

**TOWN OF WINDSOR
PLANNING DIVISION
WINDSOR CIVIC CENTER, BLDG. 400
9291 Old Redwood Highway
Windsor, CA 95492**

File No. 19-20

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Town of Windsor has received a request from Tony Ferrero of Clearwater Living for development of a senior living community and commercial space located at 376 Shiloh Road, Windsor, California (Assessors Parcel Number 059-271-059). The senior living community would include 141 senior apartments, 71 assisted living units, and 34 memory care units for a total of 246 units. The assisted living and memory care units would be two-stories with a central courtyard with lounge seating, outdoor garden area, a barbeque counter, and outdoor dining space. Two rooftop decks would be located on top of the buildings including outdoor seating, a bocce ball court, putting green, bar seating, pool, and jacuzzi. The senior apartments would be four-stories and would include 18 studios, 76 one bedroom, and 47 two-bedroom units. A boardwalk with educational signage and a seating area would be located south of the senior living community.

Commercial development on the site would include approximately 26,000 square feet in five buildings as well as outdoor dining and exercise areas. Four of the five buildings would provide retail, 10 apartment units, residential parking, restaurants, and office space. The remaining building would include amenities for the senior living community including a gym and salon/spa, office space and two model units for the senior facility that may be rented as apartments.

General Plan: Gateway Commercial (GC), Boulevard Mixed-Use (BMU), Potential Wetlands.
Zoning: Gateway Commercial, Boulevard Commercial, Flood Hazard Overlay. Shiloh Road Village Vision Plan: Regional Mixed-Use and Oakhurst Neighborhood.

The project site is not located on a list of hazardous materials sites enumerated under Section 65962.5 of the Government Code.

A Mitigated Negative Declaration, including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment. The Mitigated Negative Declaration is available for review at the Town of Windsor Community Development Department, Building 400, 9291 Old Redwood Highway, Windsor, CA, 95492, Windsor Library, Building 100, 9291 Old Redwood Highway, Windsor, CA, 95492, and on the Town's website at the following link: <https://www.townofwindsor.com/1343/Clearwater-at-Windsor>.

Review Period: The 30-day review period for the Mitigated Negative Declaration is September 19, 2022, to October 19, 2022. Please mail or email comments to the Community Development Department at the address or email below.

Public Meeting: A public meeting will take place with the Planning Commission on **Tuesday September 27, 2022, at 5:30 p.m.** to obtain comments on the Initial Study (IS) and Mitigated

Negative Declaration (MND). The findings of the IS and MND will be presented by Town staff and public comments will be received.

Comments to: Kimberley Jordan, Planner III
Planning Division
Town of Windsor, 9291 Old Redwood Hwy, Windsor CA, 95492
kjordan@townofwindsor.com

For questions regarding this project, contact: Kimberly Jordan, 707-838-5331,
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