

**TOWN OF WINDSOR
PLANNING DIVISION
Windsor Civic Center, Building No. 400
9291 Old Redwood Highway
Windsor, CA 95492**

File No. PPR 13-18

**NOTICE OF AVAILABILITY OF THE
FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
WINDSOR 2040 GENERAL PLAN**

AND

**NOTICE OF PUBLIC HEARING ON ADOPTION OF THE
WINDSOR 2040 GENERAL PLAN**

AND

**NOTICE OF PUBLIC HEARING ON AMENDMENT OF THE TOWN
OF WINDSOR ZONING ORDINANCE FOR PURPOSES OF
CONSISTENCY WITH THE WINDSOR 2040 GENERAL PLAN**

NOTICE IS HEREBY GIVEN that the Final Environmental Impact Report (FEIR) for the update of the Town of Windsor's General Plan (Windsor 2040 General Plan) is now available for public review. The FEIR was prepared for the Town's General Plan update in compliance with the requirements of the California Environmental Quality Act (CEQA). A copy of the FEIR is available at the following locations:

- Windsor Civic Center, 9291 Old Redwood Highway, Building 400, Windsor, CA
- Windsor Regional Library, 9291 Old Redwood Highway, Building 100, Windsor, CA

The FEIR may also be viewed and downloaded from the following website: www.windsor2040.com

PROJECT DESCRIPTION: The Windsor 2040 General Plan is a comprehensive update of the Town's 1996 General Plan. It contains updated goals and policies that will guide the physical growth and development of the community over the next 22 years. The goals and policies are organized into seven "elements" (chapters) addressing: Land Use and Community Design; Economic Development; Transportation and Mobility; Public Facilities and Services; Environmental Resources; Public Health and Safety; and Housing. Major themes that thread through the General Plan include: growth management, sustainability and resiliency, and community health and well-being. The Town's General Plan Land Use Map and General Plan Land Use Designations are also proposed to be updated. In conjunction with adoption of the Windsor 2040 General Plan, the Town's Zoning Ordinance (text and map) will be amended to ensure that zoning is consistent with the General Plan per the requirements of State law.

POTENTIAL ENVIRONMENTAL IMPACTS: Implementation of the proposed Windsor 2040 General Plan is anticipated to result in two types of significant environmental effects; those that can be mitigated, and those that would be significant and unavoidable. Potentially significant and significant impacts that can be mitigated include: aesthetics, air quality, biological resources, cultural resources, geology and soils, and noise. If the Town implements the mitigation measures identified in the FEIR each of these potentially significant impacts would be reduced to a less than significant level. Significant and unavoidable impacts include: agricultural resources and transportation and traffic. These impacts will remain significant and unavoidable even if the Town implements identified mitigation measures. These impacts are described in detail in the Draft Environmental Impact Report throughout Chapter 4, “Environmental Impact Analysis.”

NOTICE OF PUBLIC HEARING: The Town of Windsor Planning Commission will hold a public hearing to make recommendations to the Town of Windsor Town Council on the following: (1) certification of the FEIR; (2) adoption of CEQA Findings of Fact and Statement of Overriding Considerations; (3) adoption of a Mitigation Monitoring and Reporting Program; (4) adoption of the Windsor 2040 General Plan document; and (5) adoption of amendments to the Town of Windsor Zoning Ordinance.

Planning Commission Hearing Date/Time: Tuesday, February 27, 2018 at 5:30 p.m.

Location: Town Council Chambers, 9291 Old Redwood Hwy. Building 400,

For More Information: Ken MacNab, Community Development Director, e-mail: kmacnab@townofwindsor.com, phone: 707-838-5335

The Town of Windsor encourages interested parties to attend public meetings and comment on the issues being discussed. Prior to the hearing, staff reports and agendas may be requested from the Planning Division for a minimal fee to recover reproduction costs. To provide comments or request information, contact the project planner (see above).

If you challenge the decisions on this matter in court, you may be limited to raising only those issues previously raised before the Windsor Planning Commission at the hearing or in written form delivered to the Planning Division prior to or at the hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact the Senior Administrative Assistant at 707-838-1021. Notification at least 48 hours prior to the meeting will assist Town staff in assuring that reasonable accommodations are made to provide accessibility to the meeting.

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