

## NOTICE OF INTENT AND NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL

**Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing** to consider an application by James Corbett (Developer) for the property, commonly known as the Walnut 10 Project. The development consists of a ten (10) acre parcel, APN 038-050-019, and is located at the north end of Walnut Lane on the east side of the street. The property has an abandoned almond orchard. The Developer is seeking the following approvals:

1. Adoption of a Mitigated Negative Declaration.
2. Tentative Map to subdivide a ten (10) acre parcel into fifty-four (54) lots; fifty-two (52) single-family lots and two (2) duplex lots.
3. Rezoning the parcel to add a Planned Development (PD) Overlay zone and approve a PD Permit to allow the average lot size to be less than 7,000 square feet and lot widths less than 70 feet for corner lots and 60 feet for interior lots.

On May 26, 2020 the Planning Commission, at a noticed public hearing, reviewed the above-mentioned entitlements. At the conclusion of the hearing the Planning Commission by a vote of 6 to 1 recommended the City Council approve the above-mentioned entitlements.

The above-mentioned entitlements will be reviewed by the City Council in the City Council Chambers, at 318 First Street, on or after the hour of 6:30 p.m.

The purpose of the public hearing will be to provide citizens an opportunity to make their comments on the proposed project. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 to [davedownswell@cityofwinters.org](mailto:davedownswell@cityofwinters.org). In addition, the staff report will be available on the City's website on July 2, 2020.

If you wish to challenge the decision of this project in court, pursuant to Government Code section 65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Winters at or prior to the public hearing.

If you plan on attending the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, please contact Tracy Jensen, City Clerk, (530) 795-4910, extension 102 to arrange for those accommodations to be made.