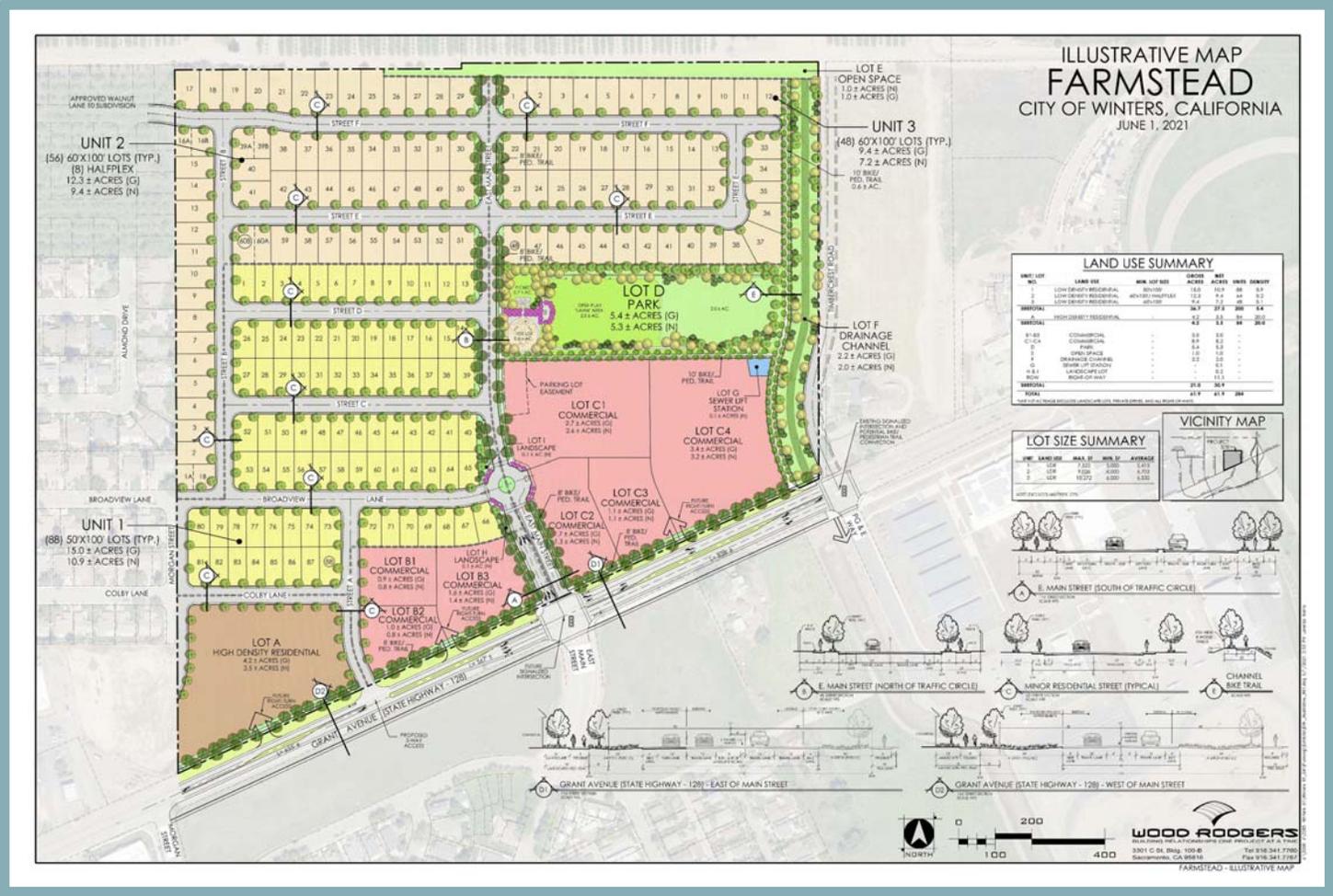
Project Overview



- The proposed project would include:
 - Subdivision of the project site;
 - Development of 200 single-family residential units on 36.7 gross acres;
 - A rezone of 4.2 gross acres to allow for the future development of up to 84 multi-family residential units;
 - Development of 135,000 square-feet of commercial uses across seven lots totaling 12.4 gross acres;
 - 3.2 acres of open space and Drainage Channel;
 - 5.4 gross acres of parkland;
 - Utility Improvements; and
 - On- and off-site roadway improvements.

*Gross acreage is generally defined as the entire parcel and includes areas comprised by private drives, public roads, and landscape lots. Conversely, net acreage refers to the developable acreage of a parcel.

Tentative Subdivision Map



Entitlements



The City of Winters has discretionary authority and is the lead agency for the proposed project. The proposed project would require approval of the following entitlements by the City of Winters:

- **General Plan Amendment** to amend the project site to increase the LR land use designation from 33.7 acres to 37.6 acres, add a 4.2-acre HR land use designation, reduce the NC land use designation from 14.7 acres to 12.4 acres, and reduce the OS land use designation from 13.5 acres to 7.7 acres;
- **Rezone** to add a Planned Development overlay zone to the entirety of the project site, reduce the R-1 zone from 33.7 acres to 22.6 acres, add a 15-acre R-2 zone, add a 4.2-acre R-4 zone, reduce the C-1 zone from 14.7 acres to 12.4 acres, and reduce the O-S zone from 13.5 acres to 7.7 acres;
- **Tentative Subdivision Map**;
- **Affordable Housing Agreement**; and
- **Development Agreement**.

The proposed project would require the following additional City of Winters approvals:

- **Parcel Map**;
- **Design Review** approval for the project's model homes, multi-family residential units, and commercial developments including signage; and
- **Conditional Use Permit** for a possible restaurant and drive-thru.

EIR Scope



- **Aesthetics**

- Analysis of potential effects on scenic vistas, trees, scenic highways, existing visual character or quality of the project area, as well as light and glare.

- **Agricultural Resources**

- Analysis of the existing setting relative to agricultural resources on the project site, and an evaluation of project-related impacts in comparison to identified thresholds of significance.

- **Air Quality and GHG Emissions**

- Quantification of construction and operational emissions of criteria air pollutants and GHG emissions;
- A Health Risk Assessment will be prepared to assess any potential impacts on nearby sensitive receptors related to construction of the proposed project.



EIR Scope (continued)



- **Biological Resources**

- Analysis of potential effects on plant communities and wildlife, including adverse effects on rare, endangered, candidate, sensitive, and special-status species, as well as any potential wetlands on-site.

- **Cultural and Tribal Cultural Resources**

- Analysis of potential effects to any on-site historical, archaeological, tribal, and/or paleontological resources.

- **Land Use and Planning/Population and Housing**

- Evaluation of the proposed project's consistency with the City's adopted plans and policies.
- Analysis of whether the proposed project would directly or indirectly induce substantial unplanned population growth.



EIR Scope (continued)



- **Noise**

- Quantification of existing noise levels;
- Evaluation of increased traffic noise levels at existing sensitive receptors in the project vicinity
- Analysis of noise and vibration levels generated by on-site commercial operations; and
- Analysis of noise levels associated with project construction.

- **Public Services and Utilities**

- Analysis of the potential new demand for services, including fire, police, schools, parks, and recreation, as well as water supply, wastewater conveyance and treatment, and solid waste disposal.
- Evaluation of water pressure concerns.
- Identification of the need for any new or physically altered facilities due to increased demand for service.



EIR Scope (continued)



- **Transportation**

- Analysis of the proposed project's impacts related to Vehicle Miles Traveled (VMT), consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020.
- Evaluation of project-specific level of service (LOS) to determine the project's consistency with the City of Winters' adopted LOS standards in the City's General Plan and City of Winters' Circulation Master Plan, as well as the Caltrans' Draft Transportation Corridor Concept Report for State Route 128.

- **Alternatives**

- Description and evaluation of a range of reasonable alternatives to the project which would attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, including the No Project Alternative.
- Identification of the environmentally superior alternative.



Public Comment



- Written comments concerning the proposed project should be directed to:

Kirk Skierski, Senior Planner
City of Winters Community Development Department
318 First Street
Winters, CA 95694
(530) 795-4910
Kirk.Skierski@cityofwinters.org

- Public comment period closes **December 17, 2021 at 5:00 PM.**
- *Please limit comments to the scope of the EIR.*

