

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

File No. 21-18

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Town of Windsor has received a request from Doyle Heaton of DRG Builders to develop a 24-lot residential subdivision on a 5.1-acre parcel located at 7842 Hembree Lane (APN 163-080-047). Site development would consist of 24 single-family units developed on approximately three acres, with the remaining 2.1 acres preserved as open space. The open space area traverses the property in a greenbelt along the existing drainage channel, connecting Robbins Park to Country Meadow Lane. The requested entitlements include Site Plan and Design Review, Tentative Subdivision Map, Rezone to Planned Development to modify development standards and allow smaller residential lots, and a Development Agreement. The Development Agreement proposes to dedicate 2.1 acres to the Town for open space and preservation of biological resources, including a vernal pool and most of the large trees on site in exchange for a waiver of tree in-lieu fees. General Plan: Very Low Density Residential (3-6 du/ac). Zoning: Surrounding Residential (3-6 units/acre)

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/1403/Hembree-Lane-Oaks> 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 **February 1, 2023, to March 2, 2023.** Please submit written comments via email, regular mail, or in person at the locations cited below.

Planning Commission Hearing Date/Time: March 28, 2023, 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

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