

NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT

TO: State Clearinghouse,
Responsible and Trustee Agencies,
Property Owners and Interested Parties

FROM: Town of Windsor
P.O. Box 11628
Windsor, CA 95492

**SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the
Town of Windsor 2009 Draft Water Master Plan Update**

Notice is hereby given that the Town of Windsor (Town) is preparing an Environmental Impact Report for its 2009 Draft Water Master Plan Update (WMP Update). The overall goal of the WMP Update is to establish a Capital Improvement Program (CIP) for the Town to ensure the water distribution system continues to reliably deliver sufficient water for existing and future customers. The project consists of implementing improvements and studies to address existing deficiencies in the water supply and delivery infrastructure and provide for planned future growth. The EIR will be prepared by the Town in accordance with the provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The Town will be the lead agency pursuant to CEQA and will consider comments from responsible and trustee agencies, property owners, and interested persons and parties regarding the scope and content of the environmental information to be included in the EIR.

PURPOSE AND NEED:

In June 2009, the Town of Windsor completed a Draft Water Master Plan Update (WMP Update) to replace the 2000 Water Master Plan that was prepared nearly a decade earlier. The previous plan was based on the timing and growth of buildout as set forth in the Town's 1994 General Plan. However, actual growth patterns to date have been slower, more compact, and have a longer build-out time than the 1994 General Plan suggested. Additionally, increased recent water conservation efforts and expanded recycled water systems have also contributed to a decreased per capita water use as compared to the estimates used in the previous plan. Recognizing these changes in development and anticipated water demands, the Town initiated the 2009 WMP Update to provide a more current portrayal of the Town's water needs. The WMP Update includes updated demand and supply calculations based on current growth patterns and water consumption.

PROJECT LOCATION:

The proposed program is located in the Town of Windsor (see Attachment 1) and includes several nearby unincorporated areas of Sonoma County, California (see Attachment 3). The Town provides water service to all areas within the Town's limits (main service area of 7.53 sq. mi.), as well as to three outlying service areas through service agreements. The outlying service areas consist of the Shiloh Hills (2.88 sq. mi) and Mayacama (1.27 sq. mi.) service areas to the east (east of Chalk Hill Rd.), and the Airport service area (1.15 square miles) south of the Town's urban limit and east of

Highway 101. Together, the main “Windsor” service area and the three outlying service areas (12.83 sq. mi. in total) constitute the Study Area.

PROJECT DESCRIPTION:

The WMP Update describes the water system’s existing capacity for storage and delivery, along with the system’s ability to meet operational and design criteria under various demand conditions projected at future buildout of the Service Area in 2035. Based on the future demand projections, and without additional system improvements, the Town may begin to experience a water supply deficiency for average-day demands shortly after the year 2020 and the Town may not be able to meet maximum-day demands beyond year 2015. From this understanding, the 2009 WMP Update identifies a capital improvement program (CIP) for the Town’s water system.

The following three basic improvements are proposed:

- **New Facilities:** construction of new wells, water storage tanks, distribution pipelines, and other associated infrastructure throughout the service area.
- **Existing Facility Improvements:** replacement or upgrades of facilities within the existing footprints.
- **Program Studies:** a variety of WMP-related studies are planned to support the WMP’s goals for operation and maintenance of the water system infrastructure, as well as long-term planning for potable and recycled water. Studies included in the WMP are a recycled water master plan update, groundwater use and storage studies, off-river supply development, demand/billing compilations, leak detection programs, and hydrant maintenance and identification program.

The WMP Update recommends the construction of improvements in four phases, beginning in 2011 and continuing through anticipated buildout by 2035. The list of proposed improvements and anticipated phasing is provided in Attachment 2 and the proposed locations of the improvements are shown in Attachment 3. Phase 1 projects are anticipated to be implemented in 2012 and are prioritized actions. The Phase 1 projects are:

- **ST-1:** One or two storage tanks along Faught Road with a total storage capacity of 3 million gallons
- **ST-1 Alternative:** One or two storage tanks near an existing tank on Shiloh Ridge with a total storage capacity of 3 million gallons
- **WM-11 Alternative:** New pipeline from Faught Road to Shiloh Ridge Road (associated with Project ST-1 Alternative)
- **WM-1:** New pipeline along Pleasant Avenue
- **WM-2:** New pipeline east of the Russian River Well Field
- **WM-3 and WM-4:** Upsizing of pipeline between Russian River Well Field pumps
- **W-1:** Rehabilitation or replacement of the existing Bluebird well
- **W-2:** Rehabilitation or replacement of the existing Esposti Park well

Given the expansive timeframe and uncertainty of future conditions and funding availability, the EIR will evaluate the near-term Phase 1 projects at a project-specific level and provide programmatic evaluation of the remaining phases. To the extent that it is necessary, future elements of Phases 2 through 4 would be evaluated at a project-level of detail in future CEQA documentation.

The 2009 WMP Update also recommends active use of available groundwater resources (both quantity and storage) through a managed groundwater recharge, storage and extraction program. In addition to pumping groundwater from its off-river wells for irrigation and for emergency uses (such as during shortages), the Town is considering pumping water from Russian River underflow (water flowing in the shallow aquifer beneath the river) during winter months when water levels are high and storing that water in the ground until it is needed during high demand periods, which generally occur in the summer months. The water would be transported via existing infrastructure and stored in the groundwater basin via new and existing off-river wells.

POTENTIAL ENVIRONMENTAL EFFECTS:

In accordance with CEQA, the EIR will address the potential environmental impacts associated with the Program. Specific areas of analysis will include: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural Resources; Geology, Soils, and Seismicity; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Noise; Public Services and Utilities; Recreation; and Transportation and Traffic. Mitigation measures will be proposed to avoid or reduce identified impacts, where reasonably feasible. The EIR will also analyze potential cumulative impacts related to the program and provide an evaluation of program alternatives. Information to be included in the EIR will also draw from input and comments received during the review period for this NOP. Decision-makers, responsible and trustee agencies under CEQA, property owners, and interested persons and parties will also have an opportunity to comment on the Draft EIR when it is published and circulated for public review.

PUBLIC COMMENT PERIOD FOR THIS NOTICE OF PREPARATION:

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after the publication of this notice. The public comment period will close at 5:00 p.m. on Thursday, September 30 2010. Please submit a name, address, and telephone number of a contact person for all future correspondence on this subject. Send your comments to:

**Town of Windsor
Attn: Craig Scott, Project Manager
8400 Windsor Road, Building 100
PO Box 100
Windsor, CA 95492**

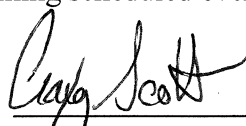
SCOPING MEETING:

In order for the public and regulatory agencies to have an opportunity to ask questions and submit comments on the scope of the EIR, an informational scoping meeting will be held during the NOP review period. This meeting is scheduled to be held at the following time and location:

**Tuesday, September 21, 2010
6:00 p.m.
Huerta Gymnasium
9291 Old Redwood Highway, Windsor, CA 95492**

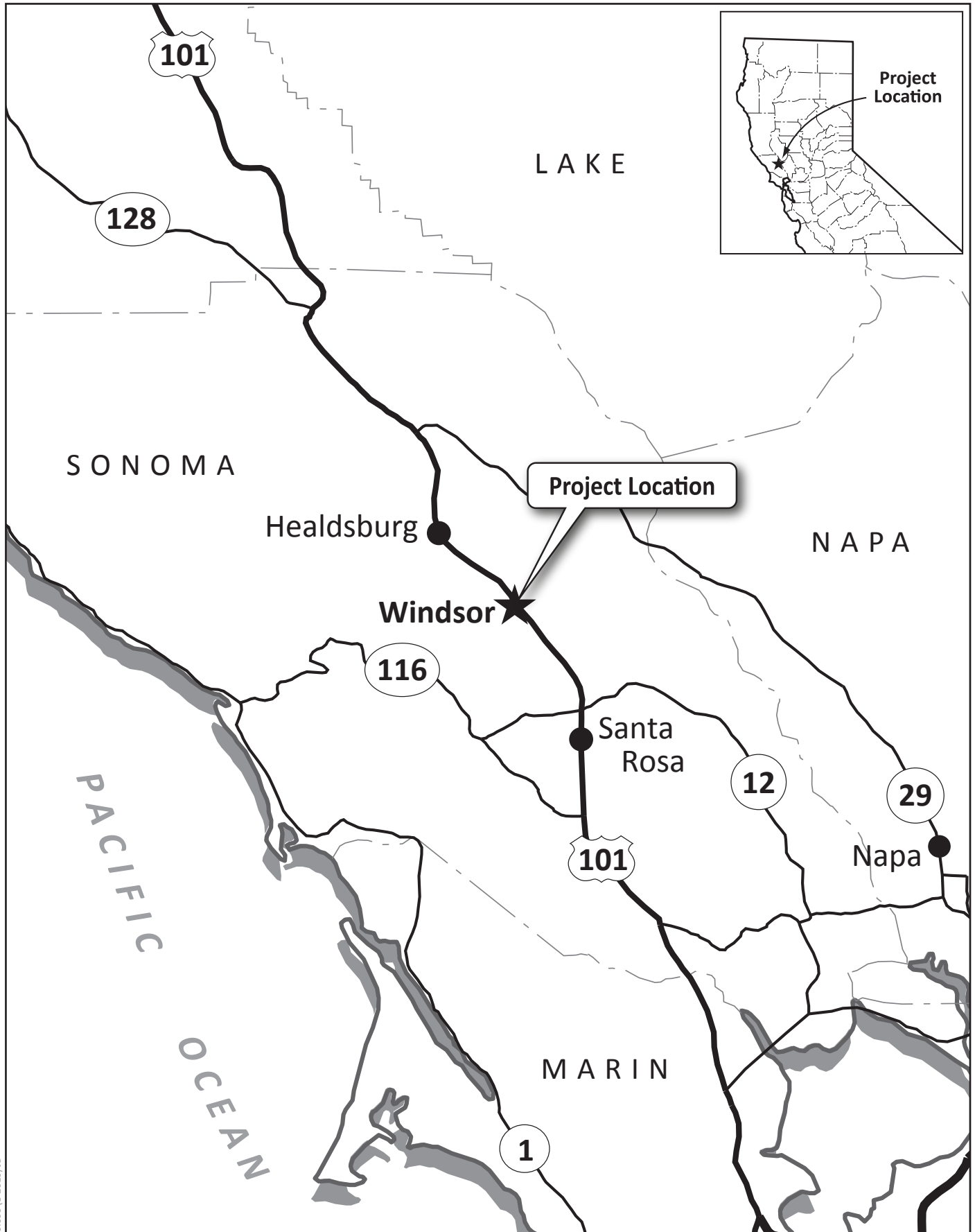
Documents or files related to the Program are available for review at the Town's main office building at 9291 Old Redwood Highway, Windsor, CA 95492. The Town has a website where individuals can access Program documents and keep informed of the overall progress and upcoming scheduled events:
www.townofwindsor.com/masterplan

PUBLICATION DATE: September 1, 2010

Signature: 
Craig Scott, Project Manager

Attachments:

- 1- Program Location*
- 2-Proposed CIP Project List*
- 3-Proposed CIP Project Locations*



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Attachment 2: Town of Windsor Water Master Plan Update Capital Improvement Program (CIP) Project Phasing Summary Table

CIP Project Number	CIP Year	Project Description	Location	Size and Type	Quantity
Phase 1 Projects					
ST-1	2012	One or two new storage tanks providing 3MG total storage capacity	Off of Faight Road	(1) 3-MG tank or (1) 1-MG and (1) 2-MG tanks	1 or 2 tanks
ST-1 Alternative	2012	One or two storage tanks providing 3MG total storage capacity	At Shiloh Ridge, adjacent to existing storage tanks	(1) 3-MG tank or (1) 1-MG and (1) 2-MG tanks	1 or 2 tanks
WM-1	2012	New pipe	Pleasant Avenue to Faight Road	12-inch pipe	6,700 LF
WM-2	2012	Replace metering pipe	East of RRWF	18-inch pipe	65 LF
WM-3	2012	Replace existing piping between pumps 7 and 8	RRWF	12-inch pipe	85 LF
WM-4	2012	Replace existing piping between pumps 7 and 9	RRWF	12-inch pipe	85 LF
WM-11 Alternative	2012	New pipe (associated with ST-1 Alternative)	Faight Road to Shiloh Ridge Road	12-inch pipe	5,900 LF
W-1	2012	New supply well at Bluebird Drive	Adjacent to existing well at Bluebird site	270 gpm well	1
W-2	2012	New supply well at Esposti Park	Adjacent to existing well at Esposti Park site	270 gpm well	1
Phase 2 Projects					
W-3	2012-2015	New supply well at Hiram Lewis Park	Hiram Lewis Park	270 gpm well	1
W-4	2012-2015	New supply well at RRWF	RRWF	1,300 gpm well	1
WM-5	2015	Replace existing 10-inch pipe	Old Redwood Highway	12-inch pipe	2,245 LF
WM-6	2012-2015	New pipe	Parallel to existing pipe from RRWF to Eastside Road	18-inch pipe	2,440 LF
WM-7	2015	Replace existing 8-inch pipe	Kensington Lane	10-inch pipe	150 LF
WM-8	2015	New pipe	Herb Road	Varies, 10 and 12-inch pipe	5,410 LF
WM-9	2015	New pipe	Starr Road	12-inch pipe	1,180 LF
WM-10	2015	New pipe	Old Redwood Highway	12-inch pipe	680 LF
Phase 3 Projects					
ST-2	2020	New storage tank	Adjacent to existing tanks at Lakewood Hills site	1.5 MG tank	1
WM-11	2020	New pipe (if not constructed under Phase 1)	Faight Road to Shiloh Ridge Road	12-inch pipe	5,900 LF
WM-12	2020	Replace existing discharge pipe	Lakewood Hills Tank Site	16-inch pipe	715 LF
Phase 4 Projects					
WM-13	2025	New pipe	Emmerson Street	12-inch pipe	1,685 LF
WM-14	2025	New pipe	East of Ericksen Lane	12-inch pipe	2,875 LF
WM-15	2025-2035	New pipe	Hembree Lane, Vine Crest Road, and Jensen Lane	Varies, 8 and 12-inch pipe	5,130 LF total

Abbreviations:

ST – Storage Tank RRWF – Russian River Well Field
W – Well LF – linear feet
WM – Water Main (pipe) MG – million gallon

