

# Notice of Determination

# Appendix D

**To:**

Office of Planning and Research  
US Mail: P.O. Box 3044  
Sacramento, CA 95812-3044  
Street Address: 1400 Tenth St., Rm 113  
Sacramento, CA 95814

**From:**

Public Agency: Town of Windsor  
Address: 9291 Old Redwood Highway  
Windsor, CA 95492  
Contact: Kim Voge, Planner III  
Phone: (707) 838-1106

County Clerk  
County of: Sonoma  
Address: 585 Fiscal Drive #103F  
Santa Rosa, CA 95403

Lead Agency: (If different from above):  
Address:  
Phone:  
Contact:

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**State Clearinghouse Number (if submitted to State Clearinghouse):** 2023020001

**Project Title:** Hembree Lane Oaks Subdivision Project

**Project Applicant:** Falcon Point Associates and DRG Builders, 3496 Buskirk Avenue, Suite 204, Pleasant Hill, CA 94523  
(925) 872-9917

**Project Location:** Hembree Lane/Cornell Street and Shira Street/Cornell Street; Assessor's Parcel Number 163-080-047

**Project Description:** The approved project includes a rezone of the project site from Surrounding Residential to Planned Development; subdivision of the 5.1-acre project site to develop three acres with 24 single-family units and associated infrastructure and landscaping; and a passenger waiting shelter for the existing Sonoma County Transit bus stop at the corner of Hembree Lane and Cornell Street. The approved project includes the construction of two street extensions to connect Country Meadow Way to Cornell Street and extend Meadowlark Way with a hammerhead turnaround. The remaining 2.1 acres would be dedicated to the Town as permanent open space and an extension of Robbins Park.

This is to advise that the Town of Windsor, as the Lead Agency, approved the above-described project on Wednesday, May 17, 2023, and has made the following determinations regarding the above described project.

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made conditions of approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Initial Study and Mitigated Negative Declaration with comments and responses and record of project approval, is available to the general public at 9291 Old Redwood Highway, Town of Windsor, CA 95492, and on the Town's website: <https://www.townofwindsor.com/1403/Hembree-Lane-Oaks>.

Signature (Public Agency):



Title: Planner III

Kim Voge

Date:

Thursday, May 18, 2023

Date Received for filing at OPR:

n/a

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

Revised 2011