

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2016112065**Project Title:** Estates at Ross RanchLead Agency: Town of WindsorContact Person: Kimberly JordanMailing Address: PO Box 100Phone: 7078385331City: WindsorZip: 95492County: Sonoma**Project Location:** County: SonomaCity/Nearest Community: WindsorCross Streets: 1295 Jensen LaneZip Code: 95492Longitude/Latitude (degrees, minutes and seconds): 38 ° 33 ' 12 " N / -122 ° 47 ' 24 " W Total Acres: 17.17Assessor's Parcel No.: 162-020-004

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 101

Waterways: _____

Airports: _____

Railways: Northwestern Pacific Ra Schools: Mattie Washburn Elemen**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☒ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec(Prior SCH No.) 2016112065☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 31 Acres 17.17☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☒ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☐ Other: wildfire**Present Land Use/Zoning/General Plan Designation:**

Estate Residential (ER)

Project Description: (please use a separate page if necessary)

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, 30 of which would be buildable. The one remaining lot could not be developed until the agricultural land to the south is annexed into the Town and the agricultural use ceases. Subdivided lots would range in size from 12,200 to 40,874 square feet. Water and sewer for the project would be provided by the Town of Windsor and all utilities would be underground.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #4	<input checked="" type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #1
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input checked="" type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input checked="" type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 6, 2022

Ending Date October 24, 2022

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants

Address: 4825 J Street Suite 200

City/State/Zip: Sacramento, CA 95819

Contact: Matt Maddox

Phone: 916-706-1374

Applicant: Town of Windsor

Address: 9291 Old Redwood Highway

City/State/Zip: Windsor, CA 95492

Phone: 707-838-1000

Signature of Lead Agency Representative: 

Date: 9-1-2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.