

Deva Marie Proto, County Clerk
 BY: Daisy Pulido
 Daisy Pulido, Deputy Clerk

This notice was posted on 05/15/2025
 and will remain posted for a period of thirty days
 through 06/15/2025

Doc No.49-05152025-185



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 Land Use and Climate Innovation	Contact:	Kim Jordan kjordan@townofwindsor.com
		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 ben@vanzutphen.us 707-473-8620
Description of Nature, Purpose and Beneficiaries for Project:	A tentative subdivision map to subdivide three parcels totalling 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:	May 13, 2025

Exempt Status:	
<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
Reasons Why Project Is Exempt: A Revised CEQA Checklist (March 2025) 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 kjordan@townofwindsor.ca.gov 707-838-5331		
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:	May 14, 2025

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

Receipt: 25-25598

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Product Name	Extended
FISH CLERK FISH AND WILDLIFE FILING	\$50.00
# Pages	2
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No F&W Fee- prev paid (requires copy)	false
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Paid By	KMAC ADVISING LLC
Check #	1061

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5/15/25 8:09 AM PST dpulido
 Recorder