

**TOWN OF WINDSOR
PLANNING DIVISION
WINDSOR CIVIC CENTER, BLDG. 400
9291 OLD REDWOOD HIGHWAY
WINDSOR, CA 95492**

File No. 21-17

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Town of Windsor has received a request from Jake Lingo of Integrated Community Development to develop a mixed-use, affordable apartment project on a 5.92-acre parcel located at 295 Shiloh Road (APN 163-171-039). The proposal includes two buildings with a total of 173 apartments and 8,000 square feet of commercial space. A four-story building would face Shiloh Road with an entry plaza, two commercial spaces on the ground floor, and 48 apartments on the upper floors. A five-story building oriented to Business Park Court would include 125 apartments, a 3,000-square foot community room, swimming pool, bocce court and other amenities. Access would be provided via two driveways on Business Park Court. The project includes a total of 15 studio units (576 SF); 70 one-bedroom units (626 SF); 44 two-bedroom units (928 SF); and 44 three-bedroom units (1,079 SF). Parking meets State requirements for affordable projects. Development incentives are requested pursuant to State Density Bonus Law, including: (1) relief from Zoning Ordinance height limitations; and (2) relief from Zoning Ordinance requirements for tree planting in the parking lot. The site is subject to the following:

- General Plan: Boulevard Mixed Use/High Density Residential/16-32 du/ac
- General Plan: Shiloh Road East Community Place Area
- Shiloh Road Village Vision Plan
- Zoning: Boulevard Commercial/Compact Residential

A Mitigated Negative Declaration (MND), including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment. The MND is available for review on the Town's website: <https://www.townofwindsor.com/1396/Shiloh-Crossing> and at the Town of Windsor Community Development Department, Building 400, 9291 Old Redwood Highway, Windsor, CA, 95492.

Review Period: The public review period for the Mitigated Negative Declaration is from **September 2, 2022, to October 1, 2022.** Please submit written comments via email, regular mail, or in person at the locations cited below.

Planning Commission Hearing Date/Time: October 11, 2022, at 5:30 p.m.

Contact: Kim Voge, Planner, 707-838-1106, kvoge@townofwindsor.com

Location: Town of Windsor Council Chambers, Building 400, 9291 Old Redwood Highway, Windsor, and via Zoom webinar

Publish Once: Press Democrat

Publish Date: