

# NOTICE OF PREPARATION

## of a Draft Environmental Impact Report for the Estates at Ross Ranch Project

<b>Date:</b>	November 23, 2021
<b>To:</b>	State Clearinghouse Responsible Agencies Trustee Agencies Federal Agencies Interested Parties Property Owners and Occupants within 300-feet of the Project Parcel
<b>Project Title/Sponsor</b>	Estates at Ross Ranch Project/Pink Viking Returns, LLC
<b>NOP Comment Period:</b>	November 23, 2021 to January 6, 2022 by 6:00 p.m.
<b>Project Scoping Meeting:</b>	The Town of Windsor will host a scoping meeting to solicit input on the content of the environmental analysis that will be included in the Draft Supplemental EIR.  Date and Time: December 13, 2021 from 6:00 to 7:00 p.m. in person or via Zoom  Civic Center Council Chambers 9291 Old Redwood Highway, Building 400 Windsor, California 95492  Or via Zoom at: <a href="https://zoom.us/j/97956666072">https://zoom.us/j/97956666072</a>
<b>Project Location:</b>	The project area is located in the northeastern portion of the Town of Windsor at 1295 Jensen Lane. The project area is approximately 17-acres and comprises Assessor's Parcel Number 162-020-004 (project site). The project site is located approximately one mile east of Highway 101 and the eastern and southern boundaries of the site comprise the Town limit lines. Figure 1 shows the location of the site.
<b>Lead Agency Contact Person:</b>	Kimberly Jordan, Planner III Town of Windsor Planning Division (707) 838-5331 <a href="mailto:kjordan@townofwindsor.com">kjordan@townofwindsor.com</a>

The Town of Windsor is preparing a Supplemental Environmental Impact Report (SEIR) for the Estates at Ross Ranch Project and is requesting comments on the scope and content of the SEIR, possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the proposed project. The SEIR and associated Initial Study will address the potential physical and environmental effects of the proposed project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA), as set forth in Section 15162 of the CEQA Guidelines.

The Town of Windsor is the Lead Agency for the proposed project. This notice is being sent to the California State Clearinghouse, potential responsible agencies, and other interested parties. Responsible

agencies are those public agencies, besides the Town of Windsor, that also have a role in approving or carrying out the project. When the SEIR is published, a Notice of Availability of a SEIR will be sent to Responsible Agencies, other public agencies, and interested parties and individuals who have indicated that they would like to review the SEIR.

## **Project Description**

The project is a subdivision of an approximately 17.17-acre parcel (Assessor's Parcel Number 162-020-004) located at 1295 Jensen Lane in the northeastern corner of the Town of Windsor. The project would subdivide the site for 30 single family lots. Subdivided lots would range in size from approximately 10,976 to 43,186 square feet. The average lot size would be approximately 19,370 square feet. Water and sewer for the site would be provided by the Town of Windsor and all utilities would be underground. All structures, wells, septic tanks, and fences (with exception of the westerly fence along the Vintage Hills lots) on the site would be removed as part of the project. Figure 2 shows an exhibit of the subdivision.

The project would include a 100-foot agricultural buffer along the southern and eastern boundaries of the project site. The Town of Windsor Zoning Ordinance requires an agricultural buffer when a property that is proposed for development adjoins land that is zoned for or being used as agriculture. The Town requires a 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. Lots 13, 14, 15, and 16 along the southern portion of the project site and near the existing vineyard would not be developed until the parcels to the south are annexed to the Town and no longer used for agriculture.

## **Probable Environmental Effects and Scope of the SEIR**

The SEIR will evaluate whether the proposed project would result in one or more significant environmental effects. Based on the initial analysis and past CEQA analysis conducted for the project site as part of the 2040 General Plan EIR, the following issues will be analyzed in depth in the SEIR:

- Biological Resources. The project site contains several sensitive habitats and potential for special-status species. Future development on the project site could result in loss of sensitive habitats and direct and/or indirect impacts to special-status species.
- Cultural Resources and Tribal Cultural Resources. The project site contains existing structures over 50 years of age that may be historic and has the potential to include archaeological and/or tribal cultural resources. Future development on the project site could impact these resources.
- Hydrology and Water Quality. The project has the potential to impact flooding or stormwater drainage systems during a 100-year storm event.
- Transportation. The project may cause a significant effect to vehicle miles traveled (VMT), which would cause an inconsistency with CEQA Guidelines section 15064.3.
- Wildfire. The project site was involved in the 2019 Kincadee fire and is susceptible to wildfires. Future development on the project site may be susceptible to wildfire impacts.

All other CEQA environmental topics are anticipated to have less than significant impacts and will be analyzed in an Initial Study which will be an appendix to the SEIR. The Initial Study is available online at: <https://townofwindsor.com/1318/Estates-at-Ross-Ranch>. Consistent with the requirements of CEQA Guidelines Section 15162, the SEIR will analyze the environmental impacts of (1) substantial changes in the proposed project, (2) substantial changes that have occurred with respect to the circumstances under which the project will be undertaken, and (3) new information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified.

The SEIR will also examine the range of alternatives to the project to determine whether alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, or whether alternatives which are considerably different from those

The SEIR will also examine the range of alternatives to the project to determine whether alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, or whether alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment.

**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 SEIR at the earliest possible date, but **not later than 6:00 p.m. on January 6, 2022**. Please include the name of the contact person for your agency and submit written comments to:

Kimberly Jordan, Planner III  
Planning Division  
Town of Windsor  
P.O. Box 100  
Windsor, CA 95492  
Kjordan@townofwindsor.com  
(707) 838-5331

**Attachments**

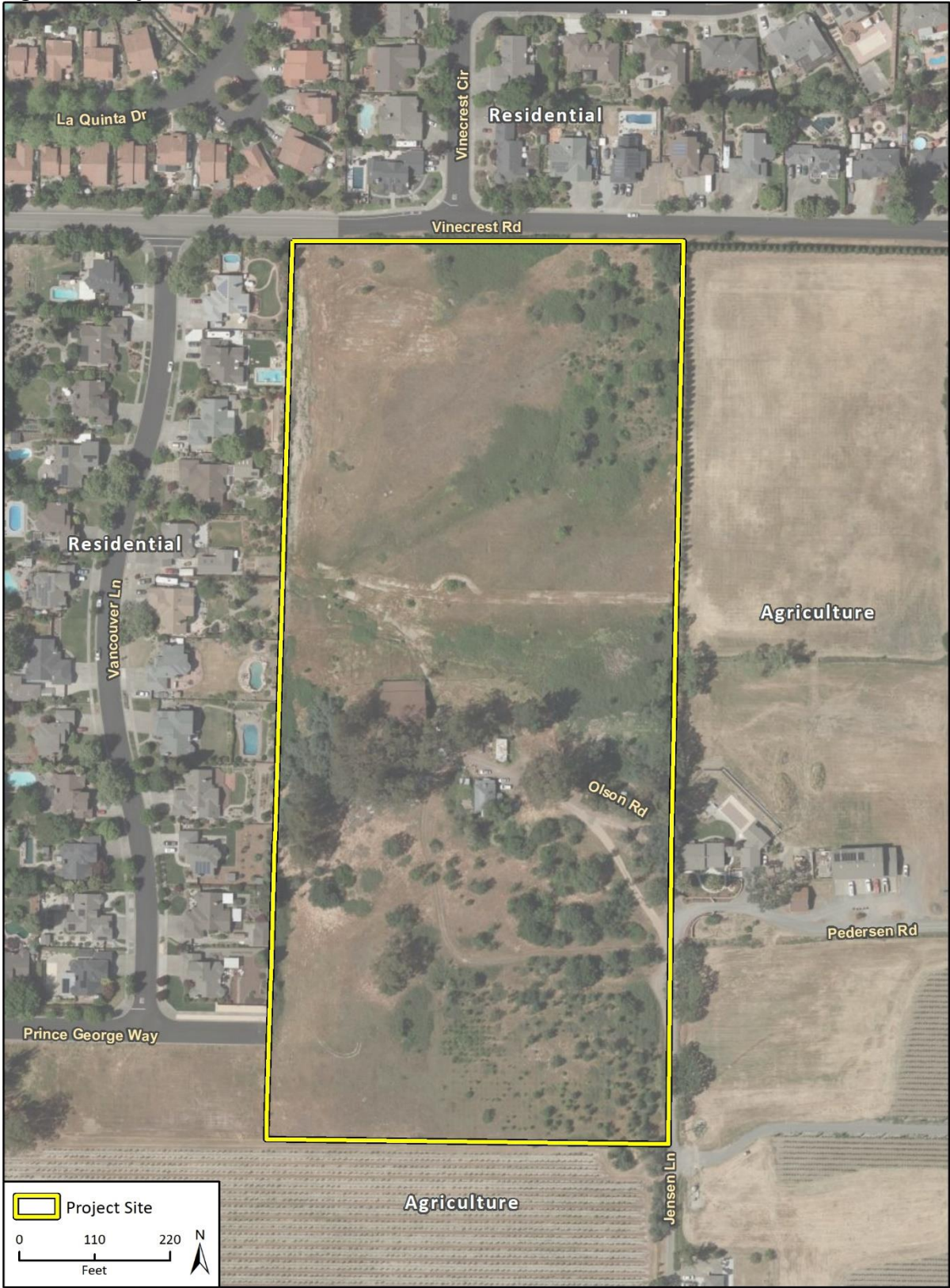
1. Project Site Figure and Subdivision Exhibit
2. NOP Mailing List

Date: 11.17.2021

Signature: Kimberly Jordan  
Title: Planner III  
Telephone: (707) 838-5331



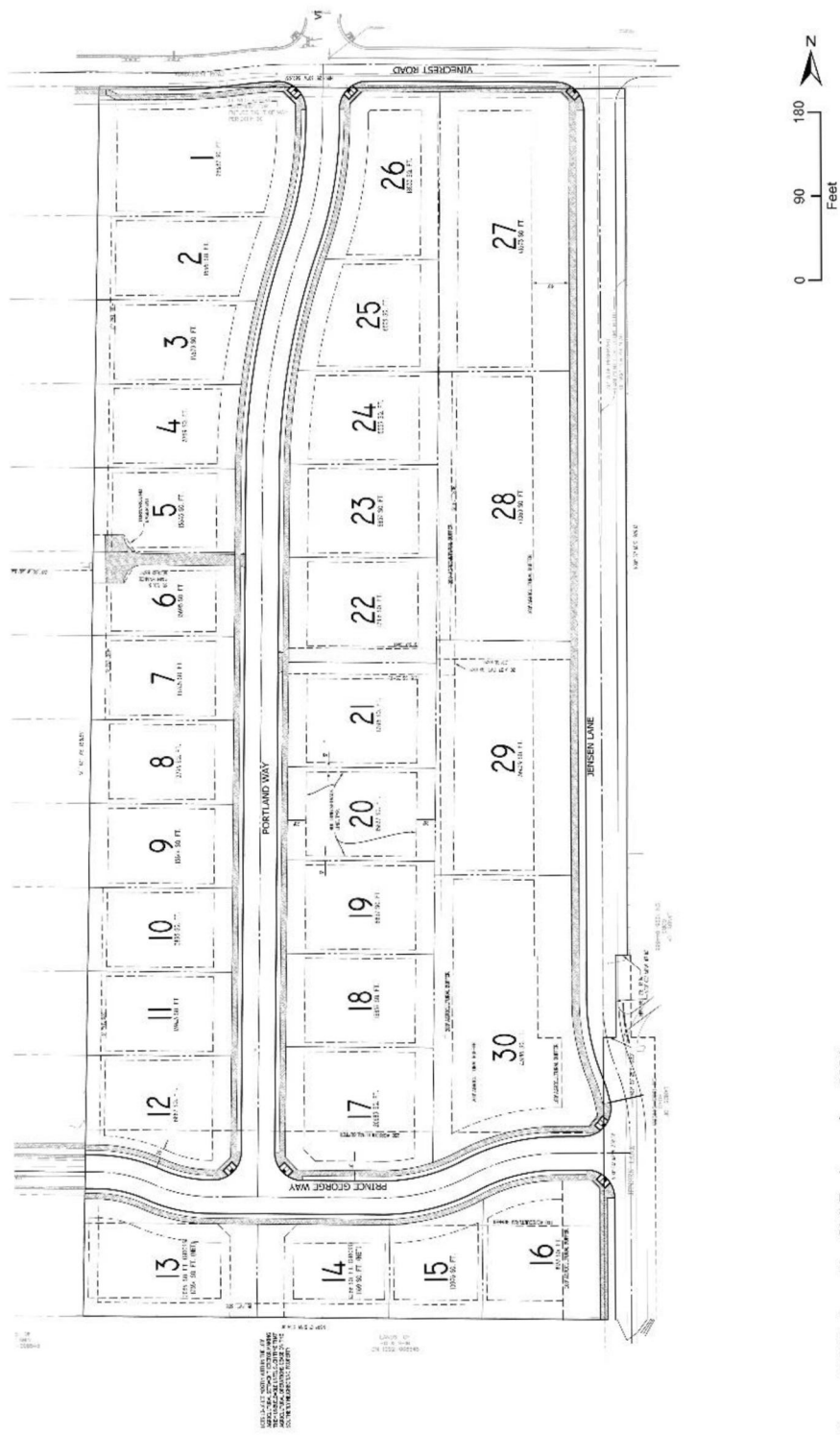
Figure 1: Project Location



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Fig 2 Project Site

Figure 2: Subdivision Exhibit



Source: T.D.G. Consulting Civil Engineers, Inc., 2021.

## **NOP Mailing List**

### County Agencies

Sonoma County Environmental Health  
PRMD/Planning  
Transit Authority Sonoma County Transit  
Sonoma County Transportation Authority  
Sonoma Water (name change only)

### Local Districts & Utilities

Sonoma County Fire District  
North So Co Air Pollution Control District  
Windsor Unified School District  
Sonoma County Resource and Recovery  
(SCRR)  
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)  
Marin/Sonoma Vector Control & Mosquito  
Abatement District  
Shiloh Cemetery District  
Sotoyome-Santa Rosa Resource  
Conservation District

### Others

Town Property Owners and Occupants within  
300-feet of the project parcel  
Project Interested Parties Email List

### 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