



**Town of Windsor**  
 9291 Old Redwood Highway  
 P.O. Box 100  
 Windsor, CA 95492-0100  
 Planning: (707) 838-1021 / Fax: (707) 838-7349


## NOTICE OF EXEMPTION

<b>To:</b>	<input checked="" type="checkbox"/>	Sonoma County Clerk	<b>From:</b>	Town of Windsor
		2300 County Center Dr., St B177		9291 Old Redwood Hwy
		Santa Rosa, CA 95403		Windsor, CA 95942
<b>To:</b>	<input checked="" type="checkbox"/>	Office of Planning and Research	<b>Contact:</b>	Kim Voge   kvoge@townofwindsor.ca.gov
		CEQASubmit.op.ca.gov		Town of Windsor
				9291 Old Redwood Hwy, Building 400
				Windsor, CA 95492

<b>File No./ Project Title:</b>	24-10   Cora Creek Apartments
<b>Location (address/apn):</b>	8975 Conde Lane / APN 164-020-023
<b>Town/County:</b>	Windsor, Sonoma County
<b>Project Applicant:</b>	Gregg Wanke, Gallaher Community Housing
<b>Project Applicant Contact Information:</b>	9240 Old Redwood Highway, Suite 200, Windsor, CA 95492 <a href="mailto:gwanke@gallahercompanies.com">gwanke@gallahercompanies.com</a> / (707) 535-3234
<b>Description of Nature, Purpose and Beneficiaries for Project:</b>	The project includes 106 apartments within two four-story buildings on a 3.69-acre parcel. 100% of the units would be deed-restricted for low- or very low-income households (maximum 80% AMI). The project includes an 80% density bonus, affordable housing development incentives and waivers. The project's waivers and incentives include building height; building length; Station Area Plan commercial zoning at the northeast corner of the site; design of the main entrance; architectural articulation; porch size/private open space; and gated access. The project includes 90 one-bedroom units (505-583 sf), 16 two-bedroom units (755-807 sf), a recreation/marketing space (2,940 sf), and an 815-sf maintenance building. The maximum building height is 46 feet. On-site amenities include a recreation center, sports courts, picnic areas, and a pet park. The site plan provides 93 uncovered on-site parking spaces and 40 parking spaces along both sides of Armando Renzullo Way. Vehicular access is proposed via two driveways on Armando Renzullo Way (a private street) and an EVA connecting Armando Renzullo Way to Oakfield Lane and Conde Lane (public streets) through the intervening school district property.
<b>Person/Agency Approving Project:</b>	Town of Windsor Planning Commission
<b>Date of Approval:</b>	April 22, 2025

<b>Exempt Status:</b>	
<input type="checkbox"/>	Categorical Exemption: Section
<input type="checkbox"/>	Declared Emergency: Section
<input type="checkbox"/>	Emergency Project: Section
<input type="checkbox"/>	Ministerial: Section
<input type="checkbox"/>	Statutory Exemption: Section

<input checked="" type="checkbox"/>	CEQA Guidelines Section 15168 (Projects Consistent with Prior Environmental Documentation) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)
<p><b>Reasons Why Project Is Exempt:</b> A CEQA Checklist was prepared for the Project which determined that the Project is consistent with the Town's 2040 General Plan and within the scope of the impacts analyzed in the 2040 General Plan EIR, which was certified on April 4, 2018. The CEQA Checklist identified project specific effects related to Aesthetics (Light and Glare), Air Quality, Biological Resources, Cultural Resources, Geology/Soils, and Noise. Uniformly applicable development policies and standards were applied to the Project in the CEQA Checklist to address these project specific effects. The uniformly applicable development policies and standards were included in a mitigation monitoring and reporting program (MMRP), which was adopted for the Project by the Planning Commission as conditions of approval.</p>	

Lead Agency:	Town of Windsor		
Contact Person/Information:	Kim Voge   <a href="mailto:kvoge@townofwindsor.ca.gov">kvoge@townofwindsor.ca.gov</a>   707-838-5331		
<p><b>This is to certify that the record of project approval is available to the General Public at:</b>  Town of Windsor, 9291 Old Redwood Hwy, Building 400, Windsor, CA 95492</p>			
Signature:		Date:	04/28/2025

Revised: 11/4/2019