

NOTICE OF AVAILABILITY
of a Draft Environmental Impact Report for the
Town of Windsor 2040 General Plan
State Clearinghouse #2016112065

Date: October 20, 2017

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

Lead Agency Town of Windsor

Project Location: Town of Windsor General Plan Area – see Figure 1

Lead Agency Contact Person: Sheila Wolski, Community Development Technician
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As the Lead Agency overseeing this project’s review, the Town of Windsor has initiated the preparation of a programmatic Environmental Impact Report (Program EIR) to determine the nature and extent of the project’s potential impact on the surrounding environment. Pursuant to Sections 15086 and 15087, Title 14, California Code of Regulations, this Notice is given to advise interested parties that the Town has completed a Draft Programmatic Environmental Impact Report (DEIR) for the proposed project described below and that the DEIR is available for public review. The project description, location, and potential environmental effects appear below.

Project Location

The Town of Windsor is located in central Sonoma County, approximately 20 miles east of the Pacific Ocean. The City of Healdsburg is approximately five miles to the northwest and Santa Rosa, the Sonoma County seat, lies seven miles to the southeast. The General Plan Area covers the Windsor Town limits as well as the Town’s Urban Growth Boundary, as shown in Figure 1.

Project Description

The 2040 General Plan is a comprehensive update of the Town’s 1996 General Plan, and establishes the community’s vision for future development of the Town over the next 22 years. As part of the general plan process, the General Plan has been reorganized and reformatted, with updated goals and policies that reflect the community’s vision of Windsor. The Town’s General Plan Land Use Map has also been updated to reflect the community’s vision and three themes that thread through the 2040 General Plan: growth management, sustainability and resiliency, and community health and well-being. Growth within the Town limits is supported by the 2040 General Plan with consideration of the ability to provide public services, fiscal impacts, and

infrastructure capacity including water and wastewater capacity and transportation. Infill development would be prioritized to create more efficient and cost effective infrastructure, maximizing underutilized parcels in the Town. Development under the 2040 General Plan would establish a more defined community edge providing a sense of transition between farmland on the Town's edge and development within the Town. The 2040 General Plan includes the following seven updated Elements: Land Use and Community Design, Economic Development, Transportation and Mobility, Public Facilities and Services, Environmental Resources, Public Health and Safety, and Housing. These seven elements describe the existing conditions and context for the related topic areas, followed by goals, policies, and implementation programs to guide the Town's management and development through 2040. The proposed objectives, policies and implementation programs are contained in the revised draft Town of Windsor General Plan on the Town's General Plan Update webpage at: <http://www.windsor2040.com/>.

Potential Environmental Effects Evaluated in the DEIR

The EIR has been prepared because of the potential for unavoidable, significant adverse effects resulting from project implementation. The EIR prepared for the 2040 General Plan identifies and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements. All environmental impacts included in the CEQA Guidelines Appendix G checklist are included and analyzed in the DEIR. For the majority of issue areas analyzed in the DEIR, impacts were determined to be either less than significant or reduced to a less than significant level with incorporation of mitigation measures. However, significant and unavoidable effects on the environment are anticipated in the following areas:

- Agricultural Resources
- Transportation/Traffic

Review Period

The DEIR will be available for public comment for a 50-day review period, five days longer than the 45 day minimum as specified by the State CEQA Guidelines (Section 15105). The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the DEIR will be considered by the Town during preparation of the Final Programmatic EIR (FEIR). The FEIR will include copies of comments and the Town's responses to comments pertaining to the environmental analysis provided in the DEIR.

The public comment period for the DEIR will begin on October 20, 2017 and end on December 8, 2017 (a 50 day public review period). **Comments may be submitted, in writing, or by e-mail by 5:00 p.m. on December 8, 2017** addressed and mailed to the Town of Windsor (please include the name of the contact person and contact information for your agency) to:

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

Public Meeting

A public meeting will take place that will be a joint session of the Town Council and the Planning Commission on **Tuesday November 28, 2017**. The findings of the DEIR will be presented by Town staff and the consultant team and public comments will be received. The meeting will begin at 5:30 pm at the Town Hall Council Chambers, 9291 Old Redwood Highway, Building 400, Windsor, California 95492.

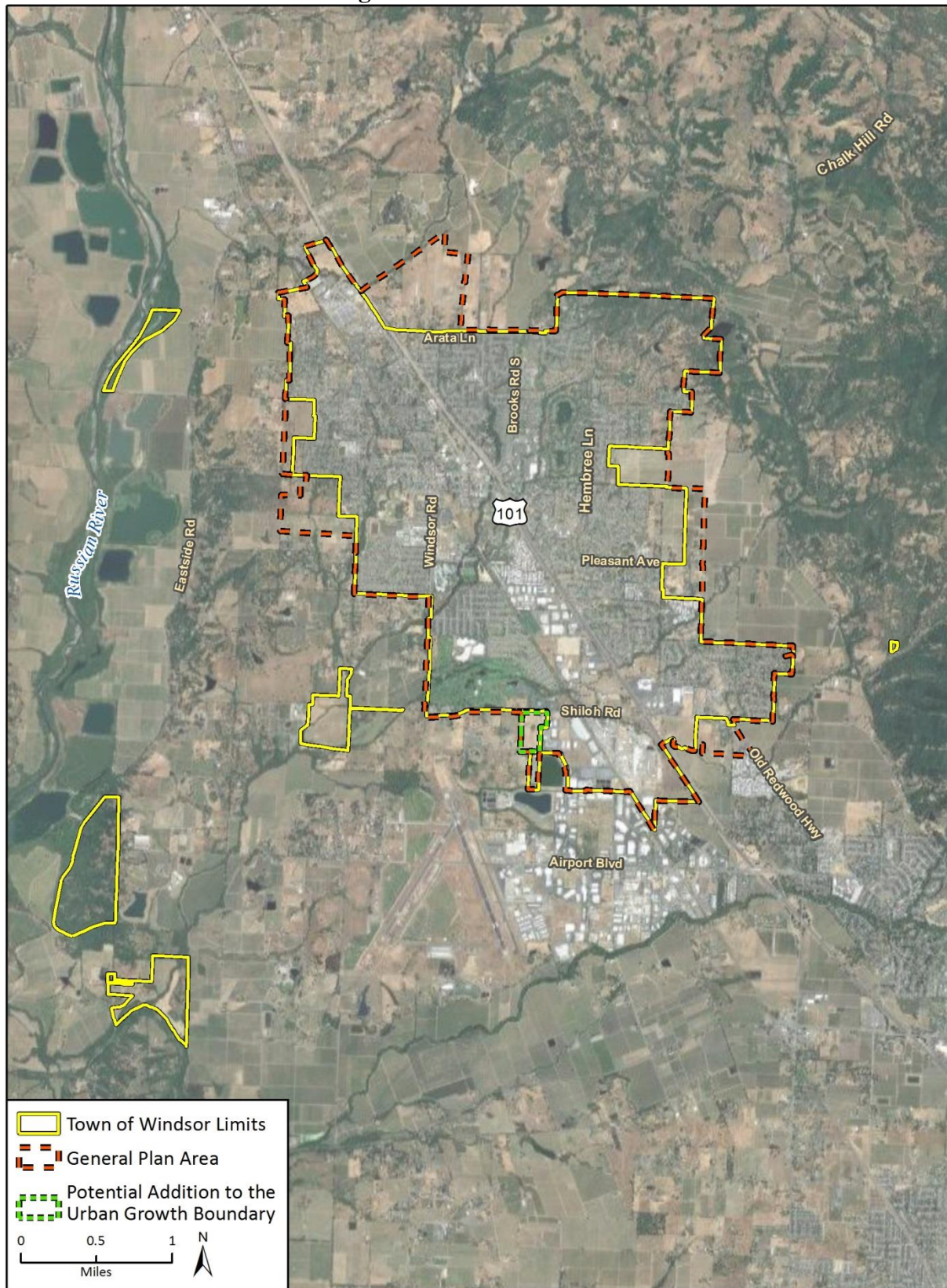
Document Availability

A copy of the DEIR and the revised draft Town of Windsor 2040 General Plan may be obtained at the Town's General Plan Update webpage at: <http://www.windsor2040.com/> or at the following locations in the Town of Windsor:

Windsor Town Hall
Community Development Department
9291 Old Redwood Hwy
Building 400
Windsor, CA 95492

Windsor Regional Library
9291 Old Redwood Hwy
Building 100
Windsor, CA 95492

Figure 1 – General Plan Area



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Fig. 1 - General Plan Area

Notice of Availability 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

Native American Tribes

Federated Indians of Graton Rancheria
Lytton Rancheria of California
Middletown Rancheria
Mishewal-Wappo Tribe of Alexander Valley

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