



## Memorandum

To: Interested Parties  
Date: January 11, 2010  
From: Community Development Department  
Subject: Notice of Public Hearing - January 26, 2010

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**PUBLIC HEARING AND CONSIDERATION OF A DESIGN REVIEW/SITE PLAN APPLICATION SUBMITTED BY PACIFIC WEST COMMUNITIES FOR A PERIMETER FENCE FOR THE ORCHARD VILLAGE PROJECT ON RAILROAD AVENUE NORTH OF GRANT AVENUE (APNs 003-360-051 and 003-360-181)**

**Applicant:** Pacific West Communities

**Description of the Project:** On January 27, 2009, the Planning Commission adopted the Mitigated Negative Declaration (and Mitigation Monitoring Program) and approved the Site Plan/Design Review application for the Orchard Village project, a 74-unit workforce housing development. One of the conditions of approval included the requirement that the perimeter fence be reviewed by the Planning Commission through a subsequent Site Plan (Design Review) for the project. The perimeter fence will be considered at the Planning Commission meeting scheduled for January 26, 2010.

**Project Location:** The project site is located in the north-central portion of town, along the east side of Railroad Avenue, between Carrion Circle and Martinez Way. The property extends from Railroad Avenue east to Walnut Street. The project site totals 10.6 acres comprised of APNs 003-360-05 (10.000 acres) and -18 (0.6 acres).

**Environmental Determination:** The Mitigated Negative Declaration and Mitigation Monitoring Program were adopted on January 27, 2009. The perimeter fence is covered under the approved Mitigated Negative Declaration. Therefore, no additional environmental review is required.

**Public Hearing:** A public hearing will be held to consider action on the project on **Tuesday, January 26, 2010 before the City of Winters Planning Commission.** This meeting will start at 6:30 p.m. at the City Council Chambers located on the first floor of City Hall at 318 First Street, Winters, California.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact City



Clerk Nanci Mills at (530) 795-4910, ext. 101. Please make your request as early as possible and at least one-full business day before the start of the hearing.

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 project file is available for public review at the Community Development Department, Winters City Hall, 318 First Street, Winters, CA 95694. Copies of the Staff Report will be available on the City's website at [http://www.cityofwinters.org/administrative/admin\\_boards.htm](http://www.cityofwinters.org/administrative/admin_boards.htm)

For more information regarding this project, please contact Nelia Dyer, Community Development Director, at (530) 795-4910 x114.