Town of Windsor
Notice of Preparation and Notice of Public Scoping Meeting
BoDean Construction Materials Processing Plant, Planned Development, and Subdivision Project

Date: August 10, 2022

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Federal Agencies, Interested Parties, Property Owners and Occupants within 300-feet of the Project Parcel

From: Kim Voge, Planner III, Town of Windsor

Subject: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting

The Town of Windsor (Town) will be the Lead Agency and will prepare a Draft Environmental Impact Report (Draft EIR) for the environmental effects of the BoDean Construction Materials Processing Plant, Planned Development, and Subdivision Project (proposed project). The project description, location, and potential environmental adverse environmental effects are described in the attached materials.

The Town is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. Public agencies may need to use the Draft EIR when considering permitting or other approvals that are germane to the agencies' responsibilities in connection with the proposed project.

Because of time limits mandated by State law, public agencies must submit any comments in response to this notice at the earliest possible date, but not later than the close of the Draft EIR public scoping period, which runs as follows: **August 10, 2022,** through **September 8, 2022**. The Town will also accept comments from other interested parties regarding this notice during this time period. Accordingly, please provide your written response to the address shown below by **September 8, at 6:00 p.m**.

Kim Voge, Planner III
Town of Windsor
Community Development Department
9291 Old Redwood Highway, Building 400
Windsor, CA 95492
Phone: 707.838.1106
Email: kvoge@townofwindsor.com

Project Location

The project site is in the Town of Windsor, in Sonoma County, California (Exhibit 1), at addresses 470, 490, 510, 590, and 610 Caletti Avenue. The 13.46-acre project site consists of Assessor's Parcel Number (APN) 059-271-103-000. The project site is located southwest of the intersection of U.S. Highway 101 (US-101) and Shiloh Road (Exhibit 2). Existing Northwestern Pacific Railroad, located approximately 170 feet to the west of the project site, is expected to be utilized by Sonoma-Marin Rail Transit (SMART) rail line in the near future. Charles M. Schulz–Sonoma County Airport (airport) is approximately 1 mile southwest of the project site. However, the project site in not located within the Community Noise Equivalent Level (CNEL) Contours of the airport.[1] The project site is located on the *Healdsburg, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map Township 8 North, Range 8 West, Section 19 (Latitude 38° 31' 22" North; Longitude 122° 47' 32" West).

Existing Conditions

Land Use Activities

The project site is currently occupied by several industrial uses, all of which are considered to be industrial or heavy industrial in nature.

- 470 Caletti Avenue is occupied by West Coast Materials for metal recycling operations.
- 490 Caletti Avenue is occupied by BoDean Company, Inc. for concrete recycling operations.
- 510 Caletti Avenue is occupied by Quality Stainless Tanks for manufacturing of stainless-steel tanks for the beverage industry.
- 590 Caletti Avenue is occupied by M&M Services, Inc. for a portable toilet rental and sanitation services; and by Windsor Material Recovery Facility, operating as Pacific Sanitation, for construction and demolition debris recycling.
- 610 Caletti Avenue is occupied by Best Truck Body and Trailer Repair.

Land Use Designations

The Town on Windsor 2040 General Plan (General Plan) Land Use Designation for the project site is Heavy Industrial (HI).[2] Zoning of the project site is HI with an Airport Safety (AS) Overlay Zoning District.[3] According to the General Plan, this designation provides for of a broad range of heavier industrial, manufacturing, and warehousing uses that may generate objectionable noise, smoke, odor, dust, noxious gases, glare, heat, fire hazards, vibration, industrial wastes, and other moderate nuisance characteristics.[4] The HI zoning district definition in the Town of Windsor Zoning Ordinance

[1] RS&H. 2011. Draft Environmental Impact Report, Charles M. Schulz – Sonoma County Airport Master Plan Update Implementation Project, Prepared for Sonoma County. July. Website: https://sonomacountyairport.org/about-sts/master-plan/environmental-reports-2011/. Accessed July 22, 2022.
[2] Town of Windsor. 2018. 2040 General Plan, Land Use Diagram. April 4.
[3] Town of Windsor. 2019. Town of Windsor Zoning. January 30.
[4] Town of Windsor. 2018. Town of Windsor 2040 General Plan. April 4.

(Zoning Ordinance) is the same as the one provided in the General Plan.[5] The project site is located in the Traffic Pattern Zone-B (TPZ-B) of the Sonoma County Airport Comprehensive Airport Land Use Plan Safety Zone Map.[6]

Project Description

Proposed Project

The proposed project is on an approximately 13.46-acre parcel (APN 059- 271-103-000) located in the southwestern portion of the Town (see Exhibit 3). The planning application includes requests for the following planning entitlements:

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 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.

Proposed development pursuant to the Conditional Use Permit would consist of the following elements (Exhibit 4):

- Ceased operations of West Coast Metals.
- Removal of the truck scale, canopy area, existing shed, and storage containers associated with West Coast Metals. The existing building would remain for materials storage and recycling.
- Demolition of approximately 245,338 square feet of existing broken asphalt and compacted base rock.
- Demolition of approximately 35,672 square feet of existing off-site asphalt and concrete along Caletti and Pruitt Avenues.
- Construction of a construction materials processing facility, including an asphalt manufacturing plant and the following associated equipment: rotary drum dryer mixers, dust collectors, hot oil heaters, drag slat and aggregate conveyors, storage tanks, truck scales, vertical and conveyor material lifts, product storage bins, internal truck loading ramps, and road infrastructure. The exhaust stack of the asphalt plant would have a maximum height of 60 feet.

[5] Town of Windsor. 2000. Town of Windsor Zoning Ordinance. July 5.
[6] Sonoma County Airport Land Use Commission. 2016. Comprehensive Airport Land Use Plan. Exhibit C4, Charles M. Schulz–Sonoma County Airport Safety Zones.

- Construction of roadside bioinfiltration areas in the north, east, south, and west of Lot 1, along the project site boundaries.
- Conversion of existing storage and yard space associated with Quality Stainless Tanks, currently located on the southern portion of the proposed Lot 1, to circulation and materials stockpile uses associated with the proposed construction materials processing facility.
- Construction of employee and visitor parking spaces, including Americans with Disabilities Act (ADA) accessible spaces.

Existing uses on the proposed Lots 2, 3, and 4 would not be modified from their current use and would continue to house M&M Services, Inc. and Pacific Sanitation at 590 Caletti Avenue, and Best Truck Body and Trailer Repair at 610 Caletti Avenue. In addition, Quality Stainless Tanks at 510 Caletti Avenue, which currently operates at both proposed Lot 1 and proposed Lot 2, would consolidate all its operations onto proposed Lot 2.

In addition to the above, implementation of the proposed Tentative Subdivision Map would also include the following off-site improvements:

- Roadway improvements to Caletti Avenue.
- Installation of a 10-foot right-of-way dedication along the northern and western edges of the project site to accommodate construction of street improvements to current standards.
- Demolition of the 1,950 square feet of existing building canopy on the west side of the existing building associated with Quality Stainless Tanks. The existing building would remain.
- Improvement of water, drainage, and electrical utilities on Caletti Avenue. Water and drainage utilities would be extended along Caletti Avenue.
- Overhead electrical infrastructure would be removed and placed underground.
- Extension of a Pacific Gas and Electric Company (PG&E) natural gas service line for heating and drying aggregate in the plant's dryer drum.

Table 1 summarizes the proposed lots, existing tenants at each address, the existing uses, proposed uses, and square footages associated with demolition and construction both on-site and off-site.

Table 1: Proposed Lot Subdivision and Uses

Proposed Lot	Size	Address	Existing Tenant	Existing Use	Proposed Use	Features demolished	Features constructed
On-site							
Lot 1	6.82 acre	470 Caletti Avenue	West Coast Metals	The northern portion of 470 Caletti Avenue is used as a storage yard for equipment and for parking vehicles. West Coast Metals currently occupies the southern portion of 470 Caletti Avenue for metal recycling operations. West Coast Metals uses a portion of the existing building for its operations, which also include a truck scale, canopy area, several storage containers, and yard storage areas.	• Removal of existing storage containers, and demolition of existing building canopy, existing broken asphalt and compacted base rock, and existing truck scale. • Business would cease to exist and be replaced by construction of asphalt manufacturing plant. • The large existing building would remain for materials storage.	Approximately 245,338 square feet	• Concrete and Asphalt Plant: approximately 231,779 square feet • Landscaping (including bioinfiltration basins): approximately 43,284 square feet • Control Room (would also function as office): approximately 1,600 square feet • Structured Product Storage: approximately 16,055 square feet
		490 Caletti Avenue	BoDean Company, Inc.	BoDean Company, Inc. recycles concrete to produce recycled aggregate base rock for wholesale trade. BoDean Company, Inc. uses three-quarters of an existing building as part	The proposed project would not result in change of operations.	—	—

Proposed Lot	Size	Address	Existing Tenant	Existing Use	Proposed Use	Features demolished	Features constructed
				of its operations. Operations also include a truck scale, a portable office trailer, and a recycling plant.			
		510 Caletti Avenue	Quality Stainless Tanks	Quality Stainless Tanks manufactures stainless-steel tanks for the beverage industry. Quality Stainless Tanks utilizes an existing building on the western portion of the site, a below-grade loading dock that has been converted into process water storage containment, a small storage building, two small sheds, a canopy area, and yard storage areas.	Existing operations on Lot 1 would be consolidated into the proposed Lot 2.	Demolition of the 1,950 square feet of existing building canopy on the west side of the existing building associated with Quality Stainless Tanks.	—
Lot 2	2.33 acre	510 Caletti Avenue	Quality Stainless Tanks	Quality Stainless Tanks manufactures stainless-steel tanks for the beverage industry. Quality Stainless Tanks utilizes an existing building on the western portion of the site, a below-grade loading dock that has been converted into process water storage containment, a small storage building, two small sheds, a canopy area, and yard storage areas.	Existing operations on proposed Lot 1 would be consolidated into the proposed Lot 2.	—	—

Proposed Lot	Size	Address	Existing Tenant	Existing Use	Proposed Use	Features demolished	Features constructed
		590 Caletti Avenue	M&M Services, Inc.	M&M Services, Inc. is a portable toilet rental and sanitation services facility. M&M utilizes two existing buildings as part of its operations, which utilize two truck scales, a portable office trailer, a water treatment system, multiple storage containers, and storage yard areas.	Maintain current tenants and industrial use. All existing structures to remain.	—	—
		590 Caletti Avenue	Pacific Sanitation	Pacific Sanitation is a construction and demolition debris recycler. Pacific Sanitation utilizes two existing buildings as part of its operations, which utilize two truck scales, a portable office trailer, a water treatment system, multiple storage containers, and storage yard areas. Pacific Sanitations operations extend across proposed Lot 2 and proposed Lot 3.	Maintain current tenants and industrial use. All existing structures to remain.	—	—
Lot 3	2.21 Acre	590 Caletti Avenue	Pacific Sanitation	Pacific Sanitation is a construction and demolition debris recycler. Pacific Sanitation utilizes two existing buildings as part of its operations, which utilize	Maintain current tenants and industrial use. All existing structures to remain.	—	—

Proposed Lot	Size	Address	Existing Tenant	Existing Use	Proposed Use	Features demolished	Features constructed
				two truck scales, a portable office trailer, a water treatment system, multiple storage containers, and storage yard areas. Pacific Sanitations operations extend across proposed Lot 2 and proposed Lot 3.			
Lot 4	2.10 acre	610 Caletti Avenue	Best Truck Body and Trailer Repair	Best Truck Body and Trailer Repair utilizes half of an existing building as part of its operations, which include multiple storage containers, and yard storage areas to the east of the existing building.	Maintain current tenants and industrial use. All existing structures to remain.	—	—
Off-site							
Roadway Improvements (this includes improvements to Caletti Avenue and Pruitt Avenue)	—	—	—	—	—	Approximately 35,672 square feet of existing asphalt and concrete along Caletti Avenue and Pruitt Avenue	Approximately 40,690 square feet
Sidewalks/Trails	—	—	—	—	—	—	Approximately 8,675 square feet
Landscaping	—	—	—	—	—	—	Approximately 11,494 square feet
Source: Brelje and Race Consulting Engineers. 2022. BoDean Company Construction Materials Processing Plant Site Plan. July.							

Proposed Land Use Designations

As part of the proposed project, the project site would be rezoned from HI-AS to Planned Development (PD)-AS for the purpose of modifying the maximum height limit allowed within the zone from 50 feet to 100 feet (subject to issuance of a Conditional Use Permit), specifying the range of uses allowed, and specifying the development standards allowed. The applicant has proposed permitted uses and development standards as part of the zoning reclassification to PD. The proposed project would also require a phased minor subdivision to subdivide the site into four legal lots, a Conditional Use Permit for asphalt production operations, and a site plan and design review.

Required Discretionary Approvals

The proposed project requires the following discretionary approvals from the Town:

- Rezoning from HI-AS to PD-AS
- Tentative Subdivision Map
- Conditional Use Permit for Asphalt Manufacturing Plant and additional building height
- Site Plan and Design Review

The proposed project may require approvals and/or permits from the following responsible agencies:

- North Coast Regional Water Quality Control Board (North Coast RWQCB)
- Sonoma County Airport Land Use Commission (ALUC)
- California Department of Toxic Substances Control (DTSC)
- Bay Area Air Quality Management District (BAAQMD)

Environmental Review

Purpose

In accordance with California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations [CCR] § 15082), the Town has prepared this Notice of Preparation (NOP) to inform agencies and interested parties that an EIR will be prepared for the proposed project. The purpose of an NOP is to provide sufficient information about the proposed project to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR including mitigation measures that should be considered and alternatives that should be addressed (CEQA Guidelines 14 CCR § 15082(b)).

Environmental Review Process

Following completion of the 30-day NOP public review period, the Town will incorporate relevant information into the Draft EIR, including results of public scoping and technical studies. Subsequently, the Draft EIR will be circulated for public review and comment for a minimum of a 45-day public review period.

The Town requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified throughout the CEQA review process.

A copy of the NOP (in full color) as well as all project information can be found on the project website at https://www.townofwindsor.com/1395/BoDean-Project and on file at the Town of Windsor, Community Development Department, 9291 Old Redwood Highway, Building 400, Windsor, CA 95492.

If you wish to be placed on the email distribution list or need additional information, please contact Kim Voge, Planner III, Community Development Department, Town of Windsor, at 707.838.1106 or kvoge@townofwindsor.com.

Potential Environmental Effects

The Draft EIR will evaluate whether the proposed project may potentially result in one or more significant environmental effects, which will be evaluated in the relevant Draft EIR sections listed below.

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Aesthetics, Light, and Glare

Construction of the proposed project, including the materials processing plant, with a height of up to 60 feet, could alter the aesthetics of an area that is regulated to the current maximum build height of 50 feet. This section will analyze potential impacts to aesthetics, including scenic vistas, scenic resources, visual character and quality, and light and glare with respect to the proposed project.

Air Quality

Construction activities and operation of the proposed project, alongside ongoing industrial-related activities, could cause a temporary or permanent increase in emissions of criteria pollutants and greenhouse gases. An air quality analysis will be prepared in accordance with BAAQMD requirements. A discussion of the proposed project's contribution to regional air quality impacts will be included.

Biological Resources

This section will address direct and indirect impacts to regulated waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors, in proximity of the project site.

Cultural Resources

The Draft EIR will examine potential adverse impacts the proposed project could have on historical resources (or eligible historical resources) and archaeological resources.

Energy

Construction and operation of the proposed project may alter area energy consumption, demand, and characteristics. This section will include a discussion of the potential energy consumption and/or impacts from implementation of the proposed project, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy.

Geology, Soils, and Seismicity

This section will analyze potential impacts related to geology, soils, seismicity, and paleontological resources from implementation of the proposed project.

Greenhouse Gas Emissions

This section will analyze the proposed project's contribution to greenhouse gas emissions and potential impacts to climate change.

Hazards and Hazardous Materials

This section will discuss potential exposure to hazards and hazardous substances resulting from implementation of the proposed project. Potential hazards associated with the proximity to the airport would be analyzed as well.

Hydrology and Water Quality

The Draft EIR will analyze impacts of the proposed project on drainage patterns and water quality.

Land Use and Planning

This section will summarize the existing land use for the proposed project and determine the potential environmental effects of the proposed project related to land use and planning. Land use compatibility with the airport would be analyzed as well.

Noise

Ambient noise levels may increase temporarily during construction of the proposed project and may increase permanently during operations. This section will analyze short-term impacts to noise-sensitive receptors and long-term noise exposure from implementation of the proposed project.

Public Services

The Draft EIR will analyze impacts on public services, including police, fire, and schools, as well as potential impacts on recreational and open space resources, from implementation of the proposed project.

Transportation and Traffic

The Draft EIR will analyze the proposed project's impacts on the circulation system including all modes of transit, Vehicle Miles Traveled (VMT), roadway safety hazards, and emergency access.

Tribal Cultural Resources

The EIR will examine potential adverse impacts the proposed project could have on undiscovered tribal cultural resources.

Utilities and Service Systems

This section will analyze the potential impacts associated with water supply, wastewater services, and other utilities and service systems.

Wildfire

The proposed project is not within a State Responsibility Area (SRA), and the project site is not classified as a Very High Fire Hazard Severity Zone (VHFHSZ).[7] This section will analyze the potential impacts to wildfire risks, adopted emergency and evacuation plans, infrastructure, and land and drainage stability.

Effects Found not to be Significant

Unless specific comments are received during the NOP public comment period that indicate a potential for the proposed project to result in significant impacts, the following issues will be addressed in the Effects Found not to be Significant section of the Draft EIR.

Agriculture and Forestry Resources

The project site, which is currently developed with industrial uses, is designated HI by the General Plan and zoned HI-AS by the Town of Windsor Zoning Code. In addition, it is not located in an area classified as Farmland by the California Department of Conservation (DOC).[8] The project site also has no trees, and the Windsor 2040 General Plan EIR asserts that there is no known forest land within the Town.[9] Therefore, impacts related to agricultural and forestry resources are not anticipated.

[7] California Department of Forestry and Fire Protection (CAL FIRE). 2018. Fire and Resource Assessment Program (FRAP). Website: https://egis.fire.ca.gov/FHSZ/. Accessed July 14, 2022.
[8] California Department of Conservation (DOC). 2018. California Important Farmland Finder Map. Website: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed July 14, 2022.
[9] Town of Windsor. 2018. Windsor 2040 General Plan Final Environmental Impact Report. Website: https://www.townofwindsor.com/DocumentCenter/View/21024/Final-EIR. Accessed July 14, 2022.

Mineral Resources

The Windsor 2040 General Plan EIR found there to be no impact with respect to mineral resources because there are no known mineral resources within the Town. Therefore, impacts related to mineral resources are not anticipated.

Population and Housing

The proposed project would not create housing and would be constructed in industrial land, surrounded by similar industrial uses and development. Additionally, the proposed project would be expected to employ from the local labor pool, and it would not generate population growth-inducing employment. Thus, the proposed project would not result in new housing or the demolition of existing housing, or the unplanned growth of the Town's population. Therefore, impacts related to population and housing are not anticipated.

Recreation

The proposed project would not create housing and would be constructed in industrial land surrounded by similar industrial uses and development. Additionally, the proposed project would be expected to employ from the local labor pool, and it would not generate population growth-inducing employment. Thus, the proposed project is not expected to contribute to population growth. Therefore, impacts related to recreational facilities are not anticipated.

Scoping Meeting

In accordance with CEQA Guidelines Section 21083.9, a Public Scoping Meeting will be held on **Tuesday, August 30, 2022,** starting at **6:00 p.m.,** at the following location:

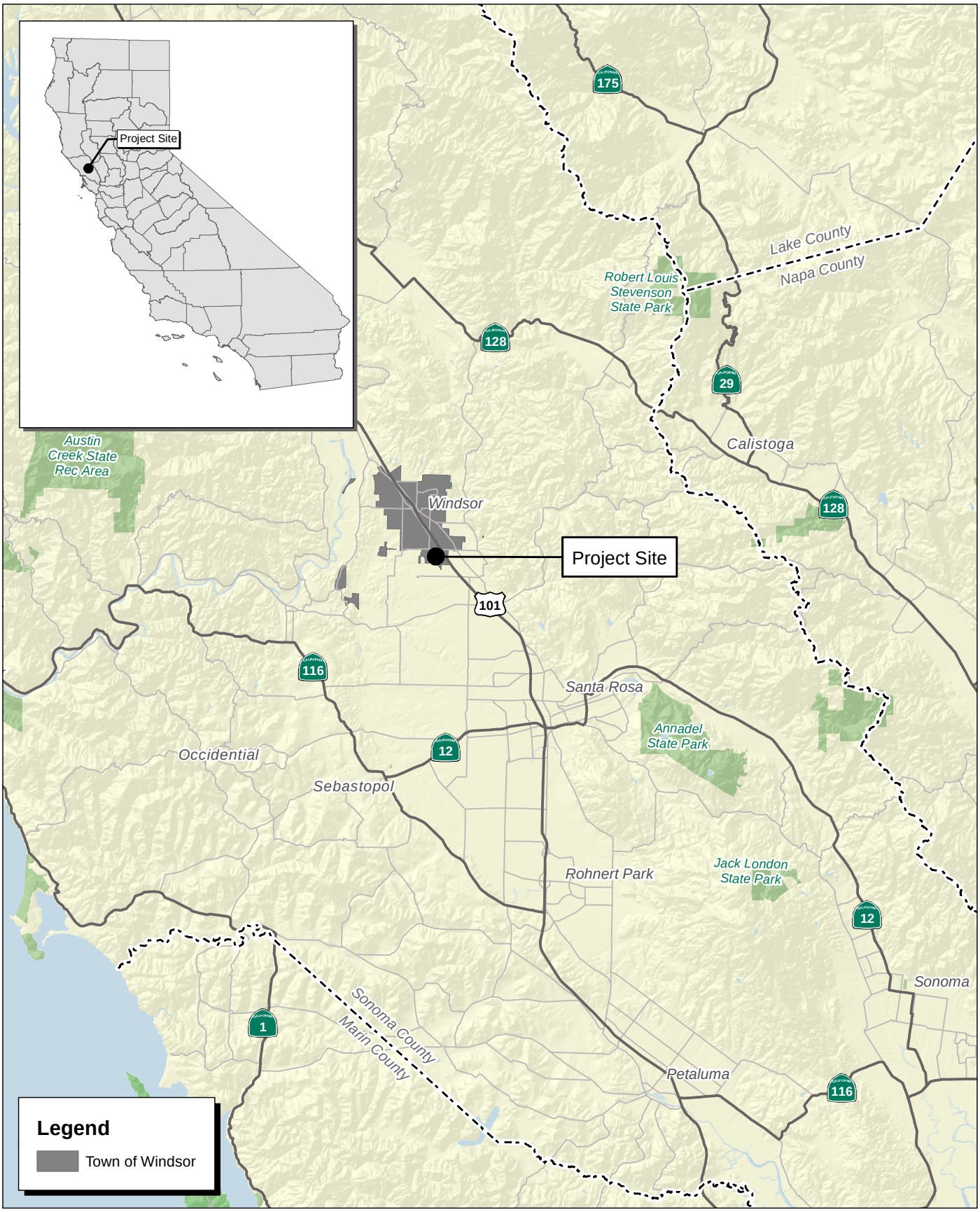
Town Council Chambers
9291 Old Redwood Highway, Building 400
Windsor, California 95492

Remote participation in the Public Scoping Meeting will also be available via the following link:

https://www.townofwindsor.com/1395/BoDean-Project

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.

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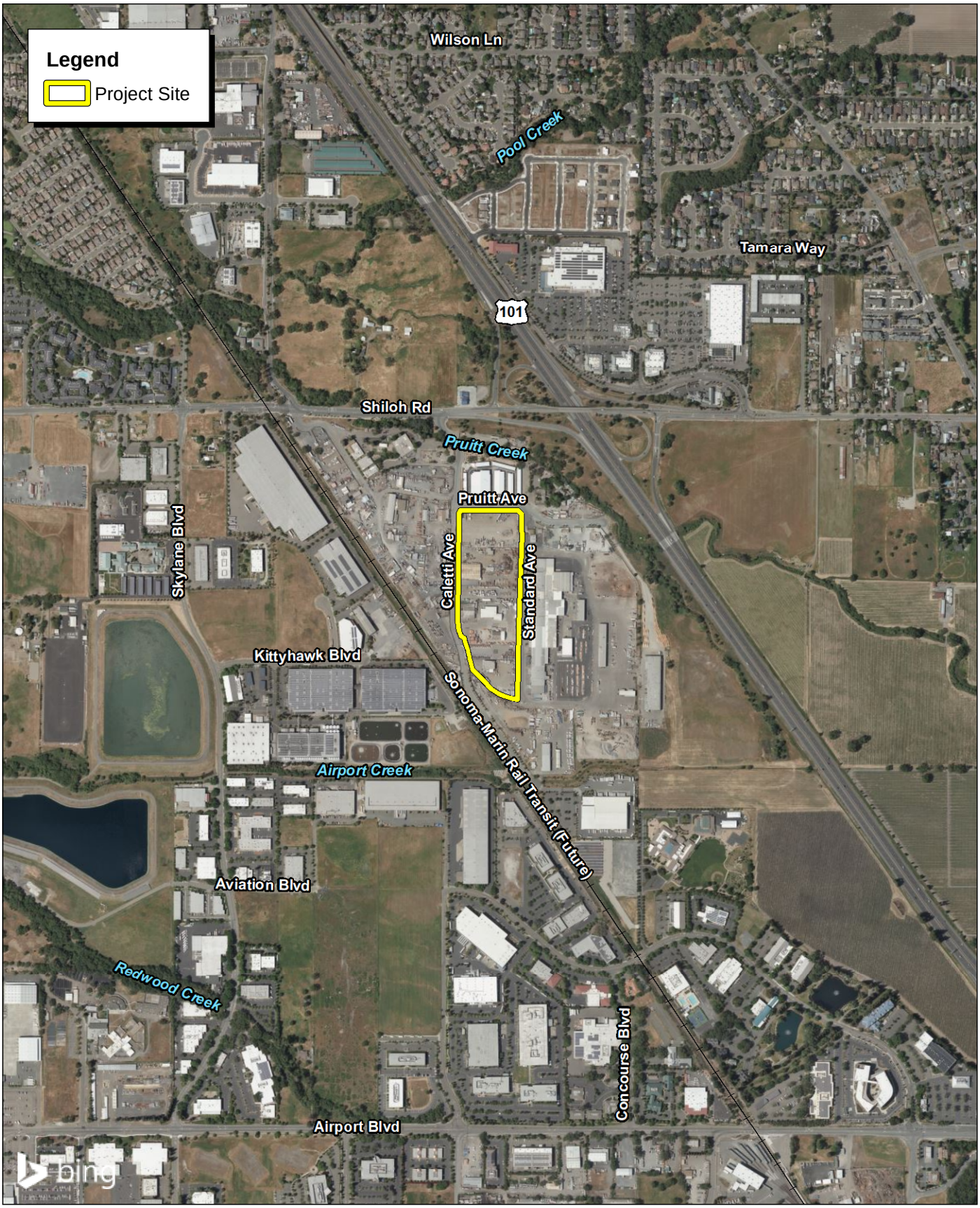
Source: Census 2000 Data, The California Spatial Information Library (CaSIL).

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Exhibit 1
Regional Location Map

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Source: ESRI Aerial Imagery.

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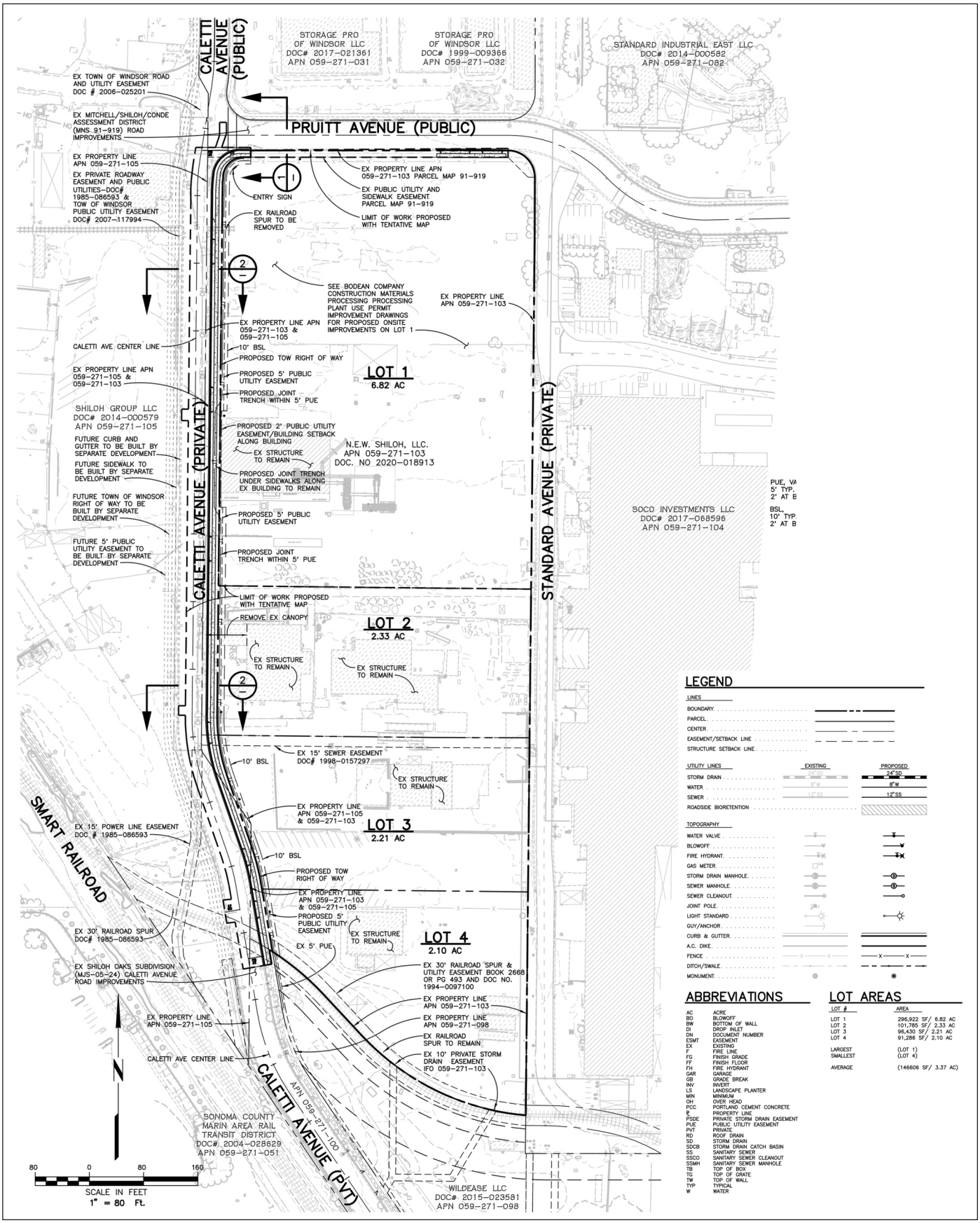
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Exhibit 2
Local Vicinity Map

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TOWN OF WINDSOR
BODEAN CONSTRUCTION MATERIALS PROCESSING PLANT,
PLANNED DEVELOPMENT, AND SUBDIVISION PROJECT
NOTICE OF PREPARATION

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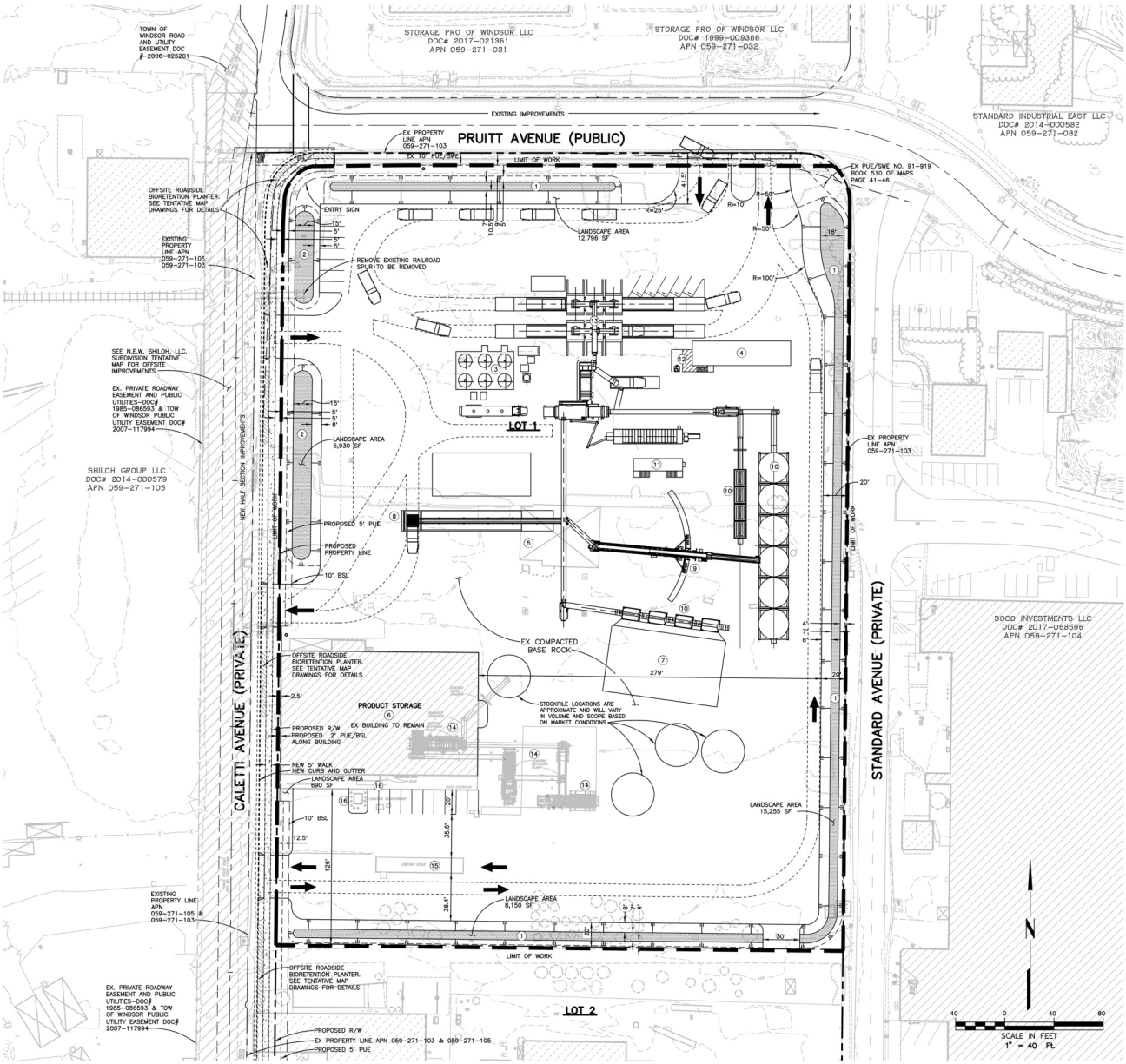


Source: Brelje & Race Consulting Engineers, July 2022.

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Exhibit 3
Tentative Parcel Map

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Source: Brelje & Race Consulting Engineers, July 2022.

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Exhibit 4
Preliminary Site Plan (Lot 1)

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