



NOTICE OF INTENT AND NOTICE OF PUBLIC HEARING

TO: Interested Parties

FROM: City of Winters

DATE: May 2, 2012

SUBJECT: ***NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING TAKE FINAL ACTION ON THE PROPOSED I-505/ GRANT AVENUE PLANNING AREA LAND USE MODIFICATIONS PROJECT***

Lead Department:

John Donlevy, City Manager
(530) 795-4910 x110
John.donlevy@cityofwinters.org

Winters City Hall
City Manager's Office
318 1st Street
Winters, CA 95694

Description of Project: This project is a proposal by the City of Winters to modify the land use designations within a project area totaling 140.1 to correct inconsistencies between general plan and zoning designations in the area, eliminate a duplicative and unnecessarily expensive requirement for "master plans" with individual project applications, rescind an outdated master plan, and promote economic development. In general the proposal involves the following:

1. Convert 11.2 acres from planned industrial uses to highway-serving commercial uses along I-505 north of SR 128.
2. Convert 24.9 acres from a commercial designation that requires a master plan to a similar commercial designation which does not.
3. Convert 10.9 acres from a mixed use commercial/business park designation which allows a mix of highway serving commercial, offices, light industrial, and wholesale commercial with a master plan, to a designation which allows for highway-serving commercial only and does not require a master plan.
4. Convert 33.9 acres of mixed use commercial/business park designation to a mixed use business/industrial park designation which allows for offices, light industrial, and wholesale and limited commercial only and does not require a master plan.
5. Amendment of the citywide stormdrain master plan to move the conceptual alignment of the Putah Creek Diversion Channel to the west from the location where it is currently depicted (see Figure 5 of

the Putah Creek/Dry Creek Subbasin Drainage Report) to a new alignment where it will fall on the easterly property line of the Skreeden Property (APN 038-050-16) (approximately 350 feet west of the currently depicted alignment) on the north side of SR-128 and fall on the westerly property line of the McClish Property (various APNs) (approximately 1,100 feet west of the currently depicted alignment) on the south side of SR 128.

6. Rescission of the 1993 Gateway Master Plan which covers the Jordan and McClish properties totaling approximately 51.1 acres.
7. Conditional Use Permit (CUP), site plan review, and height variance to allow construction of a three-story hotel (up to 100 rooms) on 6.6 acres (APN 038-050-60) in the Highway Service Commercial (C-H) zone. A maximum height of 30 feet is allowed in the C-H zone. The project requests a variance to allow a height of up to 40 feet.

Necessary approvals for the proposed project are as follows:

- Adoption of a Mitigated Negative Declaration;
- Various General Plan map and text amendments;
- Amendment of the 2008 Winters Storm Drainage Master Plan
- Rescission of the 1993 Gateway Master Plan
- Various rezoning
- Conditional use permit, site plan review, and height variance for a hotel
- Demolition of various structures

Project Location: Eastern side of Winters, on the north and south sides of State Route (SR) 128 (Grant Avenue), on the west side of and adjoining Interstate (I) 505. Multiple parcels totaling 140.1 acres Yolo County, California.

Environmental Determination: Mitigated Negative Declaration.

Comments on the Negative Declaration: The City requests your written comments on the Negative Declaration during a **30-day review period** which begins Wednesday, **May 2, 2012** and ends Thursday, **May 31, 2012**. All comments must be received no later than 5:00 pm on the final day of the comment period. Comments should be directed to John Donlevy at the address provided above.

Public Hearing: A public hearing will be held to consider adoption of the Negative Declaration and final action on the project on **June 26, 2012** before the Planning Commission. This meeting will be held at 6:30 pm at the City Council Chambers located at City Hall at the address provided above.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

Availability of Documents: The Negative Declaration, Environmental Checklist/Initial Study, and supporting documentation are now available for public review at Winters City Hall, City Manager's Office, 318 1st Street Winters, CA 95694. This document can be viewed in person at this address or viewed online at: www.cityofwinters.org

For more information regarding this project, please contact John Donlevy at (530) 795-4910 Ext 110.