

NOTICE OF PREPARATION
of a Draft Environmental Impact Report for the
Town of Windsor General Plan Update

Date: November 30, 2016

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Federal Agencies
Interested Parties

Project Title/Sponsor Town of Windsor General Plan Update/Town of Windsor

NOP Comment Period: **November 30, 2016 to January 16, 2017 by 5:00 p.m.**

Project Location: Town of Windsor Planning Area – see Figure 1

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Town of Windsor
Planning Division
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The Town of Windsor is updating its General Plan. As Lead Agency under the California Environmental Quality Act (CEQA), the Town has determined that the update may have a significant effect on the environment and that a programmatic Environmental Impact Report (Program EIR) will be prepared to evaluate these potential effects.

This Notice of Preparation (NOP) solicits guidance from regulatory agencies about the scope and content of environmental information to be included in the EIR related to the agencies' statutory responsibilities. The agencies will use the Town's EIR when considering their permits or other approvals related to the General Plan Update. The NOP also provides an opportunity for interested parties to tell the Town what environmental issues they think should be addressed in the EIR.

Project Description

The Town adopted its first General Plan in 1996 to provide a roadmap for future land use development in the newly incorporated community, and the Town has changed accordingly over the last 20 years. Building on the current General Plan, the 2040 General Plan updates the current needs, values, and preferences of the community. It identifies and prioritizes opportunities to preserve the small-town character of the community; conserve public spaces and resources; maintain economic vitality and balance; and direct land use policies that enable sustainable growth in Windsor. The 2040 General Plan includes policies addressing land use compatibility and development intensities and implementing programs focusing on the development of design guidelines and new zoning provisions. The 2040 General Plan emphasizes infill development within the Town limits, allows for limited growth at the Town's edge, and supports land uses that are rural and agricultural beyond the Town's voter-approved Urban Growth Boundary. New development would occur primarily where existing roads, water, and sewer are in place and in a manner that minimizes the impact of development on existing infrastructure and services. The

2040 General Plan provides the policy framework to guide future development toward land uses that support walking, biking, and transit ridership. The proposed objectives, policies and implementation programs are contained in a Public Review Draft General Plan on the Town's **General Plan Update** webpage at: <http://www.windsor2040.com/>, The Draft General Plan also includes a proposed Land Use Diagram, attached as Figure 1 to this NOP.

Probable Environmental Effects and Scope of the EIR

The EIR for the General Plan Update will describe existing environmental resource areas and conditions in the General Plan area. The EIR will evaluate the potentially significant environmental impacts of implementing the General Plan Update and will evaluate whether there are feasible mitigation measures that may lessen or avoid such impacts. The EIR is intended to be a program-level document that will analyze the broad environmental effects of the General Plan Update program, considering broad policy alternatives and program-wide mitigation measures. No specific development projects are being considered. Rather, the analysis will focus on the reasonably foreseeable direct and indirect physical environmental effects that could result from the 2040 General Plan.

The Town did not prepare an Initial Study but advises that the EIR will evaluate potentially significant environmental effects on the following environmental resources:

- Aesthetics (Visual Resources). Physical changes that could occur as a result of the proposed 2040 General Plan may alter the aesthetic character of portions the Town. The aesthetic analysis will consider such issues as alteration of public views, changes in visual character, and increased light and glare.
- Agricultural and Forest Resources. The Town contains agricultural resources that may be impacted by future development under the 2040 General Plan.
- Air Quality. Future development under the 2040 General Plan could result in an increase of air quality emissions in the Town as a result of either temporary construction activity or long-term/operational emissions.
- Biological Resources. The Town contains several sensitive habitats and special-status species; future development under the General Plan update could result in loss of sensitive habitats and direct and/or indirect impacts to special-status species.
- Cultural Resources and Tribal Cultural Resources. The Town contains historic, archaeological, paleontological, cultural, and tribal resources. Future development associated with the 2040 General Plan could impact these resources.
- Geology and Soils. Geologic hazards are present within the Town and could be exacerbated by potential future development facilitated by the proposed 2040 General Plan. Potential hazards include fault rupture, groundshaking, landslides, liquefaction/slope stability, erosion, and subsidence.
- Greenhouse Gas Emissions/Climate Change. Future development associated with the 2040 General Plan could increase greenhouse gas emissions in the Town as a result of construction activity and/or long-term operational activities related to energy use, vehicle trips, water use and solid waste.
- Hazards/Hazardous Materials. Development associated with the 2040 General Plan may result in the the potential transport, storage, and use of hazardous materials, and could exacerbate potential wildland fires and flooding hazards.
- Hydrology/Water Quality. The Town contains several creeks and waterways; future development under the General Plan update could create erosion and additional runoff that might affect the water quality or capacity of the creeks.

- Land Use and Planning. Existing Town policy documents and regional planning policies apply to the Town and future development; the EIR will examine whether the General Plan update may be inconsistent with these plans and policies.
- Mineral Resources. The Town contains several mineral resource areas which may be altered as a result of future development under the 2040 General Plan.
- Noise. Long-term noise increases as a result of future development under the 2040 General Plan would be primarily due to increased traffic on the area roadway system and may exceed applicable noise standards. In addition, temporary noise or vibration may result in impacts related to construction associated with future development under the 2040 General Plan.
- Population and Housing. It is not anticipated that future development under the General Plan update would displace people or housing in the Town. However, potential population and housing growth as a result of development under the 2040 General Plan will be compared to regional growth forecasts for the area.
- Public Services. Future development under the General Plan update may increase demand on existing public services such as police, fire, and schools.
- Recreation. The Town contains several parks and recreational facilities. Future development under the General Plan update may increase the demand on these facilities.
- Transportation/Circulation. The existing transportation network in the Town may be impacted by future development under the General Plan update because of the increase of traffic on the Town's infrastructure system.
- Utilities/Service Systems. The Town provides water, sewer services, and a Town wide drainage system. Future development under the General Plan update would increase the demand on these services.

NOP Comment Period: In accordance with the time limits identified in state law, please respond to this NOP with your comments on the scope and content of the EIR at the earliest possible date, but **not later than 5:00 p.m. on Monday, January 16, 2017**. Please include the name of the contact person for your agency and submit written comments to:

Sheila Wolski, Community Development Technician
 Town of Windsor
 Planning Division
 P.O. Box 100
 Windsor, CA 95492
 Email: swolski@Townofwindsor.com

Scoping Meeting: To facilitate responses to the NOP, the Town will hold a scoping meeting on Thursday January 5, 2017 at 6:00 pm at the Town Hall Council Chambers, 9291 Old Redwood Highway, Building 400, Windsor, California 95492.

Attachments

1. Draft Land Use Diagram
2. NOP Mailing List

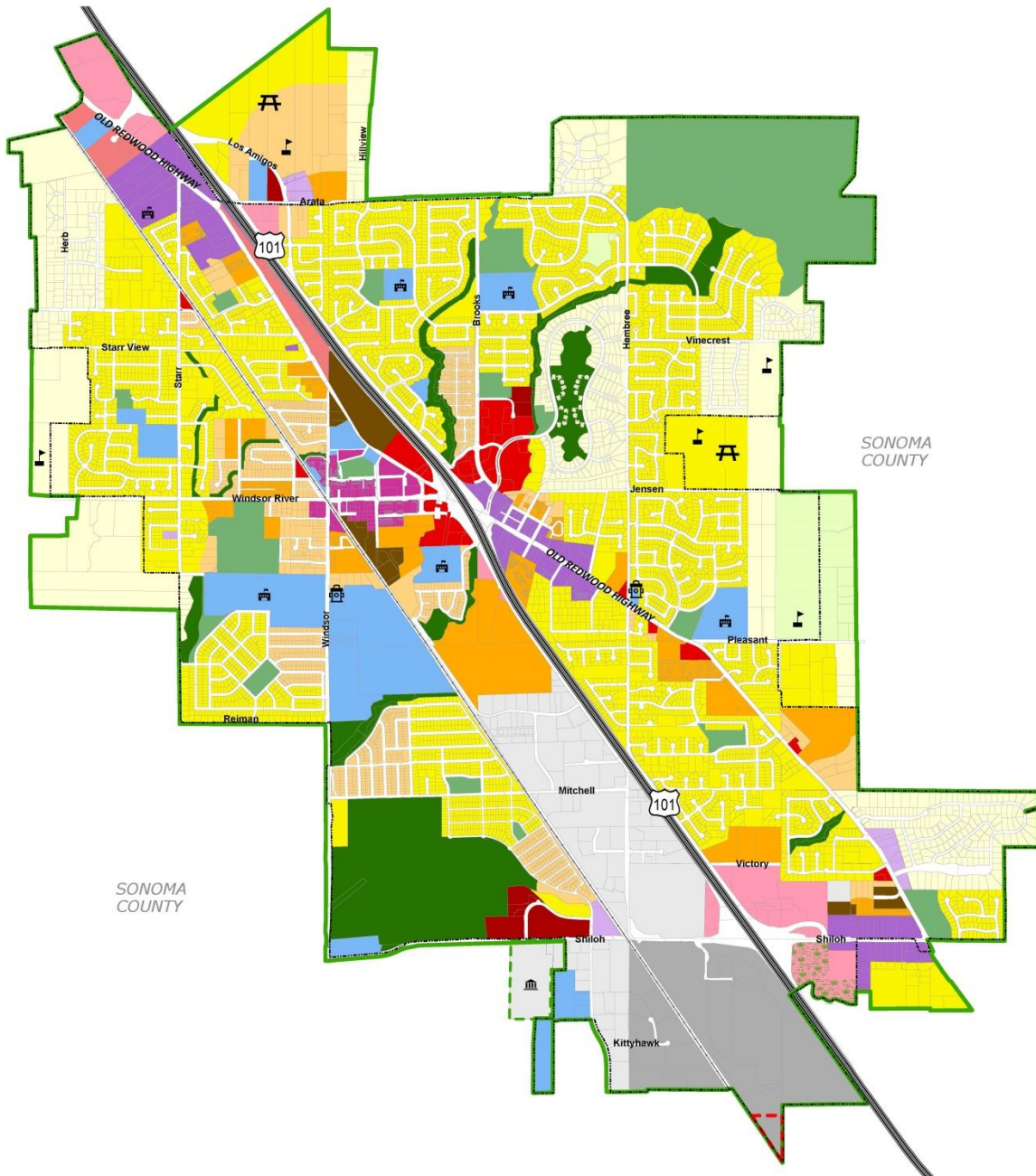
Date: 11/30/14

Signature: 

Title: COMMUNITY DEVELOPMENT DIRECTOR

Telephone: (707) 838-5335

Figure LU-1: General Plan Land Use Diagram

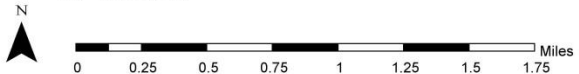


- Urban Growth Boundary
- Potential Addition to the Urban Growth Boundary
- Potential Removal from the Urban Growth Boundary
- Town Limits
- Potential Wetland (See Policy LU-13.9)
- Potential Junior College Expansion Site
- Potential School Site (Approximately 10 acres)
- Existing School Sites
- Fire Station
- Proposed Park

- Residential**
- Rural Residential (RR)
0.0-0.2 DU/Ac
 - Estate Residential (ER)
0.2-3.0 DU/Ac
 - Very Low Density (VLDR)
3.0-6.0 DU/Ac
 - Low Density (LDR)
5.0-8.0 DU/Ac
 - Medium Density (MDR)
8.0-16.0 DU/Ac
 - High Density (HDR)
16.0-32.0 DU/Ac

- Commercial/Mixed-Use**
- Retail Commercial (RC)
8.0-16.0 DU/Ac | 0.0-0.8 FAR
(1.5 FAR for residential mixed use)
 - Service Commercial (SC)
0.0-0.8 FAR
 - Gateway Commercial (GC)
0.0-0.8 FAR
 - General Business (GB)
0.0-12.0 DU/Ac | 0.0-1.0 FAR
 - Town Center Mixed Use (TCMU)
16.0-32.0 DU/Ac | 0.75-2.5 FAR
 - Boulevard Mixed Use (BMU)
16.0-32.0 DU/Ac | 0.50-2.0 FAR
 - Neighborhood Commercial Mixed Use (NCMU)
8.0-16.0 DU/Ac | 0.25-1.0 FAR

- Industrial**
- Light Industrial (LI)
0.0-0.5 FAR
 - Heavy Industrial (HI)
0.0-0.5 FAR
- Public and Resource**
- Parks and Recreation (PR)
0.0-0.1 FAR
 - Open Space (OS)
0.0-0.05 FAR
 - Public/Quasi-Public (PQP)
0.0-1.0 FAR



Date: 11-30-2016
Data Source: Town of Windsor, 2016

Note: Please see Figure LU-2, which shows Community Places within Windsor where specific policies apply.

NOP Mailing List

County Agencies

Airport Land Use Commission
Sonoma County Environmental Health
PRMD/Planning
Sanitation
Transit Authority
Sonoma County Transportation Authority
Sonoma County Water Agency

Local Districts & Utilities

Central Fire Authority
North So Co Air Pollution Control District
Windsor Unified School District
Windsor Refuse & Recycling
AT&T
P.G. & E
Comcast Cable Company

Other Agencies

Army Corps of Engineers
Native Plant Society
Northwest Information Center
Sonoma/Marin Area Transit (SMART)
LAFCO
Marin/Sonoma Vector Control & Mosquito
Abatement District
Shiloh Cemetery District
Sonoma County JT Community College
Sotoyome-Santa Rosa Resource
Conservation District

State Agencies via State Clearinghouse:

Air Resources Board
California Emergency Management Agency
California Highway Patrol
Caltrans District # 4
Caltrans Division of Aeronautics
Caltrans Planning Resources Agency
Conservation, Department
Corrections, Department of
Education, Department of
Energy Commission
Fish & Wildlife Region # 3
Food & Agriculture, Department of
Forestry and Fire Protection, Department of
General Services, Department of
Health Services, Department of
Housing & Community Development
Native American Heritage Commission
Office of Historic Preservation
Office of Public School Construction
Parks & Recreation, Department of
Pesticide Regulation, Department of
Public Utilities Commission
Regional WQCB #1
Resources Recycling and Recovery, Dept. of
State Lands Commission
SWRCB: Clean Water Grants
SWRCB: Water Quality
SWRCB: Water Rights
Toxic Substances Control, Department of
Water Resources, Department of