



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

To:	<input checked="" type="checkbox"/>	Sonoma County Clerk	From:	Town of Windsor
		2300 County Center Dr., St B177		9291 Old Redwood Hwy
		Santa Rosa, CA 95403		Windsor, CA 95942
To:	<input checked="" type="checkbox"/>	Office of Planning and Research	Contact:	Kim Jordan, Planner III
		P.O. Box 3044, Room 113		Town of Windsor
		Sacramento, CA 95812-3044		9291 Old Redwood Hwy, Building 400
		CEQASubmit.opr.ca.gov		Windsor, CA 95492

File No./ Project Title:	6500 and 6516 Old Redwood Hwy Variance and Use Permit
Location (address/apn):	6500 and 6516 Old Redwood Hwy, APNs 163-012-016 and -017
Town/County:	Town of Windsor / Sonoma County
Project Applicant:	Schellinger Brothers
Project Applicant Contact Information:	1270 Airport Blvd., Santa Rosa, CA 95492; 707-974-2422; joe@schellingerbrothers.com
Description of Nature, Purpose and Beneficiaries for Project:	The Variance allows the lot coverage to increase to 50% from 40%. The Use Permit allows the garage setback to be reduced to 20 feet from 25 feet from the front property line and from 2 feet to 5.5 feet to 10 feet from the front wall of the house. A covered porch is provided at the front of the home. The setback from front of the porch to the front of the garage is at least 10 feet. The changes allow the construction of single-story single-family homes ranging in size from 1888 to 2260 square feet, which is a housing type not currently being built in Windsor. The design of the homes includes an area that can be converted to a JADU or ADU.
Person/Agency Approving Project:	Town of Windsor Planning Commission
Date of Approval:	June 25, 2024

Exempt Status:	
<input checked="" type="checkbox"/>	Categorical Exemption: Section 15305: Minor Alterations in Land Use Limitations
<input type="checkbox"/>	Declared Emergency: Section
<input type="checkbox"/>	Emergency Project: Section
<input type="checkbox"/>	Ministerial: Section
<input type="checkbox"/>	Statutory Exemption: Section
<input type="checkbox"/>	CEQA Guidelines Section 15061(b)(3): General Rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

Reasons Why Project Is Exempt: The project is exempt from the California Environmental Quality Act (CEQA) based on the following: The parcel is generally flat with a slope of less than 20%. No new parcel would be created. The density of the site would not change.

Lead Agency:	Town of Windsor		
Contact Person/Information:	Kim Jordan, Planner III		
This is to certify that the record of project approval is available to the General Public at: Town of Windsor, 9291 Old Redwood Hwy, Building 400, Windsor, CA 95492			
Signature:		Date:	

Revised: 11/4/2019