

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2016112065

Project Title: Estates at Ross Ranch

Lead Agency: Town of Windsor

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Project Location: Town of Windsor, Sonoma County
City County

Project Description (Proposed actions, location, and/or consequences).

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.

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Biological - The project may impact special-status species and their habitat; Mitigation Measures (MM) BIO-1 (Worker Environmental Awareness Program), BIO-2 (Roosting Bats Surveys and Avoidance), and BIO-3 (Nesting Bird Protection) would reduce this impact to less than significant (LTS). The project may impact sensitive natural communities, impact potentially jurisdictional state or federally protected wetlands, and conflict with the Santa Rosa Plain Conservation Strategy; MM BIO-4 (Sensitive Community Offsets/Wetlands Mitigation Plan) would reduce this impact to LTS.
- Cultural - The project may contain a prehistoric archaeological site; MMs CUL-1 (Worker's Environmental Awareness Program), CUL-2 (Archaeological and Native American Monitoring), and CUL-3 (Unanticipated Discovery of Cultural Resources) would reduce this impact to LTS. The project may impact human remains; MM CUL-4 would reduce this impact to LTS.
- Transportation - The project would exceed the VMT threshold; MM TRA-1 (Vehicle Miles Traveled Reductions) would reduce this impact, but this impact would remain significant and unavoidable. The project would result in inadequate site distance at Vinecrest Road/Portland Way; MM TRA-2 (Improved Site Distance) would reduce this impact to LTS.
- Tribal Cultural - The project may impact tribal cultural resources; MM TCR-1 (Canine Investigation) would reduce this impact to LTS.
- Wildfire/Hazards - The project would expose residents and structures to wildfire risk; MMs WF-1 (Wildfire Risk Reduction During Construction), WF-2 (Fire Suppression Requirements), WF-3 (California Building Code Chapter 7A Compliance) and WF-4 (Fire Resistant Vegetation and Landscaping) would reduce this impact, but this impact would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comments provided on the NOP presented concerns related to:

- tribal cultural resources
- construction details
- special-status species and habitats
- riparian and wetland resources
- cumulative impacts
- traffic
- utilities

Provide a list of the responsible or trustee agencies for the project.

None