



**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   <a href="mailto:kjordan@townofwindsor.com">kjordan@townofwindsor.com</a> |
|     |                                     | CEQAsubmit.op.ca.gov            |          | Town of Windsor   |
|     |                                     |                                 |          | 9291 Old Redwood Hwy, Building 400  |
|     |                                     |                                 |          | Windsor, CA 95492   |

|   |   |
|---|---|
| File No./ Project Title:                                      | 20-08 TSM   Quail Acres Tentative Subdivision Map   |
| Location (address/apn):                                       | 325 Arata Lane (APN 161-020-053), 259 Arata Lane (APN 161-020-060), 0 Arata Lane (APN 161-020-058)  |
| Town/County:  | Windsor, Sonoma County  |
| Project Applicant:  | Ben VanZutphen, Willow Glen Homes   |
| Project Applicant Contact Information:                        | P.O. Box 2357, Healdsburg, CA 95448   <a href="mailto:ben@vanzutphen.us">ben@vanzutphen.us</a>   707-473-8620   |
| Description of Nature, Purpose and Beneficiaries for Project: | A tentative subdivision map to subdivide three parcels totaling approximately 59.02-acres into 301-lot residential lots, a 3.12-acre community park, a 4.99-acre linear neighborhood park, 0.29-acre community plaza, a 0.23-acre oak tree preserve, and a 0.55-acre parcel reserved for future development. Thirty (30) of the 301 lots would be deed-restricted for for-sale affordable homes. The Project uses State Density Bonus Law (SDBL) waivers and parking standards. The Project also includes the reservation of 150 growth control allocations for the market rate homes (50 allocations per year for 2024, 2025 and 2026). The affordable homes do not require growth control allocations. The Project also includes the construction of the Los Amigos Road extension from the Arata Lane/Los Amigos Road intersection to the northern Town limits where it will connect with the frontage road that runs parallel to Highway 101. |
| Person/Agency Approving Project:                              | Town of Windsor Planning Commission   |
| Date of Approval:   | August 13, 2024   |

|  |   |
|--|---|
| <b>Exempt Status:</b>  |   |
| <input type="checkbox"/>   | Categorical Exemption: Section  |
| <input type="checkbox"/>   | Declared Emergency: Section   |
| <input type="checkbox"/>   | Emergency Project: Section  |
| <input type="checkbox"/>   | Ministerial: Section  |
| <input type="checkbox"/>   | Statutory Exemption: Section  |
| <input checked="" type="checkbox"/>  | CEQA Guidelines Section 15183: Projects Consistent with a Community Plan, General Plan, or Zoning |
| <b>Reasons Why Project Is Exempt:</b> A CEQA Checklist was prepared for the Project which determined that the Project is consistent with the Town's 2040 General Plan and within the scope of the impacts analyzed in the 2040 General Plan EIR, which was certified on April 4, 2018. The CEQA Checklist identified project specific effects related to Aesthetics (Light and |   |

Glare), Air Quality, Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources. Uniformly applicable development policies and standards were applied to the Project in the CEQA Checklist to address these project specific effects. The uniformly applicable development policies and standards were included in a mitigation monitoring and reporting program (MMRP), which was adopted for the Project by the Planning Commission. The uniformly applicable development policies and standards included in the MMRP were included as conditions of approval for the Project.

|  |  |       |           |
|--|--|-------|-----------|
| Lead Agency:   | Town of Windsor  |       |           |
| Contact Person/Information:  | Kim Jordan   <a href="mailto:kjordan@townofwindsor.com">kjordan@townofwindsor.com</a>   707-838-5331 |       |           |
| <b>This is to certify that the record of project approval is available to the General Public at:</b><br>Town of Windsor, 9291 Old Redwood Hwy, Building 400, Windsor, CA 95492 |  |       |           |
| Signature:   |                     | Date: | 8/14/2024 |

Revised: 11/4/2019

William F. Rousseau, County Clerk  
BY: MJS  
M Judith Sevilla, Deputy Clerk

This notice was posted on 04/05/2018  
and will remain posted for a period of thirty days  
through 05/06/2018

Notice of Determination

Doc No.49-04052018-087 Appendix D

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

From:  
Public Agency: Town of Windsor  
Address: P.O. Box 100  
Windsor, California 95492  
Contact: Sheila Wolski  
Phone: 707-838-5337

County Clerk  
County of: Sonoma  
Address: 585 Fiscal Drive Room 103  
Santa Rosa, California 95403

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

**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): 2016112065

Project Title: Town of Windsor General Plan Update

Project Applicant: Town of Windsor

Project Location (Include county): Town of Windsor, Sonoma County

Project Description:

The 2040 General Plan is a comprehensive update of the Town's 1996 General Plan, and establishes the community's vision for future development of the Town over the next 22 years. The 2040 General Plan has been reorganized and reformatted, with updated goals and policies that reflect the community's vision of Windsor, as well as updates to the Land Use Map. Development under the 2040 General Plan would establish a more defined community edge providing a sense of transition between farmland on the Town's edge and development within the Town. The seven plan elements include objectives, policies, and implementation measures to guide the Town.

This is to advise that the Town of Windsor has approved the above  
 Lead Agency or  Responsible Agency)

described project on April 4, 2018 and has made the following determinations regarding the above  
(date)  
described project.

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

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at

[http://www.windsor2040.com/documents/town Hall/9291 Old Redwood Hwy Building 400. Windsor. CA 95492](http://www.windsor2040.com/documents/town-hall/9291-Old-Redwood-Hwy-Building-400-Windsor-CA-95492)

Signature (Public Agency) [Signature] Title: COMMUNITY DEVELOPMENT DIRECTOR

Date: April 4, 2018 Date Received for filing at OPR: \_\_\_\_\_

William F. Rousseau  
Sonoma County  
County Clerk, Recorder, Assessor  
585 Fiscal Drive, Suite 103  
Santa Rosa, CA 95403  
(707) 565-3800  
sonomacounty.ca.gov/CRA

Receipt: 18-20135

| ProductName                              | Extended           |
|--|--------------------|
| FISH CLERK FISH AND<br>WILDLIFE FILING   | \$3,218.00         |
| # Pages                                  | 1                  |
| Document #                               | 49-04052018-087    |
| Document Info:                           | TOWN OF<br>WINDSOR |
| Filing Type                              | EIR                |
| No F&W Fee- prev paid<br>(requires copy) | false              |
| <b>Total</b>                             | <b>\$3,218.00</b>  |
| Tender (Check)                           | \$3,168.00         |
| Paid By TOWN OF WINDSOR                  |                    |
| Check # 79774                            |                    |
| Tender (Check)                           | \$50.00            |
| Paid By TOWN OF WINDSOR                  |                    |
| Check # 79775                            |                    |

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aplicarse)

4/5/18 10:27 AM msevilla  
Clerk