

NOTICE OF AVAILABILITY
of a Draft Supplemental Environmental Impact Report to the Town of Windsor 2040 General Plan Environmental Impact Report for the Estates at Ross Ranch State Clearinghouse #2016112065

Date: September 6, 2022

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

Lead Agency Town of Windsor

Project Location: 1295 Jensen Lane, Windsor, California, APN 162-020-004

Lead Agency Contact Person: Kimberly Jordan, Planner III
Town of Windsor
Planning Division
9291 Old Redwood Highway
Windsor, CA 95492
Email: kjordan@Townofwindsor.com

As the Lead Agency overseeing this project's review, the Town of Windsor has initiated the preparation of a Supplemental Environmental Impact Report (SEIR) to determine the nature and extent of the project's potential impact on the surrounding environment by assessing consistency between the project and 2040 General Plan; comparing the project effects to those analyzed in the 2040 General Plan EIR; and providing environmental review required under CEQA in accordance with *CEQA Guidelines* Section 15183. Pursuant to *CEQA Guidelines* Sections 15086 and 15087, this Notice is given to advise interested parties that the Town has completed a Draft SEIR for the proposed project described below and that the Draft SEIR is available for public review. The project description, location, and potential environmental effects appear below.

Project Location

The project is located at 1295 Jensen Lane in the northeastern corner of the Town of Windsor on a 17.17-acre parcel (Assessor's Parcel Number 162-020-004). The project site is approximately 1.2 miles east of Highway 101 and 20 miles east of the Pacific Ocean. The project site is designated as Estate Residential (ER) in the 2040 General Plan and zoned ER in the Town's Zoning Ordinance.

Project Description

The objective for the project is to provide additional housing opportunities within the Town that are consistent with the project site's 2040 General Plan's ER land use designation. The proposed project would not require amendments to the Town's General Plan, Municipal Code, or Zoning Ordinance. The project would subdivide the site into 31 single family lots. Subdivided lots would range in size from 12,200 to 40,931 square feet. Water and sewer for the project would be provided by the Town of Windsor and all utilities would be underground.

The project would include a 100-foot agricultural buffer along the southern and eastern boundary of the project site. The Town of Windsor Zoning Ordinance requires an agricultural buffer of 200-feet but allows the width of the buffer to be reduced to a minimum of 100-feet in certain circumstances with Town Council approval.

Potential Environmental Effects Evaluated in the Draft SEIR

The Draft SEIR has been prepared because of the potential for unavoidable, significant adverse effects resulting from project implementation. The Draft SEIR prepared for the project 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 Initial Study for the Draft SEIR (included as Appendix A). For the majority of issue areas analyzed in the Initial Study, impacts were determined to be either less than significant or reduced to a less than significant level with incorporation of mitigation measures. Several issue areas required further analysis and were discussed in the Draft SEIR. Those include:

- Biological Resources
- Cultural Resources
- Transportation/Circulation
- Tribal Cultural Resources
- Wildfire and Hazards

That analysis concluded that impacts to biological resources, cultural resources, and tribal cultural resources were 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 transportation/circulation and wildfire and hazards.

Review Period

The Draft SEIR will be available for public comment for a 45-day review period, pursuant to the 45-day minimum as specified by the *CEQA Guidelines* (Section 15105). The purpose of this comment period is to consider the content of the Draft SEIR 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 Draft SEIR will be considered by the Town during preparation of the Final SEIR. The Final SEIR will include copies of comments and the Town's responses to comments pertaining to the environmental analysis provided in the Draft SEIR.

The public comment period for the Draft SEIR will begin on **September 6, 2022, and end on October 24, 2022** (a 45 day public review period). **Comments may be submitted, in writing, or by e-mail by 5:00 p.m. on October 24, 2022**, addressed and mailed to the Town of Windsor (please include the name of the contact person and contact information for your agency) to:

Kimberly Jordan, Planner III
Town of Windsor
Planning Division
P.O. Box 100
Windsor, CA 95492
Email: kjordan@Townofwindsor.com

Public Meeting

A public meeting will take place with the Planning Commission on **Tuesday September 13, 2022, at 5:30 p.m.** to obtain comments on the Draft SEIR. The findings of the Draft SEIR will be presented by Town staff and public comments will be received. The meeting will be held at the Town Hall Council Chambers, 9291 Old Redwood Highway, Building 400, Windsor, California 95492. Participation in the meeting is available in person or via Zoom. A Zoom meeting link can be found on the Town's website here: <https://www.townofwindsor.com/721/Agendas-Minutes-Videos>

Document Availability

A copy of the Draft SEIR may be obtained at the Town's planning webpage at: <https://www.townofwindsor.com/1318/Estates-at-Ross-Ranch> 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