

## 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

<b>SCH #</b>
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**Project Title:** BoDean Construction Materials Processing Plant, Planned Development, and Subdivision Project

Lead Agency: Town of Windsor, Community Development Department Contact Person: Kim Voge  
 Mailing Address: 9291 Old Redwood Highway, Building 400 Phone: (707) 838-1106  
 City: Windsor Zip: 95492 County: Sonoma County

**Project Location:** County: Sonoma County City/Nearest Community: Town of Windsor

Cross Streets: Pruitt Ave and Caletti Ave Zip Code: 95492

Longitude/Latitude (degrees, minutes and seconds): 38 ° 31 ' 22 " N / 122 ° 47 ' 32 " W Total Acres: 13.46

Assessor's Parcel No.: 059-271-103-000 Section: 19 Twp.: 8N Range: 8W Base: Healdsburg, California

Within 2 Miles: State Hwy #: US 101 Waterways: Pruitt Creek

Airports: Charles M. Schulz - Sonoma County Airport Railways: SMART (future) Schools: Sonoma Country Day School

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan                       | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation               |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan                         | <input type="checkbox"/> Prezone                                      | <input checked="" type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element   | <input checked="" type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit           |
| <input type="checkbox"/> Community Plan         | <input checked="" type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____             |

**Development Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____   | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                               | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____                           | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>249,434</u> Acres <u>6.82</u> Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____  | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____   |  |

**Project Issues Discussed in Document:**

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input type="checkbox"/> Recreation/Parks                           | <input type="checkbox"/> Vegetation                                     |
| <input type="checkbox"/> Agricultural Land                   | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities                       | <input checked="" type="checkbox"/> Water Quality                       |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater            |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian                    |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                              | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                              |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                            |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input type="checkbox"/> Population/Housing Balance            | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects                  |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>Airport Compatibility</u> |

**Present Land Use/Zoning/General Plan Designation:**

Land use designation: Heavy Industrial. Zoning: Shiloh Oaks Master Plan/Heavy Industrial/Airport Safety Overlay .

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

1. Zoning Ordinance Amendment (Rezone) from Heavy Industrial (HI) to Planned Development (PD). The proposed PD development standards would allow building heights up to 100 feet with a Minor Use Permit or Conditional Use Permit.
2. Tentative Subdivision Map to divide the parcel into four lots ranging in size from approximately 2.10 acres to approximately 6.82 acres.
3. Conditional Use Permit to develop a construction materials processing facility on proposed Lot 1, approximately 6.82 acres, located at the northern end of the project site, and bound by Pruitt Avenue on the north, Caletti Avenue on the west, Standard Avenue on the east, and proposed Lot 2 on the south.
4. Site Plan and Design Review for the construction materials processing facility on proposed Lot 1.

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 an "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 type="checkbox"/> Office of Public School Construction                               |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                                  |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                                |
| <input checked="" type="checkbox"/> Caltrans District # 4               | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 1                                       |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input 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 type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                     |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # 3              | <input type="checkbox"/> Tahoe Regional Planning Agency                                     |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                 |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of                          |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: <u>Federal Aviation Administration</u>                      |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other: <u>Sonoma County Airport Land Use Commission</u> |
| <input 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 August 10, 2022 Ending Date September 8, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>N.E.W. SHILOH, LLC.</u>
Address: <u>1350 Treat Boulevard, Suite 380</u>	Address: <u>1060 North Dutton Ave</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Santa Rosa, CA 95401</u>
Contact: <u>Yael Marcus</u>	Phone: <u>(707) 576 8205</u>
Phone: <u>(714) 580-4100 x1006</u>	

Signature of Lead Agency Representative: 35669eb1-7eb1-46c3-804b-f034a77566c0 Digitally signed by 35669eb1-7eb1-46c3-804b-f034a77566c0  
Date: 2022.08.04 08:14:01 -0700 Date: August 4, 2022

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

*Kim Vogel*  
*Planner III*